



Charissa Leach, P.E.
Interim TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

NOTICE OF DETERMINATION

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

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

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

Central Avenue Retail Center – CUP200006 and PPT250056

Project Title/Case Numbers

Suhaim Bawany
County Contact Person

951-955-3103
Phone Number

2026040920

State Clearinghouse Number (if submitted to the State Clearinghouse)

Joseph Karaki
Project Applicant

4887 E. LA PALMA SUITE 707, ANAHEIM, CA 92807
Address

In the unincorporated area of Riverside County, the Project site is within the Meadowbrook area of the Elsinore Area Plan and is located on the west side of Highway 74/Central Avenue at Allan Street, generally north of Conard Avenue, south of Ardenwood Way, and east of 8th Street.

Project Location

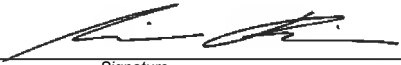
CUP200006 is a proposal for a Type 21 (Off-Sale Beer, Wine & Spirits) license in conjunction with a convenience market and PPT250056 is a proposal for the development of a commercial retail center consisting of three buildings totaling approximately 12,000 square feet. The Project includes a convenience market, a drive-through restaurant, retail tenant spaces, second-floor office space, parking, landscaping, and related site improvements. The western portion of the site, including the arroyo and existing trees, will remain undisturbed and fenced from the developed area.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on August 5, 2026, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (3,043.75 + 50.00) 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 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 earlier EA, 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

Project Planner

Title

8/5/26

Date

Date Received for Filing and Posting at OPR: _____

Revised: 02/07/2019

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