

Notice of Intent to Adopt a Mitigated Negative Declaration

NOTICE IS HEREBY GIVEN that Riverside County Planning Department (RCPD) has prepared a Draft Initial Study & Proposed Mitigated Negative Declaration (IS-MND) for the project listed below pursuant to the California Environmental Quality Act (CEQA) State Guidelines'§15000 et seq. Anyone desiring to comment on the IS-MND may do so in writing by U.S. mail, and email within the **30-day public review period from Friday, April 17, 2026, to Monday, May 18, 2026, at 5:00 p.m.**

PROJECT CASE NO./TITLE: Conditional Use Permit No. 200006 (CUP200006) & Plot Plan No. 250056 (PPT250056) "Central Avenue Commercial Retail"

APPLICANT: Karaki Western States

PROJECT LOCATION: The project is located on the west side of Highway 74/Central Avenue at the intersection of Allan Street in the unincorporated County of Riverside, adjacent to the City of Lake Elsinore. The site occupies approximately 2.39 gross acres, also known as Assessor Parcel Number (APN) 377-372-038. The proposed project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The project location is shown below in Figure 1.

PROJECT DESCRIPTION: 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. The following approvals are requested to implement the Project:

- Conditional Use Permit No. 200006 (CUP200006) proposes a Type 21 (Off-Sale Beer, Wine & Spirits) ABC license for liquor, beer, and wine Sales for off-site consumption for the 4,050 square foot convenience store; and
- Plot Plan No. 250056 (PPT250056) proposes the development of as a 4,050-square-foot single-story convenience market, a 3,525-square-foot single-story building with 2,015 square feet of retail and a 1,510-square-foot drive-through restaurant, and a 4,425-square-foot multi-tenant commercial building, including a 1,400-square-foot second-floor office. The project includes 57 parking stalls, including three (3) Americans with Disabilities Act (ADA) accessible spaces and four (4) electric vehicle (EV) stalls. The project site consists of 2.39 acres, of which approximately 1.28 acres is proposed for development, while the remaining western portion of the site, located within the FEMA floodplain, will remain undisturbed as open space.

The Draft Mitigated Negative Declaration is available online at: <https://planning.rctlma.org/environmental-notices-ceqa> under Environmental Noticing. Notification of the date, time, and place of future public hearings will be provided in compliance with County and California Environmental Quality Act (CEQA) requirements. If this project is challenged in court, the court may limit the issues to those raised during the public comment period through written correspondence submitted to the Planning Department.

Please send all written correspondence to:

Riverside County Planning Department
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