



Notice of Determination for Negative Declaration No. 2014-01 (In compliance with Section 21108 or 21152 of the Public Resources Code)

130 South Main Street, Lake Elsinore, CA 92530

Filed With: [X] Office of Planning and Research 1400 Tenth Street Sacramento, CA 95814

[X] County Clerk of Riverside County 2724 Gateway Drive Riverside, CA 92507

Date: August 20, 2014

State Clearinghouse Number: 2014071019

Project Title: Conditional Use Permit No. 2014-01 and Variance No. 2014-01

Lead Agency Contact Person: Richard J. MacHott

Telephone Number: (951) 674-3124, Extension 209

FILED RIVERSIDE COUNTY AUG 21 2014 LARRY W. WARD, CLERK By M. Meyer Deputy

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). The requested variance reduces the building setback and landscaping requirements along Collier and Enterprise in order to facilitate full right-of-way dedications and future development of the ultimate road widths. 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.

This is to advise that the Lake Elsinore Planning Commission (Lead Agency) has approved the above project on August 19, 2014, and has made the following determinations regarding the above-described project:

- 1. The project [] will [X] will not] have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [] was not] adopted for this project.
5. A Statement of Overriding Considerations [] was [X] was not] adopted for this project.
6. Findings [] were [X] were not] made pursuant to the provisions of CEQA.

Red stamps: Neg Dec. COUNTY CLERK Filed per P.R.C. 21152 POSTED AUG 21 2014 SEP 25 2014 Removed: By: County of Riverside, State of California

This is to certify that the final Negative Declaration with comments and responses and record of project approval is available to the General Public at: City of Lake Elsinore, 130 South Main Street, Lake Elsinore, CA 92530.

Signed: [Signature] Richard J. MacHott, LEED Green Associate

Title: Planning Manager

Date: August 20, 2014

