

### 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

<b>SCH #</b>
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**Project Title:** Central Avenue Commercial Retail  
**Lead Agency:** Riverside County Planning Department **Contact Person:** Suhaim Bawany  
**Mailing Address:** 4080 Lemon Street 12th Floor **Phone:** 951-955-3103  
**City:** Riverside **Zip:** 92591 **County:** Riverside

**Project Location:** County: Riverside City/Nearest Community: Lake Elsinore/Warm Springs  
**Cross Streets:** Highway 74/ Central and Allan **Zip Code:** 92532  
**Longitude/Latitude (degrees, minutes and seconds):** 33 ° 41 ' 58.79 " N / 117 ° 19 ' 46.24 " W **Total Acres:** 2.39  
**Assessor's Parcel No.:** 377-372-038-8 **Section:** 30 **Twp.:** 5 South **Range:** 4 West **Base:** Lake Elsinore  
**Within 2 Miles:** State Hwy #: 74 **Waterways:** Lake Elsinore  
**Airports:** None **Railways:** None **Schools:** Earl Warren El/Temescal Valley HS/Lake E Middle

**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. 12,000 Acres 2.39 Employees 25  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:**

Zoning: Scenic Highway Commercial (C-P-S) General Plan Land Use Designation: Commercial Retail (CR) Policy Area: Warm Springs

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

To allow a commercial retail project that includes three retail buildings with a total of 12,000 square feet. Building A is proposed as a 4,050-square-foot single-story convenience market with a Type 21 Liquor License for off-site alcohol sales. Building B is proposed as a 3,525-square-foot single-story building with 2,015 square feet of retail and a 1,510-square-foot drive-through restaurant. Building C is proposed as a two-story multi-tenant building with 3,025 square feet of retail on the first floor and 1,400 square feet of office space on the second floor. Additional improvements will include a parking lot, landscaped areas, and a drive aisle. The western portion of the site includes an arroyo and existing trees that will remain, with fencing separating the developed area and providing no access.

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

<input type="checkbox"/> Air Resources Board	<input 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 # 8	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 8
<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 type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 6	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input 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 type="checkbox"/> Native American Heritage Commission	

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

Starting Date APRIL 17, 2026 Ending Date MAY 18, 2026

### Lead Agency (Complete if applicable):

Consulting Firm: <u>McKennaLanier Group, Inc.</u>	Applicant: <u>Joseph Karaki, Karaki Western States</u>
Address: <u>30650 Rancho California Rd Ste D406-166</u>	Address: <u>4887 E. La Palma Avenue, Ste 707</u>
City/State/Zip: <u>Temecula, CA 92591</u>	City/State/Zip: <u>Anaheim, CA 92807</u>
Contact: <u>Mary Lanier</u>	Phone: <u>714-695-9300</u>
Phone: <u>949-701-1606</u>	

Signature of Lead Agency Representative: SUHAIM BAWANY Digitally signed by SUHAIM BAWANY  
Date: 2026.04.15 09:46:46 -0700 Date: 4/15/2026

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