



## NOTICE OF AVAILABILITY/NOTICE OF COMPLETION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**DATE:** August 28, 2015

**TO:** Agencies, Organizations and Interested Persons  
(See Attached Distribution List)

**FROM:** City of Lake Elsinore  
Community Development Department - Planning Division  
130 South Main Street  
Lake Elsinore, CA 92530

The City of Lake Elsinore, as lead agency under the California Environmental Quality Act (CEQA), is issuing notification that it has completed the Draft Environmental Impact Report ("DEIR") (State Clearinghouse Number 2014051093) for the project described below and that the completed document is available for review:

**PROJECT TITLE:** Lake Elsinore Walmart Supercenter Project

**PROJECT LOCATION:** The proposed project is located in the central portion of the City of Lake Elsinore, in western Riverside County. The project site is generally located at the southwest corner of Central Avenue [or State Route 74 (SR-74)] and Cambern Avenue. The project site is bound by Cambern Avenue to the northeast, Third Street to the southeast, and Central Avenue to the southwest. Adjacent to and west from the project site is a Mobil gas station with inline retail shops, vacant commercial land, and the back side of LA Fitness, and to the south are single-family residences. The project site consists of seven coterminous vacant parcels that total 17.66 acres. The project site corresponds to the following Assessor's Parcel Numbers (APNs): 377-030-015, 377-030-076, 377-090-009, 377-090-029, 377-090-030, 377-090-031, and 377-090-032. (Latitude/Longitude: 33°41'36.8" North/117°19'59.1" West)

### PROJECT DESCRIPTION

The proposed project involves the construction and operation of a retail center including a Walmart Supercenter store and three freestanding retail/restaurant mix-use buildings on an undeveloped 17.66-acre site that is zoned General Commercial (C-2) and Commercial Mixed Use (CMU). The proposed Walmart Supercenter would be approximately 154,487 square feet (SF), including a 3,090 SF seasonal outdoor garden center. The outlot development planned for the parcels fronting Central Avenue would consist of one of two site configurations. Option A would consist of a gas station with 16 fueling stations, an approximately 3,100 SF convenience store, and a drive-through car wash and two other buildings which would be developed as separate drive-thru restaurants (3,700 SF and 3,100 SF). Option B consists of one parcel being developed with approximately 9,200 SF of retail/restaurant mix-used space situated within two buildings while the other two parcels would be developed with drive thru restaurant uses

similar to the proposed development under Option A. Each of these outer lot options are evaluated in this DEIR as part of the proposed project.

**POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS:** The DEIR discusses the project's potential environmental impacts and concluded that the project will have no potentially significant impacts upon Aesthetics, Geology, Soils and Seismicity, Hydrology and Water Quality, Public Services, Urban Decay, and Utilities and Service Systems and as a result, no mitigation measures are required for these issue areas. The DEIR also determined that the following issue areas have potentially significant environmental impacts that will be mitigated to below a level of significance: Biological Resources, Cultural Resources, Greenhouse Gas Emissions, and Land Use and Planning and cumulative impacts related to Noise. The DEIR determined that the proposed project will have significant and unavoidable project-level and cumulative impacts related to Air Quality, and Transportation and Traffic and project-level impacts related to Noise, which cannot be mitigated to below a level of significance. As a result, a Statement of Overriding Considerations would be required in order for the project to be approved.

**HAZARDOUS MATERIALS STATEMENT:** The project area does not include sites that have been included on lists of hazardous waste sites enumerated under Section 65962.5 of the California Government Code.

**DOCUMENT AVAILABILITY:** The Draft Environmental Impact Report (State Clearinghouse Number 2014051093) and associated Technical Appendices are available for review on the City's website at <http://www.lake-elsinore.org/index.aspx?page=246> and at the following locations:

- **City of Lake Elsinore**, 130 South Main Street, Lake Elsinore, CA 92530. All documents referenced in the DEIR are available at this location.
- **Altha Merrifield Memorial Library**, 600 West Graham Avenue, Lake Elsinore, CA 92530
- **Vick Knight Community Library**, 32593 Riverside Drive, Building 200, Lake Elsinore, CA 92530

**PUBLIC REVIEW PERIOD:** A 45-day review period has been established for the DEIR beginning **Friday, August 28, 2015** and **ending on Tuesday, October 13, 2015**. All comments on the DEIR may be submitted as soon as possible, but must be received **no later than 5:00 p.m. on Tuesday, October 13, 2015**. All comments must be submitted in writing to the address listed below:

Mr. Richard J. MacHott, LEED Green Associate, Planning Manager  
Community Development Department – Planning Division  
City of Lake Elsinore  
130 South Main Street  
Lake Elsinore, CA 92530  
E-mail: [rmachott@lake-elsinore.org](mailto:rmachott@lake-elsinore.org)  
Telephone: 951.674.3124 Ext. 209/Fax: 951.471.1419

**PUBLIC HEARINGS:** No hearing dates have been set at this time. Notification of the date, time, and place of future public hearings will be provided in compliance with City and CEQA requirements.



Date: \_      Signature: \_\_\_\_\_

Richard J. MacHott, LEED Green Associate

Title: Planning Manager

Telephone: 951.674.3124 Ext. 209

E-mail Address: [rmachott@lake-elsinore.org](mailto:rmachott@lake-elsinore.org)