RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

Notice of Intent to Adopt a Mitigated Negative Declaration

The Riverside County Planning Department has found the project listed below will not have a significant effect on the environment, and a Mitigated Negative Declaration documenting the finding has been prepared.

PROJECT CASE NO./TITLE: Meadowbrook Market, Conditional Use Permit No. 220022, CEQA Case No. 260002 (CEQ260002)

PROJECT LOCATION: The Project Site is located at 27410 Highway 74, generally west of Highway 74, south and west of Greenwald Avenue, and north of Beryl Street, in the unincorporated community of Meadowbrook in western Riverside County. The Project Site encompasses approximately 3.62 acres and is identified as Assessor's Parcel Number (APN) 349-080-076.

PROJECT DESCRIPTION: Conditional Use Permit No. 220022 proposes the construction and operation of a new commercial center totaling approximately 21,872 square feet of building area, plus a 4,850-square-foot fueling canopy. The Project includes a full-service market, fueling station and convenience store with canopy, quick-service drive-through restaurant, automated car wash, and multi-tenant retail building, together with associated parking, landscaping, access, and site improvements. The Project also includes a request for a Type 21 (Off-Sale General) Alcoholic Beverage Control (ABC) license for the sale of beer, wine, and distilled spirits for off-site consumption within the proposed market.

The Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed project is available for review online on the Planning Department website at: https://planning.rctlma.org/environmental-notices-ceqa.

Please contact the project planner regarding additional viewing methods.

LEAD AGENCY:
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409
Attn: Phayvanh Nanthavongdouangsy

PROJECT SPONSOR
Applicant: Imad Rashid
Address: 1104 Kendrick Circle
Corona, CA 92881

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies that the Riverside County Planning Department has prepared a Draft IS/MND for the above-described project. The purpose of this notice is to solicit feedback from your agency on the contents of the IS/MND. Information in that regard should be submitted to this office as soon as possible, but not later than the twenty (20) day public review period from:

September 2, 2026, to September 22, 2026, at 5:00 pm.

The Project and proposed Mitigated Negative Declaration are scheduled for consideration by the **Riverside County Planning Commission** on **September 23, 2026.**

POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS:
The IS/MND) evaluates the potential environmental effects associated with implementation of the Project, including cumulative effects. The analysis determined that potentially significant impacts would occur in the following resource areas:

- Biological Resources
- Cultural Resources
- Tribal Cultural Resources

Mitigation measures have been identified to reduce these impacts to less-than-significant levels and will be incorporated into the Project's Mitigation Monitoring and Reporting Program and conditions of approval. All other environmental impacts were determined to be less than significant or to have no impact.

Comments received during the public review period will be considered before a decision is made on the proposed Project. A copy of the final decision will be mailed to anyone requesting such notification.

For further information regarding this project, or to offer written comments, please contact or submit to:

Phayvanh Nanthavongdouangsy at (951) 955-1964 or via email at pnanthav@rivco.org.
Riverside County Planning Department
P.O. Box 1409, Riverside, CA 92502-1409