



NOTICE OF AVAILABILITY/NOTICE OF COMPLETION OF A MITIGATED NEGATIVE DECLARATION

DATE: July 17, 2018

TO: Agencies, Organizations, and Interested Persons
(Distribution List available upon request)

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 a Draft Initial Study/Mitigated Negative Declaration for the project described below and that the completed document is included on a CD for review:

PROJECT TITLE: Commercial Design Review No. 2018-02; Tentative Parcel Map No. 37534 (2017-74); Conditional Use Permit No. 2017-18 – Lake Elsinore Honda.

PROJECT LOCATION: The Project site is located on the northern side of Collier Avenue in Lake Elsinore, California and is comprised of three parcels, totaling approximately 6.97 acres in size, and known as Assessor Parcel Numbers (APNs) 377-080-053, 377-080-057, and 377-080-079. The Project site is located within Section 31, Township 5S, Range 4W as shown on the Lake Elsinore, California 7.5 minute U.S. Geologic Survey (USGS) topographic map. The property is bound to the northeast by I-15, to the southeast by 3rd Street, to the southwest by Collier Avenue, and to the northwest by a currently vacant site that is in the process of constructing an extension of Crane Street. Surrounding properties are composed of vacant land, existing light industrial, and a retail commercial center currently under construction.

PROJECT DESCRIPTION: The proposed Project, Lake Elsinore Honda, will be a new automobile sales and service facility. The building will be 53,425 square feet, and it will be single story. Two new driveways are proposed on Collier Avenue. The northern driveway will provide vehicular access for sales customers. The southern driveway will provide access for employee parking and deliveries.

The building architecture comprised of Honda's iconic architectural standard including a blue metal entry cylinder, a blue metal "Wave", off-white colored EIFS and clear glass in aluminum window framing.

Vehicle repair occurs within the fully enclosed air-conditioned building. Mechanical and air-conditioning equipment is roof mounted and screened from view by building parapet walls which match the architectural vocabulary.

Display and parking lot lighting will be energy efficient LED lighting with full horizontal light spill cut-off.

The wet and dry utilities and offsite improvements will consist of water lines, sewer lines, dry utilities (including gas, cable and telephone) and offsite improvements to adjacent streets. Construction is expected to commence in September 2018 and will last until September 2019.

POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS: The Initial Study evaluated potentially significant impacts associated with the Proposed Project and concluded that the Proposed Project will have no potentially significant impacts upon Aesthetics, Agricultural Resources, Air Quality, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, and Utilities/Service Systems, and as a result, no mitigation measures are required for these issue areas. The Initial Study 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, Geology and Soils, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Transportation/Traffic, and Tribal Cultural Resources, and Mandatory Findings of Significance.

HAZARDOUS MATERIALS STATEMENT: The Project area (City and its Sphere of Influence) includes sites that have been included on lists of hazardous waste sites enumerated under Section 65962.5 of the California Government Code. However, the Project site itself is not listed on any of these hazardous waste sites.

DOCUMENT AVAILABILITY: The Initial Study/Mitigated Negative Declaration and Appendices is included with this NOA, on a CD, for review.

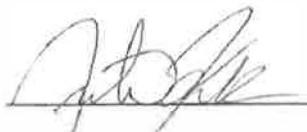
PUBLIC REVIEW PERIOD: A 20-day review period has been established for the Initial Study/Mitigated Negative Declaration **beginning July 19, 2018 and ending on August 7, 2018**. All comments on the Initial Study/Mitigated Negative Declaration may be submitted as soon as possible but must be received **no later than 4:00 p.m. on August 7, 2018**. All comments must be submitted **in writing** to the address listed below:

Justin Kirk, Principal Planner
Community Development Department – Planning Division
City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530
E-mail: jkirk@Lake-Elsinore.org
Telephone: 951.674.3124 Ext. 284/Fax: 951.471.1419

PUBLIC HEARINGS: Written and oral comments regarding the Initial Study/Mitigated Negative Declaration may also be submitted at public hearing(s) that will be held before the City of Lake Elsinore Planning Commission. Notification of the date, time, and place of future public hearings will be provided in compliance with City and CEQA requirements.

Date: 7-17-18

Signature:



Kirk,

Title: Justin

Principal Planner

Telephone: 951.674.3124 Ext. 284

E-mail Address: jkirk@Lake-Elsinore.org