

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: Highway 74/Central Avenue Service Station

Lead Agency: Riverside County Planning Department

Contact Person: Evan Langan (Principal Planner)

Mailing Address: 4080 Lemon Street, 12th Floor

Phone: (951) 955-3024

City: N/A (unincorporated)

Zip: 92507

County: Riverside

Project Location: County: Riverside

City/Nearest Community: Lake Elsinore/Warm Springs

Cross Streets: Between Rosetta Canyon Drive & Ardenwood Way/NWC Ardenwood Way & Highway 74/Central Avenue

Zip Code: 92532

Longitude/Latitude (degrees, minutes and seconds): 33 ° 42 ' 3.1163 " N / 117 ° 19 ' 40.9417 " W Total Acres: 1.44

Assessor's Parcel No.: 347-130-028 and 347-130-029

Section: 29

Twp.: 5S

Range: 4W

Base: Lake Elsinore

Within 2 Miles: State Hwy #: Highway 74

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: Alessandro School

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: _____

 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. 3,516 Acres 1.44 Employees 8 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: Paleo/Tribal/Wildfire**Present Land Use/Zoning/General Plan Designation:**

Vacant/M-SC-Manufacturing-Service Commercial Zone/Light Industrial-LI

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

Construction of a new fuel station to include six, self-service pumps (with canopy) and a 3,516 square-foot convenience store, in conjunction with various surface improvements to include lighting, landscaping, and parking for a total of 20 vehicles. Sale and/or service of alcohol are not proposed.

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

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|-------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <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 checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u> | <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 checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input checked="" type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" 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 checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date March 9, 2023 Ending Date April 7, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>McKENNA LANIER GROUP, INC. DBE, WBE, SB Micro</u>	Applicant: <u>Joseph Karaki, Karaki Western States</u>
Address: <u>30550 Rancho California Road, Suite D406-166</u>	Address: <u>4887 E. La Palma Avenue, Suite 707</u>
City/State/Zip: <u>Temecula, CA 92591</u>	City/State/Zip: <u>Anaheim, CA 92807</u>
Contact: <u>Diane Jenkins, AICP, MBA</u>	Phone: <u>(714) 695-9300</u>
Phone: <u>(909) 519-8887</u>	

Signature of Lead Agency Representative:  Date: 3/6/23

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