

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

2019059034**Project Title:** Conditional Use Permit 2018-0023. Oak Valley Express Project.

Lead Agency: City of Beaumont

Contact Person: Christina Taylor

Mailing Address: 550 East 6th Street

Phone: 951-769-8518

City: Beaumont

Zip: 92223

County: Riverside

Project Location: County: Riverside

City/Nearest Community: Beaumont

Cross Streets: Oak Valley Pkwy / Golf Club Dr

Zip Code: 92223

Longitude/Latitude (degrees, minutes and seconds): 33 ° 56 ' 26.83" N / 117 ° 0 ' 40.86" W Total Acres: 2.3

Assessor's Parcel No.: 400-530-006 and 400-530-007

Section: 32E

Twp.: 2S

Range: 1W

Base: El Casco

Within 2 Miles: State Hwy #: I-10

Waterways: Little San Geronio Creek / San Timoteo Creek Reach 3

Airports:

Railways:

Schools:

Document Type:

CEQA:

☐ NOP☐ Draft EIR

NEPA:

☐ NOI

Other:

☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☒ Mit Neg Dec

Other:

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other:**Development Type:**☐ Residential: Units

Acres:

☐ Office: Sq.ft.

Acres:

Employees:

☐ Transportation: Type☒ Commercial: Sq.ft. 14,450

Acres 2.3

Employees TBD

☐ Mining: Mineral☐ Industrial: Sq.ft.

Acres:

Employees:

☐ Power: Type

MW

☐ Educational:☐ Waste Treatment: Type

MGD

☐ Recreational:☐ Hazardous Waste: Type☐ Water Facilities: Type

MGD

☐ Other:**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Energy; Wildfire**Present Land Use/Zoning/General Plan Designation:**

Vacant / Commercial Community / Community Commercial

Project Description: (please use a separate page if necessary)

The Project would develop a gas station with eight (8) fuel pumps (16 fueling stations), a 3,500 square foot (sq. ft.) convenience store (including 1,000 sq. ft. quick serve restaurant) with an attached 1,700 sq. ft. drive-thru restaurant, 6,250 sq. ft. retail building, and 2,000 sq. ft. restaurant (with drive-thru), on 2.3-acres in the City of Beaumont east of Interstate 10 (I-10) and north of Oak Valley Parkway.

State Clearinghouse Contact:

(916) 445-0613

Project Sent to the following State Agencies

State Review Began:

5 - 8 - 2019

SCH COMPLIANCE

6 - 7 - 2019

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019059034

Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 6 / 11)

X Resources

Boating & Waterways

Central Valley Flood Prot.

Coastal Comm

Colorado Rvr Bd

Conservation

X CDFW # 6

Cal Fire

Historic Preservation

X Parks & Rec

Bay Cons & Dev Comm.

X DWR**CalSTA**

Aeronautics

X CHP**X** Caltrans# 8

Trans Planning

Other

Education

Food & Agriculture

HCD

OES

State/Consumer Svcs

General Services

Cal EPA

ARB: Airport & Freight

ARB: Transportation Projects

ARB: Major Industrial/Energy

Resources, Recycl. & Recovery

SWRCB: Div. of Drinking Water

SWRCB: Div. Drinking Wtr #

SWRCB: Div. Financial Assist.

SWRCB: Wtr Quality

SWRCB: Wtr Rights

X Reg. WQCB # 8**X** Toxic Sub Ctrl-CTC**Yth/Adlt Corrections**

Corrections

Independent Comm

Delta Protection Comm

Delta Stewardship Council

X Energy Commission**X** NAHC**X** Public Utilities Comm

Santa Monica Bay Restoration

State Lands Comm

Tahoe Rgl Plan Agency

Conservancy

Other:

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".

If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 8	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 8
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 6	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date May 8, 2019 Ending Date June 6, 2019

Lead Agency (Complete if applicable):

Consulting Firm: Matthew Fagan Consulting Svcs, Inc.
Address: 42011 Avenida Vista Ladera
City/State/Zip: Temecula, CA 92591
Contact: Matthew Fagan
Phone: 951-265-5428

Applicant: Oak Valley Express, LLC / Tony Dehbozorgi
Address: 102 Heather Mist
City/State/Zip: Irvine, CA 92618
Phone: 714-719-8100

Signature of Lead Agency Representative: 

Date: 4-29-19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.