



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Lake Elsinore, California, will hold a Public Hearing on April 25, 2023 at 7:00 p.m., or as soon thereafter as the matter may be heard, at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, to consider the following:

Planning Application No. 2021-34 (Evergreen Commercial Development Project): A request by Evergreen Devco, Inc., to construct a 57,254 square foot (SF) commercial center that consists of an anchor grocery store, several quick-serve restaurants, a gas station with a convenience store, and a separate drive-through car wash with 368 parking spaces, which would be constructed in two phases over a total of 8.863 gross acres. The Project includes two Tentative Parcel Maps (TTM 38195 and 38281) to subdivide the 8.863 gross acre site into five (5) lots ranging in size from 1.13 to 3.60 gross acres. CUP 2021-09 would establish a 4,116 SF Car Wash on Lot 1, CUP 2021-10 would establish a 3,000 SF Quick-service Restaurant with a drive-through lane on Lot 2, CUP 2021-11 and PCN 2021-01 would establish a gas station and the 4,088 SF convenience store with concurrent sale of beer and wine for off-site consumption (Type 20 ABC) on Lot 3, PCN 2021-02 includes a PCN finding for the 43,050 SF grocery store for the sale of beer, wine, and distilled spirits for off-site consumption (Type 21 and 86 ABC) on Lot 4, and CUP 2021-12 would establish a the 3,000 SF Quick-service Restaurant with a drive-through lane on Lot 5. CDR 2021-17 provides a comprehensive design review for the entire Project site that includes architectural elevations, on-site stormwater management improvements, lighting, walls and fencing, parking and landscaping. SIGN 2021-35 proposes to establish a uniform sign program that creates an integrated framework for all the signage within the center. The Project is located on Central Avenue/State Route 74 (SR-74) east of the intersection with Cambern Avenue (APNs: 377-020-014, 016, 017, 018, and 019).

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study (Environmental Review No. 2021-05) was prepared for the project to assess potential environmental impacts. The Initial Study revealed that the project would have potentially significant environmental impacts but those potentially significant impacts could be mitigated to less than significant levels. A Mitigated Negative Declaration (MND) (SCH# 2022090133) was prepared and was made available for public review and comment for a 30-day review period from September 12, 2022 to October 12, 2022. Notice to all interested persons and agencies inviting comments on the MND was published in accordance with the provisions of CEQA and the Lake Elsinore Municipal Code.

PLANNING COMMISSION RECOMMENDATION: On April 4, 2023, at a duly noticed Public Hearing, the Lake Elsinore Planning Commission by a 4-0 vote recommended that the City Council approve the proposed project.

ALL INTERESTED PERSONS are invited to submit written information, express opinions or otherwise submit written evidence by email to calvarez@lake-elsinore.org.

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. If you require accommodation to participate in a Public Hearing, please contact the City Clerk's office at (951) 674-3124 ext. 269. All Agenda materials are available for review on the City's website at www.lake-elsinore.org the Friday before the Public Hearing.

FURTHER INFORMATION on this item may be obtained by contacting Ms. Damaris Abraham, Interim Assistant Community Development Director at dabraham@lake-elsinore.org or (951) 674-3124, ext. 913.

April 13, 2023

Candice Alvarez, MMC
City Clerk