

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Conditional Use Permit No. 180023 - CEQ180100

Lead Agency: Riverside County Planning Department

Contact Name: Brett Dawson

Email: BDawson@RIVCO.ORG Phone Number: (951) 955-0972

Project Location: French Valley Riverside  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

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

Identify the project’s significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

On July 26, 2018, a MSHCP Consistency Analysis was prepared for the Project Site by RCA Associates, Inc. The Project Site is located within the MSHCP Conservation Area. Additionally, the Project Site is located within the Riverside County HCP fee area for Stephen’s kangaroo rat. Any potential impacts to this species will be mitigated through participation in the MSHCP and a per-acre fee will be required. Despite the negative findings for sensitive, threatened, or endangered species observed at the Project Site, there is potential for various nesting birds to utilize the shrubs within the Project Site. The implementation of BMPs as presented in Appendix C of the MSHCP, would ensure that implementation of the Proposed Project is consistent with the MSHCP and would reduce potential impacts to the extent feasible. The Proposed Project is not anticipated to alter or destroy an archaeological site or cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5. In the event of an unanticipated find, Mitigation Measures CR-1 through CR-3 shall be implemented to avoid potential impacts to cultural resources. The Proposed Project is anticipated to generate a net total of 2,464 trips. With implementation of Mitigation Measures TRAN-1 through TRAN-5 in the Initial Study and contribution to the established impact mitigation fee program, the Proposed Project is not anticipated to conflict with a plan, ordinance, or policy addressing circulation systems.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no known areas of controversy at this time.

Provide a list of the responsible or trustee agencies for the project.

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