



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

An Initial Study for Mitigated Negative Declaration (MND) No. 2014-01 has been prepared pursuant to the California Environmental Quality Act (CEQA) for the Tractor Supply Project (Commercial Design Review No. 2014-01 & Conditional Use Permit No. 2014-01) and is available for public review.

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Lake Elsinore, California, will hold a public hearing on August 19, 2014, 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 MND 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.

Project Name:

Tractor Supply Company Project (Commercial Design Review No. 2014-01 & Conditional Use Permit No. 2014-01)

Project Location:

The project site is located in the City of Lake Elsinore, Riverside County, California. The 3.44-acre project site is located within an industrial area of the City of Lake Elsinore, at the northwest corner of Enterprise Way and Collier Avenue (SR-74). The project site is bounded by vacant land (northwest), Collier Avenue followed by Elsinore Valley Cemetery (northeast), Enterprise Way followed by California Skier Mastercraft (18171 Collier Ave.) (southeast), and vacant land (southwest). The project site is located on the Lake Elsinore, California, United States Geologic Survey 7.5-minute quadrangle map, Range 4 West, Township 5, Section 31 and 36 (Latitude 33°41'34" North; Longitude 117°20'47" West).

Project Description:

The proposed project includes the construction of a tractor supply store consisting of an 18,800-square-foot tractor supply building; two drainage basins consisting of 8,000 and 2,100 square feet; permanent outdoor display areas of 18,120 square feet; perimeter landscaping; and accompanying parking areas with 91 parking spaces. Two driveways are proposed off Enterprise Way and one driveway is proposed off Collier Avenue (SR-74). All proposed structural improvements on the project site have been designed to comply with the standards contained in the City of Lake Elsinore's Zoning Code (Title 17 of the Lake Elsinore Municipal Code). The project's landscape features will include trees, shrubs, vines, and decorative groundcover and surfaces.

The project will include the construction of offsite roadway improvements, the purpose of which is to improve the local circulation following development of the project. Construction of the project's offsite improvements will be the responsibility of the Applicant.

Environmental Effects Anticipated as a Result of the Project

Pursuant to the California Environmental Quality Act (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 the California Environmental Quality Act (CEQA) for this project, and is holding a 30-day public review period on the Initial Study/Mitigated Negative Declaration (IS/MND) beginning on **Monday, July 7, 2014**, and ending on **Tuesday, August 5, 2014**, during which time responsible agencies, the public, and interested parties are invited to comment on the IS/MND for the proposed project.

The IS/MND is available for review at the following locations in the City of Lake Elsinore:

- City of Lake Elsinore, Community Development Department, 130 South Main Street, Lake Elsinore, CA 92530
- City of Lake Elsinore website at: at <http://www.lake-elsinore.org/index.aspx?page=246>
- Altha Merrifield Memorial Library, 600 West Graham Avenue, City of Lake Elsinore, CA 92530
- Vick Knight Community Library, 32593 Riverside Drive, Building 200, City of Lake Elsinore, CA 92530

Written comments and any questions regarding the project should be directed to:

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