Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 25-383346

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	$3,018.75
	# Pages	1
	Document #	E-202501109
	Filing Type	2
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Negative Declaration		$2,968.75
F&G Clerk Handling Fee		$50.00
Total		$3,018.75
Tender (Tyler Payments Charge)		$3,018.75
Tyler Payments Item Id	SST3646S1201	
Tyler Payments Confirmation Number	10637332	
Tyler Payments Id	b47c5288-f50c-4099-ac07-5dbdf03786a1	

12/17/25, 12:26 PM PST
Gateway Clerk

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 25-383346

STATE CLEARINGHOUSE NUMBER *(If applicable)*: SCH 2025050128

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
COUNTY OF RIVERSIDE PLANNING	KMASON @RIVCO.ORG	12/17/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
RIVERSIDE	E-202501109

PROJECT TITLE

GENERAL PLAN AMENDMENT (GPA) 230008/ CHANGE OF ZONE (CZ2300030)/ PLOT PLAN (PPT) 230048

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
THRIFTY OIL COMPANY	SWANDEL@ORDENCOMPANY.COM	(310) 418-6588

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
13116 IMPERIAL HWY.,	SANTA FE SPRINGS	CA	90670

PROJECT APPLICANT *(Check appropriate box)*

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$	
☒ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$	$2,968.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$	

☐ Exempt from fee

- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	
☒ County documentary handling fee		$	$50.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ $3,018.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X J Tejeda	Deputy Isabel Tejeda

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF DETERMINATION

TO: ☒ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044

☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination ("NOD") in compliance with Section 21108 or 21152 of the California Public Resources Code.

General Plan Amendment (GPA)230008/ Change of Zone (CZ 2300030)/ Plot Plan (PPT) 230048
Project Title / Case Number

Krista Mason (Project Planner): 951-955-1722
County Contact and Phone Number

SCH 2025050128
State Clearinghouse Number (if submitted to the State Clearinghouse)

Thrifty Oil Company
Project Applicant

13116 Imperial Hwy, Santa Fe Springs, CA 90670
Address

The Project site is located North of Water Avenue, south of Placentia Avenue, west of Harvill Avenue, and east of Tobacco Road; APN# 317-260017 and 317-260-018.
Project Location

General Plan Amendment No. 2230008 proposes to change the General Plan Foundation Component from Rural Community (RC) to Community Development (CD), and the Land Use Designation from Very Low Density Residential (VLDR) to Business Park (BP). • Change of Zone No. 2300030 proposes to change the zone from Rural Residential (R-R) to Manufacturing- Service Commercial (M-SC). • Plot Plan No. 230048 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 improvements.
Project Description

This is to advise that the Riverside County, as the lead agency, has approved the above-referenced project on December 16, 2025, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration (MND) was preparedfor the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4 A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final MND with comments, responses, and record of project approval, is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Krista Mason
Signature

Project Planner
Title

12/16/2025
Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: CEQ CFG / CDFW

FOR COUNTY CLERK'S USE ONLY

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202501109
12/17/2025 12:26 PM Fee: $ 3018.75
Page 1 of 1

Removed: By: Deputy