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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: Beyond Food Mart

Lead Agency: City of Moreno Valley

Contact Name: Oliver Mujica, Contract Planner

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Project Location: Moreno Valley (*City*) Riverside (*County*)

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

Beyond Food Mart, Inc. (Applicant) proposes to construct and operate an eight-island fueling station, six (6) vehicle charging stations, a 7,460 square-foot convenience store, and a 1,790 square-foot drive-thru carwash on a site containing approximately 1.31 acres. The proposed project is located on the northwest corner of the intersection of Iris Avenue and Oliver Street (APN: 486-310-038) within the Downtown Center (DC) zone. The application includes Master Plot Plan (PEN22-0238) and Conditional Use Permit (PEN22-0176).

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

Air Quality: Compliance with SCAQMD Rules 402 and 403. The Project Proponent would be required to comply with Rules 402 nuisance, and 403 fugitive dust, which require the implementation of Best Available Control Measures for each fugitive dust source, and the AQMP, which identifies Best Available Control Technologies for area sources and point sources.

Biological Resources: Focused Burrowing Owl surveys and pre-construction breeding bird surveys will be conducted prior to construction, and a biological monitor will be present during construction activities. These measures, and adherence to construction BMPs, will reduce impacts to less than significant.

Mandatory Findings: Focused Burrowing Owl surveys and pre-construction breeding bird surveys will be conducted prior to construction, and a biological monitor will be present during construction activities. In addition, measures will be implemented to reduce impacts on Tribal Cultural Resources to a less than significant level.

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

No areas of controversy are known to the Lead Agency.

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

No Responsible or Trustee Agencies