

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Corydon Gateway

Lead Agency: City of Lake Elsinore

Contact Name: Damaris Abraham, Senior Planner

Email: dabraham@lake-elsinore.org Phone Number: 951-674-3124, ext. 913

Project Location: Lake Elsinore, Riverside County
City County

Project Description (Proposed actions, location, and/or consequences).

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 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/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. 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources: MM BIO-1, Burrowing Owl Surveys, and MM BIO-2, Nesting Bird Pre-construction Surveys, address potential impacts to burrowing owl and nesting birds; MM BIO-3, MSHCP Guideline Implementation, and MM BIO-4, MSHCP Construction Best Management Practices Implementation, address potential adverse effects on adjacent MSHCP Conservation Areas. Cultural Resources/Tribal Cultural Resources: MM CUL-1, Unanticipated Resources, addresses treatment of unanticipated resources in the event of discovery; MM CUL-2, Archaeologist/Cultural Resources Monitoring Program, requires preparation of a monitoring program; MM CUL-3, Cultural Resources Disposition, includes disposition procedures in the event resources are discovered; MM CUL-4, Tribal Monitoring, requires development of a Tribal Monitoring Agreement; MM CUL-5, Phase IV Report, requires a Phase IV Cultural Resources Monitoring Report for all ground-disturbing activities; MM CUL-6, Discovery of Human Remains, identifies procedures to be followed in the event that human remains are discovered; MM CUL-7, Non-disclosure of Reburial Location, prohibits disclosure of reburial location(s). Greenhouse Gases Emissions: MM GHG-1, Pedestrian Infrastructure; MM GHG-2, Bike Lanes; MM GHG-3, Indoor Water Conservation; MM GHG-4, Landscaping; MM GHG-5, Construction Waste Management Plan; MM GHG-6, Bicycle Parking; MM GHG-7, Parking for Fuel-Efficient Vehicles; MM GHG-8, Cool Roof Requirements; and MM GHG-9, Solid Waste Reduction, address consistency with Climate Action Plan measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

Santa Ana Regional Water Quality Control Board, State Water Resources Control Board, South Coast Air Quality Management District, Western Riverside County Regional Conservation Authority