

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Lake Elsinore, California, will hold a Public Hearing on March 1, 2022, 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 following item:

Planning Application No. 2017-62 (Imperial Stations): A request by David Berri, Imperial Stations, Inc. to establish a new 3,000 sq. ft. convenience store with the concurrent sale of beer and wine (Type 20 ABC), a 4,400 sq. ft. canopy with 18 fueling stations, and a 5,739 sq. ft. self-serve carwash on an approximately 1.8-acre site. The project will provide 49 parking spaces that include 22 standard spaces, two (2) accessible spaces, and 25 vacuum spaces. The proposed project is located south of Diamond Drive, east of Mission Trail, and west of Casino Drive (APN: 363-172-016).

The proposed project is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15332 (Class 32 – In-fill Development Projects).

ALL INTERESTED PERSONS are invited to submit written information, express opinions or otherwise submit written evidence by email to dabraham@lake-elsinore.org. The State strongly recommends that persons exercising their right to engage in political expression, including attendance and participation in a planning commission meeting, should utilize alternative channels, such as Zoom videoconferencing utilized by the City of Lake Elsinore, in place of in-person gatherings. Consistent with State and County Public Health Orders, remote public participation is allowed in the following ways:

1. Livestream on the City's Website.
2. To call into the meeting and provide public comment via Zoom, please email dabraham@lake-elsinore.org before 5:00 p.m. on the day of the meeting.
3. Email comments to dabraham@lake-elsinore.org before or during the Planning Commission meeting, prior to the close of public hearing on this item, to be read during public comment. Lengthy public comment may be summarized in the interest of time.

In light of changed circumstances related to COVID-19 Public Health Orders, the City reserves the right to restrict in-person participation and resume remote-only participation via Zoom. In the event such action is deemed necessary and appropriate, the City will post alerts on the City's website prior to the Planning Commission Meeting in sufficient time to allow the public to register as instructed above.

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 Administrative Secretary at (951) 674-3124 ext. 297. 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 Kevin Beery, Associate Planner, at kbeery@lake-elsinore.org or (951) 674-3124, ext. 805. Environmental documentation on this item is available for review at <http://www.lake-elsinore.org/city-hall/city-departments/community-development/planning/ceqa-documents-available-for-public-review>. Additional information regarding COVID-19 is available for review on the City's website at www.lake-elsinore.org.

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Damaris Abraham,
Senior Planner

Posted at City Hall on
Published in the Press Enterprise on