



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

March 24, 2021

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Lake Elsinore, California, will hold a Public Hearing on May 18, 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. 2020-01) has been prepared pursuant to the California Environmental Quality Act (CEQA) for the Lakeview Plaza Project (Planning Application No. 2019-63, Tentative Parcel Map No. 37854, and Commercial Design Review No. 2019-24), and is available for public review.

Project Name:

Lakeview Plaza Project (Planning Application No. 2019-63, Tentative Parcel Map No. 37854, and Commercial Design Review No. 2019-24)

Project Location:

The project site is in the City of Lake Elsinore, Riverside County, California. The 3.9-acre site (APNs 375-092-002 through 375-092-006) is located northeast of Lakeshore Drive, northwest of Manning Street, and southwest of Ryan Avenue, approximately one and one-quarter miles southwest of I-15 and less than one-half mile north of Lake Elsinore. The site is within Section 6 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' 55.8" North; Longitude 117° 37' 37.3" West).

Project Description:

The Lakeview Plaza Project (proposed project) involves a Tentative Parcel Map (TPM 37854) and Commercial Design Review (CDR 2019-24) application. TPM 37854 would subdivide the 3.9-acre project site into four (4) parcels ranging in size from 0.48 acres to 1.49 acres for commercial development. The Project would provide a neighborhood retail center with approximately 43,120 sq. ft. which includes 7,000 sq. ft. of restaurant use and 36,120 sq. ft. of retail uses with 198 parking spaces, landscaping and related site improvements. Vehicular access to the Project site would be taken from either of the two (2) driveways to be located on Lakeshore Drive or from the driveway to be located on Manning Street. The Project would also involve off-site improvements including catch basins may be installed off-site along Lakeshore Drive, Manning Street, and Ryan Avenue, and the landscaped planter area along the Project site's Lakeshore Drive frontage if necessary, for alternative water quality compliance.

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 **Monday, March 29, 2021**, and ending on **Wednesday, April 28, 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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