



CITY OF LAKE ELSINORE

Community Development Department
130 South Main
Street Lake Elsinore,
CA 92530
(951) 674-3124

NOTICE OF PUBLIC HEARING AND NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Lake Elsinore, California, will hold a Public Hearing on December 15, 2020 at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, at 6:00 p.m., or as soon thereafter as the matter may be heard, to consider the Draft Mitigated Negative Declaration and the proposed project, as described below. **ALL INTERESTED PERSONS** are hereby invited to attend this Public Hearing to present written information, express opinions or otherwise present evidence in the above matter. If you wish to legally challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else at the Public Hearing described in this notice, or in written correspondence delivered to the City prior to or at the Public Hearing.

A Draft Initial Study/Mitigated Negative Declaration (IS/MND; Environmental Review No. 2020-04) has been prepared pursuant to the California Environmental Quality Act (CEQA) for the Corydon Gateway Project (Planning Application No. 2019-69, Tentative Tract Map No. 37977, Commercial Design Review No. 2020-02, and Conditional Use Permit No. 2020-05) and is available for public review.

Project Name:

Corydon Gateway Project (Planning Application No. 2019-69, Tentative Tract Map No. 37977, Commercial Design Review No. 2020-02, and Conditional Use Permit No. 2020-05)

Project Location:

The project site is in the City of Lake Elsinore, Riverside County, California. The 6.05-acre site (APN 370-050-026 and a portion of 370-050-030) is located at the northwestern corner of the intersection of Mission Trail and Corydon Street, approximately 0.7 mile west of I-15 and 2.3 miles east of Lake Elsinore. The project site is located within the East Lake Specific Plan area of the City of Lake Elsinore. The site is within Sections 21 and 22 of Township 6 South, Range 4 West of the United States Geological Survey Lake Elsinore, CA 7.5-minute topographic quadrangle map (Latitude 33°38'02" North; Longitude 117°17'31" West).

Project Description:

The Corydon Gateway Project (proposed project) involves a Tentative Tract Map (TTM 37977), Commercial Design Review (CDR 2020-02) application, and Conditional Use Permit (CUP 2020-05). TTM 37977 would subdivide the 6.05-acre project site into six (6) parcels for commercial development and one lot for a detention basin. The proposed commercial uses include a 2,300-square-foot (sf) fast food restaurant with a drive-thru (Parcel 1), a 4,088-sf 7-Eleven convenience store (with the concurrent sale of beer and wine – Type 20 ABC license) and gas station with 16 fueling stations under a 4,285-sf fueling canopy with a maximum throughput of 1.87 million gallons of gasoline per year (Parcel 2), a 4,333-sf Superstar Car Wash express tunnel car wash with vacuum bays (Parcel 3), a 5,200-sf tire store (Parcel 4), and 11 flex-tech condos (Parcels 5 and 6), including 10 1,920-sf condos and one (1) 2,880-sf condo. Each of the flex-tech condos would include 500 sf of office space.

The remaining area within Parcels 5 and 6 would be used for storage or warehouse space, including 1,420 sf for the 1,920-sf condos and 2,380 sf for the 2,880-sf condo. As the flex-tech condos would be leased, internal improvements may be conducted after initial project development to meet the layout requirements of prospective tenants.

The project would also involve off-site roadway improvements, including extending Lemon Street west along the northern boundary of the project site and widening and improving the portions of Mission Trail and Corydon Street adjacent to the project site to include project access driveways, sidewalks, and bike lanes.

Environmental Effects Anticipated as a Result of the Project

Pursuant to CEQA, the City proposes to adopt a Mitigated Negative Declaration for the project. Staff has found that the project will not have a significant effect on the environment on the basis of the Initial Study with implementation of recommended mitigation measures.

In accordance with the disclosure requirements of CEQA Guidelines Section 15072(g)(5), the Project Site is not listed as a hazardous property as designated under Section 65962.5 of the Government Code.

Public Review Period

The City Lake Elsinore is the Lead Agency under CEQA for this project and is holding a 30-day public review period on the Draft IS/MND beginning on **Monday, November 2, 2020**, and ending on **Tuesday, December 1, 2020**, during which time responsible agencies, the public, and interested parties are invited to comment on the IS/MND for the proposed project.

The Draft IS/MND is available for review at the following locations:

- City of Lake Elsinore, Community Development Department, 130 South Main Street, Lake Elsinore, CA 92530
- City of Lake Elsinore website at: <http://www.lake-elsinore.org/city-hall/city-departments/community-development/planning/ceqa-documents-available-for-public-review>

Written comments and any questions regarding the project should be directed to:

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