



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF DETERMINATION

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

County of Riverside County Clerk

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

CUP210119

Project Title / Case Number

Krista Mason (Urban and Regional Planner IV); 951-955-1722

County Contact and Phone Number

2023090352

State Clearinghouse Number (if submitted to the State Clearinghouse)

Morningstar Village, LLC

Project Applicant

APN# 476-010-079, 476-010-080, 476-010-081, 476-010, 082, 476-010-083, 476-010-084

Address

The Project site is located West of Winchester Road (State Route-79), East of Pourroy Road, and South of Koon Street.

Project Location

Conditional Use Permit No. 21019 is a proposal to construct a gas station, 6,100 square foot food mart, convenience store, and a 4,800 square foot car wash located on a project site totaling 6.81 gross acres. The gas station will include 12 fueling pumps and a single story convenience store with 1,000 square feet of restaurant space that will include the sale of beer and wine. The car wash will be automated and will include 20 canopied vacuum stalls. The gas station and convenience store would be open 24 hours per day and the car wash would be operational daily from 7:00 a.m. to 10:00 p.m.

Project Description

This is to advise that the Riverside County, as the lead agency, has approved the above-referenced project on October 18, 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 reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of 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.

Signature

Urban and Regional Planner IV

Title

10/18/2023

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: CEQ 210207 CFG / CDFW

FOR COUNTY CLERK'S USE ONLY

