



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 **October 18, 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. 2021-05) has been prepared pursuant to the California Environmental Quality Act (CEQA) for the Evergreen Commercial Development Project and is available for public review.

Project Name

Evergreen Commercial Development Project (Planning Application No. 2021-34, Tentative Parcel Map (TPM) No. 38195, TPM No. 38281, Conditional Use Permit (CUP) No. 2021-09, CUP No. 2021-10, CUP No. 2021-11, CUP No. 2021-12, Commercial Design Review (CDR) No. 2021-17, Public Convenience & Necessity (PCN) No. 2021-01, PCN No. 2021-02, and Uniform Sign Program (SIGN) No. 2021-35)

Project Location

The project site is in the City of Lake Elsinore, Riverside County, California. The 8.863-gross acre site (APNs: 377-020-014, 377-020-016, 377-020-017, 377-020-018, and 377-020-019) is located on Central Avenue/State Route 74 (SR-74) east of the intersection with Cambern Avenue. The project site is located within the General Plan Lake Edge District. The site is located within Section 31 of Township 5 South, Range 4 West in the Lake Elsinore, California 7.5-minute U.S. Geological Survey quadrangle (1977).

Project Description

The Evergreen Commercial Development Project (Proposed Project) involves the construction of a 57,254 square foot (SF) commercial center that consists of an anchor grocery store, several quick-serve restaurants, a gas station with a convenience store, and a separate drive-through car wash with 368 parking spaces, which would be constructed in two phases over a total of 8.863 gross acres. The two Tentative Parcel Maps (TPM 38195 and 38281) would include a subdivision of the 8.863 gross acre site into five (5) lots ranging in size from 1.13 to 3.60 gross acres. CUP 2021-09 would establish a 4,116 SF Car Wash on Lot 1, CUP 2021-10 would establish a 3,000 SF Quick-service Restaurant with a drive-through lane on Lot 2, CUP 2021-11 and PCN 2021-01 would establish a gas station and the 4,088 SF convenience store with concurrent sale of beer and wine for off-site consumption (Type 20 ABC) on Lot 3, PCN No. 2021-02 includes a PCN finding for the 43,050 SF grocery store for the sale of beer, wine, and distilled spirits for off-site

consumption (Type 21 and 86 ABC) on Lot 4, and CUP 2021-12 would establish a the 3,000 SF Quick-service Restaurant with a drive-through lane on Lot 5. CDR 2021-17 provides a comprehensive design review for the entire Project site that includes architectural elevations, on-site stormwater management improvements, lighting, walls and fencing, parking and landscaping. SIGN 2021-35 proposes to establish a uniform sign program that creates an integrated framework for all the signage within the center.

The Proposed Project involves off-site roadway improvements along the Project site's frontage. Two-way vehicular driveways are proposed from Central Avenue into Lots 1 and 3, and from Cambern Avenue into Lots 3 and 5. An emergency vehicle only access is also proposed from Allan Street into Lot 1.

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, September 12, 2022**, and ending on **Wednesday, October 12, 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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