

NOTICE OF COMPLETION & ENVIRONMENTAL TRANSMITTAL FORM

SCH#: _____

Project Title: Conditional Use Permit No. 3763

Lead Agency: County of Riverside Planning Dept.

Contact Person: Dionne Harris

Mailing Address: 4080 Lemon Street, 12th Floor PO Box 1409

Phone: 951-955-6836

City: Riverside **Zip:** 92502-1409

County: Riverside

Project Location

County: Riverside

City/Community: Highgrove Area Plan

Cross Streets: Stephens Avenue and La Cadena Drive

Zip Code: 92507

Assessor's Parcel No(s): 246-150-017 **Section:** 7 **Twp:** 2

Range: 4 **Base:** San Bernardino

Latitude/Longitude: 33.9991° North/ 117.3593° West

Total Acres: .48

Within 2 miles: State Hwy#: Interstate 215

Waterways: N/A

Airports: N/A

Railways: _____

Schools: _____

Document Type:

- CEQA:** NOP Draft EIR
 Early Cons Supplemental EIR
 Neg Dec Subsequent EIR
 Mit Neg Dec Other _____

- NEPA:** NOI EA
 Draft EIS FONSI

- Other:** Joint Document
 Final Document
 Other _____

Local Action Type:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other _____ |

Development Type:

- | | |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.Ft _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input checked="" type="checkbox"/> Commercial: Sq.Ft _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ Watts _____ |
| <input type="checkbox"/> Industrial: Sq.Ft _____ Acres <u>.48</u> Employees <u>3</u> | <input type="checkbox"/> Waste Management: Type _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues That May Have A Significant or Potentially Significant Impact

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Archaeology/Historical | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducing |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation | |
| <input type="checkbox"/> Fiscal | | | |

A. Present Land Use/Zoning/General Plan Designation: Commercial Retail (CR) / General Commercial (C-1/C-P) / Community Development (CD).

Project Description *(use separate sheet if necessary):*

Conditional Use Permit proposes to permit the new construction of a gas service station and 1,960 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premise consumption. The project also includes the construction of three (3) new underground fuel storage tanks, six (6) pumps, and a 3,258.5 square foot canopy. The project also provides six (6) standard parking spaces, twelve (12) fueling parking spaces and one (1) accessible parking space.

Reviewing Agencies Checklist
 (Recommend Clearinghouse distribution by checking appropriate boxes)

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

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

Starting Date: May 30, 2019

Ending Date: June 30, 2019

Lead Agency: Riverside County Planning Department
 Consulting Firm _____
 Address: 4080 Lemon Street 12th Floor
 City/State/Zip: Riverside CA 92501
 Contact: Dionne Harris
 Phone: (951) 955-6836

Applicant Khurana Family LLC
 Address: 7201 Miracle Mile
 City/State/Zip: Riverside, CA 92506
 Phone: 909-747-5180

Signature of the Lead Agency Representative *Dionne Harris*

Date: 5/28/2019

Envelopes to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044
Certified or Fed Ex packages to: State Clearinghouse, 1400 Tenth Street, Suite 222, Sacramento, CA 95814