

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR
Plot Plan No. (PPT) 220047 - Thrifty Oil/ Perris South Industrial Warehouse**

The County of Riverside, as lead agency and in accordance with requirements of the California Environmental Quality Act (CEQA), has determined that Plot Plan No.220047(for the scope of work detailed below) will not have a significant effect on the environment and has recommended for adoption of a Mitigated Negative Declaration.

COMMENT PERIOD

The Public Review Period to comment on the draft-Final MND is from Thursday, February 22, 2024, to Wednesday, March 13, 2024. Any person wishing to comment on the environmental document must submit their comments in writing (either by mail or email to the information below) between the date of this notice and expiration of the Public Review Period by 5:00 PM (close of business). All comments (via correspondence) and materials received prior to the date of the Project's public hearing will be submitted to the Planning Director for consideration.

Submit Comments by Mail:

Riverside County Planning Department
Attention: Krista Mason, Project Planner
PO Box 1409, Riverside, CA 92501-1409

Submit Comments by Email:

Krista Mason, Project Planner
kmason@rivco.org

PROEJCT INFORMATION

Plot Plan (PPT) No. 220047 and Variance (VAR) No. 230002

PROJECT DESCRIPTION: Plot Plan No. 220047 is a proposal for the development of a 194,479 sq ft concrete tilt-up, non- refrigerated warehouse building with 8,000 sq ft of office space including a mezzanine. The project site will include 22 loading dock doors, 32 trailer parking spaces and a total of 126 parking spaces located at APN#s 317-260-015 and 317-260-016.The Project site has a General Plan Land Use Designation of Business Park (BP) and a zoning classification of Industrial Park (I-P).

PROJECT LOCATION: The proposed Project site is located within the western portion of the County of Riverside, west of the City of Perris., at the Southeast corner of Tobacco Road and Water Avenue. The site is comprised of two parcels identified as Riverside County's Assessor's Parcel Numbers 317-260-015, and 317-260-016.

CONTACT INFORMATION

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Email: kmason@rivco.org

DOCUMENTS:

The project page and documents can be found at the link below:

<https://planning.rctlma.org/thrifty-oil-perris-south-industrial-warehouse-ppt220047>

PPT220047-Draft-Final Mitigated Declaration (MND)

PPT220047-Technical Appendices