



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. 2016-01 has been prepared pursuant to the California Environmental Quality Act (CEQA) for the Central Plaza Project (Commercial Design Review No. CDR 2016-01, Conditional Use Permit No. CUP 2016-01, and Tentative Tract Map No. 37284) 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 March 21, 2017, 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:

Central Plaza Project (Commercial Design Review No. CDR 2016-01, Conditional Use Permit No. CUP 2016-01, and Tentative Tract Map No. 37284)

Project Location:

The project site is located in the City of Lake Elsinore, Riverside County, California. The 7.25-acre project site is located within a general commercial area of the City of Lake Elsinore, at the southeast corner of Central Avenue (SR-74) and Collier Avenue. The project site is bounded by commercial development (northwest), Interstate-15 (northeast), business park and vacant undeveloped land (southeast), and business park (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 (Latitude 33°41'24" North; Longitude 117°20'18" West).

Project Description:

The proposed project includes the construction of a commercial center totaling 65,803 square feet of development consisting of a main building located on the southern portion of the site and four pad buildings located along Central Avenue, 363 parking spaces and installation of a new bus stop along Collier Avenue approximately 500 feet south of Central Avenue. Truck doors, loading facilities, and areas dedicated for trash compaction, recycling and related functions will be located at the back of the main building screened from public view. The commercial center will be comprised of 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).

The project will include a right-in/right-out access along Central and Collier Avenues with a left turn into the Project from Colliers. A third access point (shared driveway) will be located on Collier Avenue opposite Crane Street.

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 **Friday February 17, 2017**, and ending on **Monday March 20, 2017**, 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: <http://www.lake-elsinore.org/city-hall/city-departments/community-development/planning/ceqa-documents-available-for-public-review>
- Altha Merrifield Memorial Library, 600 West Graham Avenue, City of Lake Elsinore, CA 92530

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

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