

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

**Project Title:** Central Plaza

Lead Agency: City of Lake Elsinore

Contact Person: Justin Kirk

Mailing Address: 130 South Main Street

Phone: (951)674-3124 x 284

City: Lake Elsinore

Zip: 92530

County: Riverside

**Project Location:** County: Riverside

City/Nearest Community: Lake Elsinore

Cross Streets: Central Avenue (State Highway74) and Collier Avenue

Zip Code: 92530

Longitude/Latitude (degrees, minutes and seconds): 33 ° 41 ' 24 " N / 117 ° 20 ' 18 " W Total Acres: 7.25

Assessor's Parcel No.: 377-080-14,377-080-031 thru -034

Section: 31

Twp.: 5S

Range: 4W

Base: SBBM

Within 2 Miles: State Hwy #: 74

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: See Attached

**Document Type:**

CEQA:  NOP

Draft EIR

NEPA:  NOI

Other:  Joint Document

Early Cons

Supplement/Subsequent EIR

EA

Final Document

Neg Dec

(Prior SCH No.) \_\_\_\_\_

Draft EIS

Other: \_\_\_\_\_

Mit Neg Dec

Other: \_\_\_\_\_

FONSI

**Local Action Type:**

General Plan Update

Specific Plan

Rezone

Annexation

General Plan Amendment

Master Plan

Prezone

Redevelopment

General Plan Element

Planned Unit Development

Use Permit

Coastal Permit

Community Plan

Site Plan

Land Division (Subdivision, etc.)

Other: \_\_\_\_\_

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_

Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Commercial: Sq.ft. 65,803

Acres 7.25

Employees 255

Transportation: Type \_\_\_\_\_

Mining: Mineral \_\_\_\_\_

Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

Power: Type \_\_\_\_\_ MW \_\_\_\_\_

Educational: \_\_\_\_\_

Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_

Recreational: \_\_\_\_\_

Hazardous Waste: Type \_\_\_\_\_

Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual

Fiscal

Recreation/Parks

Vegetation

Agricultural Land

Flood Plain/Flooding

Schools/Universities

Water Quality

Air Quality

Forest Land/Fire Hazard

Septic Systems

Water Supply/Groundwater

Archeological/Historical

Geologic/Seismic

Sewer Capacity

Wetland/Riparian

Biological Resources

Minerals

Soil Erosion/Compaction/Grading

Growth Inducement

Coastal Zone

Noise

Solid Waste

Land Use

Drainage/Absorption

Population/Housing Balance

Toxic/Hazardous

Cumulative Effects

Economic/Jobs

Public Services/Facilities

Traffic/Circulation

Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

See Attached

**Project Description:** (please use a separate page if necessary)

The proposed project consists of a commercial center totaling approximately 65,803 square feet of development consisting of a main building area located on the southern portion of the site and four pad buildings located along Central Avenue. This commercial center will be comprised of approximately 53,469 square feet of retail and 12,334 square feet of restaurant uses. Three of the pad buildings will host fast-food restaurant uses (two with drive-thru windows).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

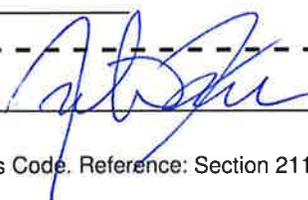
- |   |   |
|---|---|
| <u>S</u> Air Resources Board                      | _____ Office of Historic Preservation                     |
| _____ Boating & Waterways, Department of          | _____ Office of Public School Construction                |
| _____ California Emergency Management Agency      | _____ Parks & Recreation, Department of                   |
| _____ California Highway Patrol                   | _____ Pesticide Regulation, Department of                 |
| <u>S</u> Caltrans District # 8                    | _____ Public Utilities Commission                         |
| _____ Caltrans Division of Aeronautics            | <u>S</u> Regional WQCB # 8                                |
| _____ Caltrans Planning                           | _____ Resources Agency                                    |
| _____ Central Valley Flood Protection Board       | _____ Resources Recycling and Recovery, Department of     |
| _____ Coachella Valley Mtns. Conservancy          | _____ S.F. Bay Conservation & Development Comm.           |
| _____ Coastal Commission                          | _____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| _____ Colorado River Board                        | _____ San Joaquin River Conservancy                       |
| <u>S</u> Conservation, Department of              | _____ Santa Monica Mtns. Conservancy                      |
| _____ Corrections, Department of                  | _____ State Lands Commission                              |
| _____ Delta Protection Commission                 | _____ SWRCB: Clean Water Grants                           |
| _____ Education, Department of                    | _____ SWRCB: Water Quality                                |
| _____ Energy Commission                           | _____ SWRCB: Water Rights                                 |
| <u>S</u> Fish & Game Region # 6                   | _____ Tahoe Regional Planning Agency                      |
| _____ Food & Agriculture, Department of           | <u>S</u> Toxic Substances Control, Department of          |
| _____ Forestry and Fire Protection, Department of | _____ Water Resources, Department of                      |
| _____ General Services, Department of             | _____ Other: _____  |
| _____ Health Services, Department of              | _____ Other: _____  |
| <u>S</u> Housing & Community Development          |   |
| <u>S</u> Native American Heritage Commission      |   |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date February 17, 2017 Ending Date March 20, 2017

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Albert A. Webb Associates</u>	Applicant: <u>Peninsula Retail Partners, LLC</u>
Address: <u>3788 McCray Street</u>	Address: <u>417 29th Street</u>
City/State/Zip: <u>Riverside, CA 92506</u>	City/State/Zip: <u>Newport Beach, CA 92663</u>
Contact: <u>Melissa Perez, Sr. Environmental Planner</u>	Phone: <u>(949)723-9500</u>
Phone: <u>(951)686-1070</u>	

Signature of Lead Agency Representative:  Date: 2/14/17

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT  
TRANSMITTAL ATTACHMENT (Central Plaza)**

SCH # \_\_\_\_\_

**Schools**

- Ortega High School and Valley Adult School 520 Chaney St, Lake Elsinore, CA 92530

**Present Land Use/Zoning/General Plan Designation**

- Present Land Use – Vacant undeveloped land and vacant unoccupied single family residential structure
- Present Zoning – General Commercial (C-2)
- Present General Plan Designation – General Commercial