

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** Riverside/Lincoln Commercial

Lead Agency: City of Lake Elsinore

Contact Person: Damaris Abraham

Mailing Address: 130 South Main Street

Phone: 951-674-3124 ext. 913

City: Lake Elsinore

Zip: 92530

County: Riverside

**Project Location:** County: Riverside City/Nearest Community: Lake Elsinore

Cross Streets: Lincoln Street/Riverside Drive

Zip Code: 92530

Longitude/Latitude (degrees, minutes and seconds): 33 ° 40 ' 34 " N / 117 ° 22 ' 30 " W Total Acres: 6.36

Assessor's Parcel No.: 379-940-011 and 363-940-011

Section: unsectioned

Twp.: 6S

Range: 5W

Base: USGS 7.5

Within 2 Miles: State Hwy #: I-15, SR-74

Waterways: San Jacinto River

Airports: n/a

Railways: n/a

Schools: Machado Elementary

**Document Type:**

CEQA:  NOP  Draft EIR  Supplement/Subsequent EIR (Prior SCH No.) \_\_\_\_\_  
 Early Cons  Neg Dec  Mit Neg Dec  
 NEPA:  NOI  EA  Draft EIS  FONSI  
 Other:  Joint Document  Final Document  Other: \_\_\_\_\_

**Local Action Type:**

General Plan Update  General Plan Amendment  General Plan Element  Community Plan  
 Specific Plan  Master Plan  Planned Unit Development  Site Plan  
 Rezone  Prezone  Use Permit  Land Division (Subdivision, etc.)  
 Annexation  Redevelopment  Coastal Permit  Other: Tentative Parcel Map

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. 51,101 Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

General Plan and Zoning Designation Residential Mixed Use (RMU)

**Project Description:** (please use a separate page if necessary)

The project covers two noncontiguous parcels in the City of Lake Elsinore. The first parcel is a 6.36-acre site located at the southwest corner of Lincoln Street and Riverside Drive (APN 379-111-014). The applicant is requesting a General Plan Amendment, Zone Change, Tentative Parcel Map, Conditional Use Permit and Commercial Design Review to construct a 4,650 s.f. convenience store with a 16-pump gasoline-dispensing station (with anticipated throughput of 1.5 to 1.7 million gallons of fuel per year) and 4,291 s.f. canopy, a 4,456 s.f. fast food drive-thru restaurant, a 3,979 s.f. self-serve car wash, and a 38,016 s.f. self-storage facility.

The second parcel is a 9.02-acre site located in the Lake Elsinore Hills District in the City (APN 363-940-011) at the northeast corner of the intersection of Railroad Canyon Road and Tassel Way within Phase 8 of the Canyon Hills Specific Plan. A Specific Plan Amendment is proposed to change the land use designation from Neighborhood Commercial (C-1) to Multifamily 2 Residential District (MF2). No development is proposed on this site.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date January 27, 2021 Ending Date February 26, 2021

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Sophia Mitchell &amp; Associates</u>	Applicant: <u>Lincoln Group, LLC</u>
Address: <u>PO BOX 1700</u>	Address: <u>1180 S. Beverly Drive, Suite 300</u>
City/State/Zip: <u>Gualala, CA 95445</u>	City/State/Zip: <u>Los Angeles, CA 92579</u>
Contact: <u>Sophia Habi Mitchell</u>	Phone: _____
Phone: <u>858-243-0843</u>	

Signature of Lead Agency Representative:  Date: January 20, 2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.