



Notice of Determination for ENVIRONMENTAL IMPACT REPORT for the Lake and Mountain Commercial Center Project, (SCH NO. 2020080538)

130 South Main Street, Lake Elsinore, CA 92530

Filed With: [X] Office of Planning and Research 1400 Tenth Street Sacramento, CA 95814 [X] County Clerk of Riverside County 2724 Gateway Drive Riverside, CA 92507

Date: January 26, 2022

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), and related Environmental Impact Report (SCH# 2020080538)

Lead Agency Contact Person: Damaris Abraham, Senior Planner

Telephone Number: (951) 674-3124 x 913

Project Location: The Project site is located at the northwest corner of Mountain Street and Lake Street. (APNs: 389-030-012, 013, 014, 015, 016, 017, and 018). Latitude/Longitude: 33°41'58.3"North/117°23'28.4" West. Section/Township: Section 27 of Township 5 South, Range 5 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). 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.

This is to advise that the Lake Elsinore City Council (Lead Agency) has approved the above project on January 25, 2022, and has made the following determinations regarding the above-described project:

- 1. The project [X] will [ ] will not] have a significant effect on the environment.
2. [X] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [ ] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [ ] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [ ] was not] adopted for this project.
5. A Statement of Overriding Considerations [ ] was [X] was not] adopted for this project.
6. Findings [X] were [ ] were not] made pursuant to the provisions of CEQA.

This is to certify that the Draft and Final Environmental Impact Report with comments and responses and record of project approval is available to the General Public at: City of Lake Elsinore, 130 South Main Street, Lake Elsinore, CA 92530.

Signed: Damaris Abraham Title: Senior Planner

Date: January 26, 2022