



# 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 March 16, 2021 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. 2020-05) has been prepared pursuant to the California Environmental Quality Act (CEQA) for the Riverside/Lincoln Commercial Project (Planning Application Nos. 2019-69 and 2020-92, General Plan Amendment No. 2020-02, Zone Change No. 2020-01, Tentative Parcel Map No. 37958, Conditional Use Permit No. 2020-09, Commercial Design Review No. 2020-08, and Specific Plan Amendment No. 2020-01) and is available for public review.

### **Project Name:**

Riverside/Lincoln Commercial (Planning Application Nos. 2019-69 and 2020-92, General Plan Amendment No. 2020-02, Zone Change No. 2020-01, Tentative Parcel Map No. 37958, Conditional Use Permit No. 2020-09, Commercial Design Review No. 2020-08, and Specific Plan Amendment No. 2020-01)

### **Project Location:**

The project covers two noncontiguous parcels in the City of Lake Elsinore, Riverside County, California.

**Parcel 1 (Commercial Development)** - The first site is a 6.36-acre site located in the Lakeview District of the City (APN 379-111-014). This site is located at the southwest corner of Lincoln Street and Riverside Drive. The site is within an unsectioned area of Township 6 South, Range 5 West of the United States Geological Survey Lake Elsinore, CA 7.5-minute topographic quadrangle map (Latitude 33°40'34" North; Longitude 117°22'30" West).

**Parcel 2 (SB 330 Compliance Site)** - The second site is a 9.02-acre parcel located in the Lake Elsinore Hills District in the City (APN 363-940-011). This site is located on the northeast corner of the intersection of Railroad Canyon Road and Tassel Way within Phase 8 of the Canyon Hills Specific Plan area. The site is within Section 11 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°39'51" North; Longitude 117°16'18" West).

### **Project Description:**

**Parcel 1 (Commercial Development)** - For the 6.36-acres site, the project involves a General Plan Amendment (GPA 2020-02), Zone Change (2020-01), Tentative Parcel Map (TPM 37958), Conditional Use Permit (CUP 2020-09), and Commercial Design Review (CDR 2020-08). GPA 2020-02 would change the site's land use designation from Residential Mixed Use (RMU) to General Commercial (GC). The Zone Change would change the project site's current zoning designation from Residential Mixed Use (RMU) to General Commercial (C-2). TPM 37958 would subdivide the 6.36-acre site into four parcels ranging in size from 0.93 acres to 2.88 acres. CUP 2020-09 would be required for the following proposed uses: 16 pump gasoline-dispensing station (with anticipated throughput of 1.5 million to 1.7 million gallons of fuel per year) with a 4,291 square foot (s.f.) canopy, beer and wine sales (Type 21), self-storage facility (three (3) buildings

that are 38,016 s.f. in total) and a 4,456 s.f. drive thru-restaurant. CDR 2020-08 would be required for the building design of 4,650 s.f. convenience store, 4,291 s.f. canopy, 38,016 s.f. self-storage facility, 4,456 s.f. drive-thru restaurant, 201 parking stalls, and landscaping and related site improvements. A 3,979 s.f. self-serve carwash is also proposed adjacent to the fast-food restaurant. Vehicular access for the 6.36-acres site is proposed via one full access driveway at Lincoln Street and two right turn in/out only driveways at Riverside Drive. The project would also make roadway improvements to Flannery Street, Lincoln Street, and the Project East Driveway at Riverside Drive. Grading will be required and proposed earthwork activities will balance on site with approximately 20,000 cubic yards of cut and 20,000 cubic yards of fill.

### **Parcel 2 (SB 330 Compliance Site)**

For the 9.02-acre site, a Specific Plan Amendment No. 4 (SPA 2020-10) of the Canyon Hills Specific Plan would change the land use designation of Neighborhood Commercial (C-1) to Multifamily 2 Residential District (MF2) within Phase 8 of the Canyon Hills Specific Plan. No development is proposed at this time. Any future development on the site would be consistent with the Implementation and Administration procedures detailed in Section 10 of the Canyon Hills Specific Plan and the Development Standards for Multifamily 2 Residential District detailed in Section 8.7 of the Canyon Hills Specific Plan.

### **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 **Wednesday, January 27, 2021** and ending on **Friday, February 26, 2021**, 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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