



NOTICE OF AVAILABILITY/NOTICE OF COMPLETION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

DATE: 7/2/2021

TO: Interested Agencies, Organizations, and Individuals
(See Attached Distribution List)

FROM: City of Lake Elsinore
Community Development Department – Planning Division
130 South Main Street
Lake Elsinore, CA 92530

The City of Lake Elsinore, as lead agency under the California Environmental Quality Act (CEQA), is issuing notification that it has completed the Draft Environmental Impact Report (“DEIR”) (State Clearinghouse Number 2020080538) for the project described below and that the completed document is available for review.

PROJECT TITLE: Lake and Mountain Commercial Center Project (Planning Application No. 2019-34, Tentative Tract Map No. 37922, Conditional Use Permit No. 2019-19, and Commercial Design Review No. 2019-27)

PROJECT LOCATION: The Lake and Mountain Commercial Center Project is located in the northwestern portion of the City of Lake Elsinore (City), in Riverside County, California. The project site is located at the northwest corner of Mountain Street and Lake Street. The project site is surrounded by several roadways including Mountain Street to the south and Lake Street to the east directly adjacent to the project site. Other streets within close proximity to the project site include Raveta Lane to the west and Running Deer Road to the north. The project site consists of seven (7) parcels that are currently vacant, with the exception of a residential building located to the west fronting Lake Street. The corresponding Assessor’s Parcel Numbers (APNs) for the project site are 389-030-012, 013, 014, 015, 016, 017, and 018 that total approximately 6.07 acres. The site is within Section 27 of Township 5 South, Range 5 West of the United States Geological Survey Lake Elsinore, CA 7.5-minute topographic quadrangle map (Latitude 33°41’58.3” North; Longitude 117°23’28.4” West).

PROJECT DESCRIPTION: The proposed project involves a Tentative Tract Map (TTM 37922), Conditional Use Permit (CUP 2019-19) and Commercial Design Review (CDR 2019-27) applications to develop an approximately 32,695 square foot (SF) of commercial retail center on approximately 6.07 acres of land (5.63 acres after right-of-way dedication). The project site is designated General Commercial by the General Plan and is zoned C-2 (General Commercial). The proposed project would not change the existing zoning nor the land use designation.

The proposed project would encompass 32,695 SF of commercial retail development on approximately 6.07 acres of land. TTM 37922 would subdivide the 6.07-acre site into six (6) parcels for commercial development and the remaining 0.44-acre of the site will be dedicated for road right-of-way purposes. CUP 2019-19 and CDR 2019-27 would allow commercial uses consisting 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. Parking is accommodated throughout the project site with approximately 170 parking stalls including 11

American's with Disabilities Act (ADA), 20 vacuum stalls, and bicycle racks. The project site would provide a vehicle ingress/egress driveway along Mountain Street and two (2) additional ingress/egress driveways along Lake Street.

POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS: The DEIR discusses the project's potential environmental impacts. Impacts to the following issue areas were determined not to be significant as part of the project's Notice of Preparation (NOP) process: agricultural and forestry resources; mineral resources; population and housing; and recreation. The DEIR concluded that the project would have no potentially significant impacts upon aesthetics; air quality; energy; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; public services; recreation; utilities and service systems; and wildfire. The DEIR also determined that the following issue areas would have potentially significant environmental impacts that would be mitigated to below a level of significance: biological resources; cultural resources; geology and soils; noise; and tribal cultural resources. The DEIR determined that the proposed project will not result in significant and unavoidable project-level and cumulative impacts.

HAZARDOUS MATERIALS STATEMENT: The project area does not include sites that have been included on lists of hazardous waste sites enumerated under Section 65962.5 of the California Government Code.

DOCUMENT AVAILABILITY: The Draft Environmental Impact Report (State Clearinghouse No. 2020080538) and associated Technical Appendices are available for review on the City's website at <http://www.lake-elsinore.org/city-hall/city-departments/community-development/planning/ceqa-documents-available-for-public-review>, and at the following locations:


- **City of Lake Elsinore**, 130 South Main Street, Lake Elsinore, CA 92530. All documents referenced in the DEIR are available at this location.
- **Lake Elsinore Branch Library**, 600 West Graham Avenue, Lake Elsinore, CA 92530. Hard copies of the DEIR and electronic copies of the technical appendices and reference materials are available at this location.

PUBLIC REVIEW PERIOD: A 45-day review period has been established for the DEIR beginning **Friday July, 2, 2021** and ending on **Monday, August 16, 2021**. All comments on the DEIR may be submitted as soon as possible, but must be received no later than **5:00 p.m. on Monday, August 16, 2021**. All comments must be submitted in writing to the address listed below:

Ms. Damaris Abraham, Senior Planner
Community Development Department – Planning Division
City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530
E-mail: dabraham@lake-elsinore.org
Telephone: 951.674.3124 Ext. 913

PUBLIC HEARINGS: No hearing dates have been set at this time. Notification of the date, time, and place of future public hearings will be provided in compliance with City and CEQA requirements.

Date: June 28, 2021

Signature: 
Damaris Abraham
Title: Senior Planner
Telephone: 951.674.3124 Ext. 913
E-mail Address: dabraham@lake-elsinore.org