

**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:** Lake and Mountain Commercial Center

Lead Agency: City of Lake Elsinore Contact Person: Damaris Abraham  
 Mailing Address: 130 South Main Street Phone: 951-674-3124  
 City: Lake Elsinore Zip: 92530 County: Riverside

**Project Location:** County: Riverside City/Nearest Community: Lake Elsinore  
 Cross Streets: Lake Street and Mountain Street Zip Code: 92530

Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: 6.07

Assessor's Parcel No.: 389-030-012 through -018 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: \_\_\_\_\_ Waterways: \_\_\_\_\_  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

**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 \_\_\_\_\_  
 Commercial: Sq.ft. 32,695 Acres 5.63 Employees \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 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: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

General Commercial/C-2

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

Please see attached.

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".

_____ Air Resources Board	_____ Office of Historic Preservation
_____ Boating & Waterways, Department of	_____ Office of Public School Construction
_____ California Emergency Management Agency	_____ Parks & Recreation, Department of
_____ California Highway Patrol	_____ Pesticide Regulation, Department of
_____ Caltrans District # _____	_____ Public Utilities Commission
_____ Caltrans Division of Aeronautics	_____ Regional WQCB # _____
_____ Caltrans Planning	_____ Resources Agency
_____ Central Valley Flood Protection Board	_____ Resources Recycling and Recovery, Department of
_____ Coachella Valley Mtns. Conservancy	_____ S.F. Bay Conservation & Development Comm.
_____ Coastal Commission	_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ Colorado River Board	_____ San Joaquin River Conservancy
_____ Conservation, Department of	_____ Santa Monica Mtns. Conservancy
_____ Corrections, Department of	_____ State Lands Commission
_____ Delta Protection Commission	_____ SWRCB: Clean Water Grants
_____ Education, Department of	_____ SWRCB: Water Quality
_____ Energy Commission	_____ SWRCB: Water Rights
_____ Fish & Game Region # _____	_____ Tahoe Regional Planning Agency
_____ Food & Agriculture, Department of	_____ Toxic Substances Control, Department of
_____ Forestry and Fire Protection, Department of	_____ Water Resources, Department of
_____ General Services, Department of	
_____ Health Services, Department of	_____ Other: <u>South Coast Air Quality Management District (SCAQMD)</u>
_____ Housing & Community Development	_____ Other: _____
_____ Native American Heritage Commission	

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

Starting Date \_\_\_\_\_ Ending Date \_\_\_\_\_

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>The Altum Group</u>	Applicant: <u>Tiger Petroleum, Inc</u>
Address: <u>73710 Fred Waring Dr. Ste. 219</u>	Address: <u>3017 E. Edinger Avenue</u>
City/State/Zip: <u>Palm Desert, CA 92260</u>	City/State/Zip: <u>Tustin, CA 92780</u>
Contact: <u>Chris Moore, Director - Urban &amp; Env. Management</u>	Phone: _____
Phone: <u>858-414-7363</u>	

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Signature of Lead Agency Representative: \_\_\_\_\_ Date: 8/27/2020

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

## Lake and Mountain Commercial Center

### Project Description

The proposed project would consist of a commercial/retail center that includes retail buildings, drive-thru restaurants, a quick-serve restaurant, a convenience store, express car wash, and gas station land uses on a total of 5.63 acres (proposed lot size). The project site is designated General Commercial by the City of Lake Elsinore General Plan and it is zoned C-2 (General Commercial). The proposed project would not change the existing zoning nor the land use designation. The total building area for the proposed project will consist of approximately 32,695 square feet (SF) of commercial and retail uses that also includes a gas station.

The proposed project will consist of a 3,400 SF convenience store with an attached 1,525 SF Quick-Serve Restaurant (QSR), 4,089 SF gas fueling canopy, a 3,150 SF express car wash, two (2) 4,850 SF retail buildings, a 3,320 SF drive-through restaurant with an attached 1,600 SF retail building, and a 2,520 SF drive-through restaurant with an attached 2,400 SF retail building. The proposed project would provide vehicle ingress/egress along Mountain Street, in addition to two (2) additional ingress/egress along Lake Street. This three-access point to the proposed project are proposed to be full-access. Parking has been accommodated throughout the site with approximately 170 parking stalls, including 11 ADA stalls, 20 vacuum stalls, and seven (7) electric vehicle charging stalls. Landscaping features will be incorporated along the boundary of the project site and in the interior of the site. Trees will provide shade to the proposed parking stalls and landscaping along the east and south side of the property will prevent flow runoff towards Lake Street and Mountain Street. The proposed project has also been designed with a bio filtration system designed to retain and treat a designated volume stormwater runoff that is located on the northern portion of the project site. Construction of the proposed project is anticipated to begin in the first quarter of 2022 with an approximate 12 month construction period.