



RIVERSIDE COUNTY PLANNING DEPARTMENT

John E. Hildebrand
Planning Director

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT CASE NO.: General Plan Amendment No. 230008 (GPA230008), Change of Zone No. 2300030 (CZ2300030), Plot Plan No. 230048 (PPT230048)

APPLICANT: Stephane Wandel, Thrifty Oil Company Representative: Jaime Jones, The Orden Company

PROJECT LOCATION: The proposed Project is located North of Water Ave., south of Placentia Ave., west of Harvill Ave., east of Tobacco Rd. in the unincorporated community of Mead Valley. The Project site encompasses Assessor's Parcel Numbers: 317-260-017 and 317-260-018.

PROJECT DESCRIPTION: General Plan Amendment No. 230008 (GPA230008) is a proposes to change the Foundation Component General Plan land use designation from Rural Community- Very Low Density Residential (RC-VLDR) to Community Development - Business Park (CD- BP), **Change of Zone No. 2300030 (CZ2300030)** is a proposal to change the site's Zoning Classification from Rural Residential (R-R) to Manufacturing – Service Commercial (M-SC), **Plot Plan No. 230048 (PPT230048)** proposes to construct a 185,912 square foot warehouse with foot (SF) concrete tilt-up, non-refrigerated warehouse on 9.62 acres of vacant land designated as APN:317-260-017 and 317-260-018. The proposed Project would include one 176,912 SF warehouse with 9 bays, two grade level dock doors, 20 dock high doors and two 4,500 SF office spaces with mezzanines for a total square footage of 185,912 SF, with related landscaping, drainage basin, and parking. The Project also includes dedication of approximately 0.90 acres for public right of way improvements to be built along Tobacco Road and Placentia Avenue, as well as off-site utility improvement.

ENVIRONMENTAL DETERMINATION: The County of Riverside has prepared an Initial Study/Mitigated Negative Declaration in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15070. The Initial Study/Mitigated Negative Declaration represents the County's independent judgment and analysis. Based upon the Initial Study/ Mitigated Negative Declaration, the proposed Project will not have a significant effect on the environment with the implementation of mitigation measures. Further, the County did not identify any significant, unavoidable impacts that require further analysis in an Environmental Impact Report.

PUBLIC REVIEW PERIOD: May 02, 2025 – May 21, 2025

The IS/MND is being circulated for a review period pursuant to State Law. Any person wishing to comment on the environmental document must submit their comments in written format either by mail or email (only) prior to the close of business on **May 21, 2025, at 5:00 pm**. The IS/ MND documents can be found at the following website: <https://planning.rctlma.org/environmental-notices-ceqa>. 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.

For further information regarding this project, please contact Project Planner:
Krista Mason at (951) 955-1722 or email at kmason@rivco.org

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing to be scheduled at a later date. The mitigated negative declaration for the proposed project is available for review online on the Planning Department website at <https://planning.rctlma.org/environmental-notices-ceqa>, listed under Environmental Documents.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone by the closing date of this notice. All comments received prior to the end of the public comment period will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the public comment period will be distributed to the Planning Commission and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT

Attn: Krista Mason

P.O. Box 1409, Riverside, CA 92502-1409

Email: kmason@rivco.org

Project Documents:

PPT230048- Mitigated Negative Declaration

PPT230048-Technical Appendices

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT230048

LAND USE

Supervisor: JOSE MEDINA

District: 1

Date: 5-1-2025

Exhibit: 1



Zoning District: NORTH PERRIS

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

