



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**John Hildebrand**  
Planning Director

## NOTICE OF DETERMINATION

**TO:** Office of Planning and Research (OPR)  
PO Box 3044  
Sacramento, CA 95812-3044  
  
County of Riverside, County-Assessor Clerk-Recorder  
4080 Lemon Street, 1<sup>st</sup> Floor  
Riverside, CA 92501

**FROM:** County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501

**SUBJECT: Filing of Notice of Determination (“NOD”) in compliance with Section 21108 or 21152 of the California Public Resources Code.**

PPT210016 \_\_\_\_\_ Evan Langan; 951-955-3024 \_\_\_\_\_  
*Project Title / Case Number* *County Contact and Phone Number*

2023030196 \_\_\_\_\_  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Joseph Karaki (Karaki Western States) \_\_\_\_\_ 4887 East La Palma Avenue, Suite 707, Anaheim, CA 92807 \_\_\_\_\_  
*Project Applicant* *Applicant Address*

APNs 347-130-028 and 347-130-029 \_\_\_\_\_  
*Project Location*

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, on two, presently vacant lots comprising a combined 1.44 acres (62,726 square feet). Sale and/or service of alcohol are not proposed or permitted. \_\_\_\_\_  
*Project Description*

This is to advise that the Riverside County, as the lead agency, has approved the above-referenced project on April 17, 2023, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration (MND) was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE made conditions of the approval for the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final MND with comments, responses, and record of project approval, is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

FOR COUNTY CLERK’S USE ONLY

Evan Langan \_\_\_\_\_ Principal Planner \_\_\_\_\_ 5/9/2023 \_\_\_\_\_  
*Signature* *Title* *Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

**FOR COUNTY CLERK’S USE ONLY**

