

**NOTICE OF COMPLETION & ENVIRONMENTAL TRANSMITTAL FORM** 2019069001

Project Title: Conditional Use Permit No. 3763  
 Lead Agency: County of Riverside Planning Dept. Contact Person: Dionne Harris  
 Mailing Address: 4080 Lemon Street, 12<sup>th</sup> 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  NEPA:  NOI  Other:  Joint Document  
 Early Cons  Supplemental EIR  EA  Final Document  
 Neg Dec  Subsequent EIR  Draft EIS  Other \_\_\_\_\_  
 Mit Neg Dec  Other \_\_\_\_\_  FONSI

Governor's Office of Planning & Research

JUN 03 2019

**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 \_\_\_\_\_

STATE CLEARINGHOUSE

**Development Type:**  
 Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.Ft \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.Ft \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ Watts \_\_\_\_\_  
 Industrial: Sq.Ft \_\_\_\_\_ Acres .48 Employees 3  Waste Management: Type \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: \_\_\_\_\_  
 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.

State Clearinghouse Contact: [Signature]  
 (916) 445-0613

State Review Began: 6-3 - 2019

SCH COMPLIANCE 7-3 - 2019

**Project Sent to the following State Agencies**

<input checked="" type="checkbox"/> Resources	<input type="checkbox"/> Cal EPA
<input type="checkbox"/> Boating & Waterways	<input type="checkbox"/> ARB: Airport & Freight
<input type="checkbox"/> Central Valley Flood Prot.	<input type="checkbox"/> ARB: Transportation Projects
<input type="checkbox"/> Coastal Comm	<input checked="" type="checkbox"/> ARB: Major Industrial/Energy Resources, Recycl.& Recovery
<input type="checkbox"/> Colorado Rvr Bd	<input checked="" type="checkbox"/> SWRCB: Div. of Drinking Water
<input checked="" type="checkbox"/> Conservation	<input type="checkbox"/> SWRCB: Div. Drinking Wtr # _____
<input checked="" type="checkbox"/> CDFW # <u>6</u>	<input type="checkbox"/> SWRCB: Div. Financial Assist.
<input type="checkbox"/> Cal Fire	<input type="checkbox"/> SWRCB: Wtr Quality
<input type="checkbox"/> Historic Preservation	<input type="checkbox"/> SWRCB: Wtr Rights
<input checked="" type="checkbox"/> Parks & Rec	<input checked="" type="checkbox"/> Reg. WQCB # <u>7</u>
<input type="checkbox"/> Bay Cons & Dev Comm.	<input type="checkbox"/> Toxic Sub Ctrl-CTC _____
<input type="checkbox"/> DWR	<b>Yth/Adlt Corrections</b>
	<input type="checkbox"/> Corrections
<b>CalSTA</b>	<b>Independent Comm</b>
<input type="checkbox"/> Aeronautics	<input type="checkbox"/> Delta Protection Comm
<input checked="" type="checkbox"/> CHP	<input type="checkbox"/> Delta Stewardship Council
<input checked="" type="checkbox"/> Caltrans# <u>8</u>	<input checked="" type="checkbox"/> Energy Commission
<input type="checkbox"/> Trans Planning	<input checked="" type="checkbox"/> NAHC
<b>Other</b>	<input checked="" type="checkbox"/> Public Utilities Comm
<input type="checkbox"/> Education	<input type="checkbox"/> Santa Monica Bay Restoration
<input type="checkbox"/> Food & Agriculture	<input type="checkbox"/> State Lands Comm
<input type="checkbox"/> HCD	<input type="checkbox"/> Tahoe Rgl Plan Agency
<input type="checkbox"/> OES	<input type="checkbox"/> Conservancy
<b>State/Consumer Svcs</b>	<input type="checkbox"/> Other: _____
<input type="checkbox"/> General Services	

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

SCH#: **2019069001**

**Please forward late comments directly to the Lead Agency**

AQMD/APCD 33

(Resources: 6 / 8)

**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 12<sup>th</sup> 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

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