



*Notice of Determination for  
Mitigated Negative Declaration for the  
Corydon Gateway Project (ER 2020-04)*

*State Clearinghouse Number 2020100576*

**Filed With:**  Office of Planning and Research  
1400 Tenth Street, Room 113  
Sacramento, CA 95814  County Clerk of Riverside County  
2724 Gateway Drive  
Riverside, CA 92507

**From:** City of Lake Elsinore (Lead Agency) Contact Person: Damaris Abraham, Senior Planner  
130 S. Main Street, Lake Elsinore, CA 92530 Telephone Number: 951.674.3124 Ext. 913

**Date:** January 13, 2021

**Project Title:** 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 Applicant:** Mark Cooper, RED Corydon, LLC

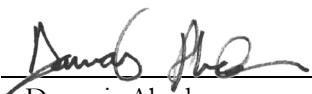
**Project Location:** The project site is located in the City of Lake Elsinore, Riverside County, California. The 6.05-acre site (APN 370-050-026 and a portion of 370-050-030) is located at the northwestern corner of the intersection of Mission Trail and Corydon Street, approximately 0.7 mile west of 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 project 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 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.

**This is to advise that the City of Lake Elsinore City Council as a Lead Agency has approved the above project on January 12, 2021, and has made the following determinations regarding the above-described project:**

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

This is to certify that the final Mitigated Negative Declaration (ER 2020-04) (SCH# 2020100576) with comments and responses and record of project approval is available to the General Public at: the City of Lake Elsinore, 130 South Main Street, Lake Elsinore, CA 92530.

Signed:   
Damaris Abraham

Title: Senior Planner

Date: January 13, 2021