

2020069022

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

SCH #

Project Title: Conditional Use Permit No. 180023**Lead Agency:** County of Riverside - TLMA Planning**Contact Person:** Brett Dawson**Mailing Address:** 4080 Lemon Street**Phone:** (951) 955-0314**City:** Riverside**Zip:** 92508**County:** Riverside**Project Location:** County: Riverside

City/Nearest Community: French Valley

Cross Streets: Van Gaale Lane, Auld Road and Leon Road

Zip Code: 92563

Longitude/Latitude (degrees, minutes and seconds): 33 ° 34 ' 59.2 " N / 117 ° 07 ' 04.7 " W Total Acres: 4.16

Assessor's Parcel No.: 963-040-001

Section: 8

Twp.: T7S

Range: R2W

Base: SBBM

Within 2 Miles: State Hwy #: 79

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: N/A

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☒ Mit Neg Dec

Other:

Governor's Office of Planning & Research

After 4:20 PM

JUN 12 2020

STATE CLEARINGHOUSE

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☐ Mining: Mineral☒ Commercial: Sq.ft.

7,250

Acres

Employees

☐ Power: Type

MW

☐ Industrial: Sq.ft.

Acres

Employees

☐ Waste Treatment: Type

MGD

☐ Educational:☐ Hazardous Waste: Type☐ Recreational:☒ Other: gasoline service station w/ sale of beer/wine (type 20 license)☐ Water Facilities: Type

MGD

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:**Present Land Use/Zoning/General Plan Designation:**

Community Development: Commercial Office (CD-CO); Zoning: Scenic Highway Commercial (C-P-S)

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

CONDITIONAL USE PERMIT NO. 180023 – Intent to Adopt a Mitigated Negative Declaration – CEQ180100 – Applicant: Beyond Food Mart – Engineer/Representative: Tom Lau – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Office (CD-CO) – Location: Northerly of Van Gaale Lane, southerly of Auld Road, easterly of Leon Road, and westerly of Van Gaale Lane – 4.16 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: A proposal for the construction of a gasoline service station facility with concurrent sale of beer and wine (subject to a type 20 license) and to approve the Public Convenience and Necessity Findings, within a proposed 7,250 sq. ft. convenience store building with drive thru restaurant and a 1,870 sq. ft. drive thru car wash within a 1.66 area of a 4.16 acre parcel. - APN: 963-040-001

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" 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 type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<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 # <u>6</u>	<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"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date Monday, June 15, 2020 Ending Date Tuesday, July 14, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Lilburn Corporation</u>	Applicant: <u>Beyond Food Mart</u>
Address: <u>1905 Business Center Drive</u>	Address: <u>4300 Edison Avenue</u>
City/State/Zip: <u>San Bernardino, CA 92408</u>	City/State/Zip: <u>Chino, Ca 91710</u>
Contact: <u>Natalie P. Patty</u>	Phone: _____
Phone: <u>(909) 890-1818</u>	

Signature of Lead Agency Representative:  Date: June 10, 2020

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