

Notice of Section 401 Application Reception

File Number: 332022-10

Project Name: Chicago; CUP190021; APN 266-020-001 Project

Date Posted: 6/02/2022

Received: 6/02/2022

Project City: Woodcrest

Project County: Riverside

Applicant Organization: Rancho Pacific Global Partners, Inc.

Applicant Name: Ash Etemadian

Waterboard Staff: CNT

Brief Description of Project:

Project Description: Project purpose is installation of a gas station which includes an AM/PM store, fueling station, carwash, associated parking and driveway. Off-site impacts include: street improvements on Van Buren Avenue and Irish Avenue. Chicago Avenue is being raised to decrease the driveway grade into the project site, some re-grading may also be required as a result of raising Chicago Avenue.

Project Activities: The proposed project consists of the development of APN 266-020-001 (2.84 acres). The site is comprised of 2.84 acres of undeveloped property situated in the Sphere of Influence of the City of Riverside in Riverside County, California. The project consists of the installation of a gas station which includes an AM/PM store, fueling station, carwash, associated parking and driveway. Offsite impacts include: street improvements on Van Buren Avenue and Irish Avenue. Chicago Avenue is being raised to decrease the driveway grade into the project site, some re-grading may also be required as a result of raising Chicago Avenue. The extent of the re-grading will be determined in final engineering. The project proponent is working on consent from adjacent property owners on Chicago Avenue regarding improvements. Additional off-site impacts include connection to existing sewer and water mains on Van Buren Boulevard. There are also proposed storm drain improvements adjacent to Iris Avenue in order to drain the on-site water from the bio-retention basin to the existing storm drain that drains off from the project site. The proposed project will permanently impact approximately 0.008 acre (121 linear feet) Waters of the U.S. (WOUS) on the project site. Project has been redesigned to minimize impact to grassy drainages.