



## NOTICE OF PREPARATION CITY OF LAKE ELSINORE

**TO:** Interested Agencies, Organizations, and Individuals

**FROM:** City of Lake Elsinore  
Attn: Ms. Damaris Abraham, Senior Planner  
130 South Main Street  
Lake Elsinore, CA 92530

**DATE:** 8/28/2020

**SUBJECT:** NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE LAKE AND MOUNTAIN COMMERCIAL CENTER PROJECT (PLANNING APPLICATION NO. 2019-34, TENTATIVE TRACT MAP NO. 37922, CONDITIONAL USE PERMIT NO. 2019-19, AND COMMERCIAL RESIGN REVIEW NO. 2019-27)

The CITY OF LAKE ELSINORE will be the Lead Agency and will prepare an environmental impact report (EIR) for the project described below. In compliance with Section 15082 of the CEQA Guidelines, the City of Lake Elsinore is sending this Notice of Preparation (NOP) to responsible agencies, interested parties, and other agencies which may be involved in approving or permitting the project, and to trustee agencies responsible for natural resources affected by the project. A copy of the project's Initial Study, which contains detailed information about the project and its potential environmental effects, is available for public review at the City of Lake Elsinore Planning Division, 130 South Main Street, Lake Elsinore, CA and online at:

<http://www.lake-elsinore.org/city-hall/community-development/planning/ceqa-documents-available-for-public-review/lake-and-mountain-commercial-center-project>

The purpose of this NOP is to solicit the views of agencies, organizations, and individuals as to the scope and content of the EIR. A 30-day review and comment period for this NOP is provided under State law. Please have your response postmarked by 9/28/20. Please send your response to Ms. Damaris Abraham at the address shown above. Please provide contact information including name, phone number, and e-mail address.

### PROJECT LOCATION

The proposed project is located in the northwestern portion of the City of Lake Elsinore (City), in Riverside County, California at the northwest corner of Mountain Street and Lake Street. The project encompasses Assessor's Parcel Numbers (APNs) 389-030-012, 013, 014, 015, 016, 017, and 018.

### PROJECT DESCRIPTION

The proposed project would consist of a 32,695 SF commercial/retail center on approximately 5.63 acres of land. The Project will consist of a 3,400 SF convenience store with an attached 1,525 SF Quick-Serve Restaurant (QSR), 4,089 SF gas fueling canopy, a 3,150 SF express car wash, two (2) 4,850 SF retail buildings, a 3,320 SF drive-through restaurant with an attached 1,600 SF retail building, and a 2,520 SF drive-through restaurant with an attached 2,400 SF retail building, and 170 parking stalls including 11 ADA and 20 vacuum stalls. Landscaping features will be incorporated along the boundary of the project site and in the interior of the site. Trees will provide shade to the proposed parking stalls and landscaping along the east and south side of the property will prevent flow runoff towards Lake Street and Mountain Street.

## ENVIRONMENTAL REVIEW

Based upon technical analysis and supporting information, the City has determined that the proposed project could result in potentially significant environmental impacts, and an EIR is the appropriate CEQA document. The environmental topics that will be addressed in the Draft EIR are as follows:

- Aesthetics;
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Energy;
- Geology/Soils;
- Greenhouse Gas Emissions;
- Hazards and Hazardous Materials;
- Hydrology/Water Quality;
- Land Use/Planning;
- Noise;
- Public Services;
- Transportation;
- Tribal Cultural Resources;
- Utilities/Services Systems;
- Wildfire; and
- Mandatory Findings of Significance

The EIR will also identify alternatives to the proposed project that would be capable of reducing or eliminating one or more of the significant environmental effects of the proposed project.

The following issue areas will not be discussed in the EIR because less-than-significant impacts have been identified, and more fully discussed in the project's Initial Study: Agricultural Resources, Population/Housing, Mineral Resources, and Recreation.

## PUBLIC SCOPING MEETING

A SCOPING SESSION has been scheduled in order to bring together and resolve the concerns of affected federal, state and local agencies, the proponent of the proposed project, and other interested persons; as well as inform the public of the nature and extent of the proposed project, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR and help eliminate from detailed study issues found not to be important. The Scoping Session is not a public hearing on the merit of the proposed project and NO DECISION on the project will be made. Public testimony is limited to identifying issues regarding the project and potential environmental impacts. The project proponent will not be required to provide an immediate response to any concerns raised. The project proponent will be requested to address any concerns expressed at the Scoping Session, through revisions to the proposed project and/or completion of a Final Environmental Impact Report, prior to the formal public hearing on the proposed project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

DATE OF SCOPING SESSION: **Thursday, September 17, 2020**

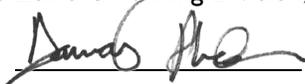
TIME OF SCOPING SESSION: **6:00 p.m.** or as soon as possible thereafter.

PLACE OF SCOPING SESSION: **Zoom Meeting.** To participate in the meeting, please register by using the following link before 5:00 p.m. on the day of the meeting:

[https://us02web.zoom.us/webinar/register/WN\\_3Hu0blxFRsCowUV2--FFYQ](https://us02web.zoom.us/webinar/register/WN_3Hu0blxFRsCowUV2--FFYQ)

As indicated above, please have your response postmarked by 9/28/2020 and send to Ms. Damaris Abraham at the City of Lake Elsinore Planning Division, 130 South Main Street, Lake Elsinore, CA.

Signature:



Name: Ms. Damaris Abraham, Senior Planner

Date: 8/28/20

Phone: (951) 674-3124, ext. 913