



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 February 1, 2022 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. 2019-04) has been prepared pursuant to the California Environmental Quality Act (CEQA) for the Bamiyan Marketplace Project (Planning Application No. 2019-07, Tentative Tract Map No. 37578, Conditional Use Permit No. 2019-03), Commercial Design Review No. 2019-05, and Uniform Sign Program No. 2019-01) and is available for public review.

Project Name:

Bamiyan Marketplace Project (Planning Application No. 2019-07, Tentative Tract Map No. 37578, Conditional Use Permit No. 2019-03), Commercial Design Review No. 2019-05, and Uniform Sign Program No. 2019-01)

Project Location:

The project site is located in the city of Lake Elsinore, in the western portion of Riverside County, California. The approximately 12.60-acre project site consists of two parcels (Assessor's Parcel Numbers 381-320-023 and 381-320-020) located at the northwest corner of Grand Avenue and State Route 74/Ortega Highway. The project site is located one block west of the Lake Elsinore shoreline in the southern portion of the City's Lake Edge District. The project is within an unsectioned portion of the La Laguna Grant lands within Township 6 South, Range 5 West, as shown on the Alberhill and Lake Elsinore U.S. Geologic Survey 7.5' quadrangles.

Project Description:

The proposed project involves a Tentative Tract Map (No. 37578), Conditional Use Permit (No. 2019-03), Commercial Design Review (No. 2019-05), and Uniform Sign Program (No. 2019-01). Tentative Tract Map 37578 would subdivide the 12.60-acre project site into seven (7) lots for mixed-use commercial and residential development that would be constructed in three phases. The first phase (Phase 1) would include a 10-dispenser ARCO gasoline station with a 6,840-square foot (SF) canopy, a 4,354-SF AM/PM convenience store, an attached 1,960-SF quick-serve restaurant (with no drive-through service), and a 4,054-SF automated self-service car wash. A 2,000-SF office would be located on the second story above the quick-serve restaurant. Phase 1 would also include grading of the site, installation of the majority of the utility infrastructure, development of internal circulation driveways and parking, and construction of off-site

improvements. The second phase (Phase 2) would consist of two 2,400-SF fast food restaurants with drive-through lanes, and a two-story mixed-use commercial/retail and multi-family residential building. The mixed-use building would consist of six commercial/retail spaces totaling approximately 23,000 SF on the ground floor and 14 apartments or condominium units totaling 20,000 SF on the second floor. The third (and final) phase (Phase 3) of the project would consist of five three-story multi-family residential buildings containing up to 60 residential units totaling 53,220 SF. The multi-family residential development would include enclosed parking and a 2,800-SF club house with pool and outdoor living amenities. A reciprocal parking and circulation easement would be recorded for the site concurrently with the tentative tract map.

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 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 **Friday, December 17, 2021**, and ending on **Monday, January 17, 2022**, 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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