



Notice of Determination for a Mitigated Negative Declaration for the Bamiyan Marketplace Project (ER 2019-04) State Clearinghouse Number 2021120417

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, Planning Manager Telephone Number: 951.674.3124 Ext. 913

Date: August 10, 2022

Project Title: 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 Applicant: Ahmad Zaki, Zairey, Inc., 45 Cinch Road, Bell Canyon, CA 91307

Project Location: The project site is located in the city of Lake Elsinore, in Riverside County, California. The 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.

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.

This is to advise that the City of Lake Elsinore City Council as a Lead Agency has approved the above project on August 9, 2022, 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 2019-04) (SCH# 2021120417) 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: Damaris Abraham Damaris Abraham

Title: Planning Manager

Date: August 10, 2022