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: Inland Boat Services- CUP220001

Lead Agency: Riverside County | Contact Person: Krista Mason, Project Planner
Mailing Address: 4080 Lemon Street, 12th Floor | Phone: (951) 955-1722
City: Riverside | Zip: 92501 | County: Riverside County

Project Location: County: Riverside County | City/Nearest Community: Unincorporated Riverside County
Cross Streets: State Highway 74; Northeast of Betty Rd and southwest of Marie Street | Zip Code: 92570
Longitude/Latitude (degrees, minutes and seconds): 33 ° 45 ′ 39 ″ N / 117 ° 16 ′ 06 ″ W Total Acres: 4.75
Assessor's Parcel No.: 342-120-052 | Section: 2 | Twp.: 5S | Range: 4W | Base: SSB&M
Within 2 Miles: State Hwy #: 74 | Waterways: None
Airports: None | Railways: None | Schools: None

Document Type:

CEQA: ☐ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ 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. 10,000 Acres 4.75 Employees 10 ☐ 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: _____

Present Land Use/Zoning/General Plan Designation:

Rural Residential (R-R)/Light Industrial (LI)

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

CUP220001 is a proposal for the construction of a 10,000 sq. ft. commercial boat showroom with an open storage yard facility that will include an outdoor sales display area and 128 boat storage spaces. The interior showroom will include a sales area, a conference hall, four (4) offices, four (4) unisex bathrooms, a storage room, and a shop area. The exterior will include a fourteen (14) space boat display area, twenty-six (26) parking stalls, one (1) ADA parking stall, two (2) EV charging stalls, one (1) 35' flagpole, a 6' high wrought iron and 8" CMU wall surrounding the property yard area, and landscaping.

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

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**".

_____	Air Resources Board	_____	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Emergency Management Agency	_____	Parks & Recreation, Department of
_____	California Highway Patrol	_____	Pesticide Regulation, Department of
_____	Caltrans District # _____	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	_____	Regional WQCB # 6
_____	Caltrans Planning	_____	Resources Agency
_____	Central Valley Flood Protection Board	_____	Resources Recycling and Recovery, Department of
_____	Coachella Valley Mtns. Conservancy	_____	S.F. Bay Conservation & Development Comm.
_____	Coastal Commission	_____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
_____	Conservation, Department of	_____	Santa Monica Mtns. Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	X	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
_____	Fish & Game Region # _____	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
_____	Forestry and Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of		
_____	Health Services, Department of	X	Other: Riverside County Public Works
_____	Housing & Community Development	_____	Other: _____
_____	Native American Heritage Commission		

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

Starting Date October 3 2025 Ending Date November 3 2025

Lead Agency (Complete if applicable):

Consulting Firm: Tom Dodson & Associates
Address: PO Box 2307
City/State/Zip: San Bernardino CA 92406
Contact: Tom Dodson
Phone: 909-882-3612

Applicant: Inland Boat Services
Address: 551 North Main Street
City/State/Zip: Murrieta CA 92564
Phone: (951) 696-1490

Signature of Lead Agency Representative: _____ **Date:** 10/03/2025

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