



Notice of Determination for Mitigated Negative Declaration for the Evergreen Commercial Development Project (ER 2021-05) State Clearinghouse Number 2022090133

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 Telephone Number: 951.674.3124 Ext. 913

Date: April 26, 2023

Project Title: 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 Applicant: Karen Levitt Ortiz, Evergreen Devco, Inc., 2390 E. Camelback Road, Suite 410, Phoenix, AZ 85016

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.

This is to advise that the City of Lake Elsinore City Council as a Lead Agency has approved the above project on April 25, 2023, 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 Mitigated 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 2021-05) (SCH# 2022090133) 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: Interim Asst. Community Development Director

Date: April 26, 2023