



Notice of Determination for Mitigated Negative Declaration for the Riverside/Lincoln Commercial Project (ER 2020-05) State Clearinghouse Number 2021010316

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

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

Date: April 14, 2021

Project Title: 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. 37985, Conditional Use Permit No. 2020-09, Commercial Design Review No. 2020-08, and Specific Plan Amendment No. 2020-01)

Project Applicant: Ilan Golchek, Golchek Group

Project Location: The project covers two noncontiguous parcels in the City of Lake Elsinore, Riverside County, California. The first site is a 6.36-acre site (APN 379-111-014) 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). The second site is a 9.02-acre parcel (APN 363-940-011) 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: For the 6.36-acre site, the project involves a General Plan Amendment to 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 site into four parcels ranging in size from 0.93 acres to 2.88 acres. CUP 2020-09 and CDR 2020-08 would establish a commercial project consisting of a 4,650 s.f. convenience store, 16 pump gasoline-dispensing station 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), 3,979 s.f. self-serve carwash, and 4,456 s.f. drive thru-restaurant, 201 parking stalls, landscaping and related site improvements. 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 the Canyon Hills Specific Plan.

This is to advise that the City of Lake Elsinore City Council as a Lead Agency has approved the above project on April 13, 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 2020-05) (SCH# 2021010316) 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: [Signature] Damaris Abraham

Title: Senior Planner

Date: April 14, 2021