



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 December 21, 2021, 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. 2019-34 (Lake and Mountain Commercial Center): A request by Danny Singh, Tiger Petroleum, Inc. to develop an approximately 32,695 square foot (SF) commercial retail center on 6.07 acres of land (5.63 acres after right-of-way dedication). The project would subdivide the site into six parcels and construct a 3,400 SF convenience store with an attached 1,525 SF Quick-Serve Restaurant, 4,089 SF fueling canopy, a 3,150 SF express car wash, two (2) 4,850 SF retail buildings, a 3,320 SF drive-thru restaurant with an attached 1,600 SF retail building, and a 2,520 SF drive-thru restaurant with an attached 2,400 SF retail building with 170 parking spaces, landscaping, and related site improvements. The project is located at the northwest corner of Mountain Street and Lake Street (APNs: 389-030-012, 013, 014, 015, 016, 017, and 018).

Pursuant to the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) has been prepared for the project to assess potential environmental impacts. A Draft EIR (SCH# 2020080538) was made available and circulated for public review and comment for a 45-day public review period from July 2, 2021 to August 16, 2021. The Final EIR responds to the comments and includes in response to comments received on the Draft EIR. The EIR determined that the following issue areas would have potentially significant environmental impacts that would be mitigated to below a level of significance: biological resources; cultural resources; geology and soils; noise; and tribal cultural resources. The EIR determined that the proposed project will not result in significant and unavoidable project-level and cumulative impacts.

ALL INTERESTED PERSONS are invited to submit written information, express opinions or otherwise submit written evidence by email to jkirk@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. Email comments to jkirk@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 addition, limited in-person attendance is currently permitted subject to applicable restrictions and local health restrictions, including mandatory masks and face coverings in compliance with CDPH directives and physical distancing of at least 6 feet between persons. In light of evolving circumstances related to COVID-19 and State and County 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 this 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 Ms. Damaris Abraham, Senior Planner at dabraham@lake-elsinore.org or (951) 674-3124, ext. 913. Additional information regarding COVID-19 is available for review on the City's website at www.lake-elsinore.org.

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Justin Kirk,
Assistant Community Development Director

Posted at City Hall on Thursday, December 9, 2021
Published in the Press Enterprise on Friday, December 10, 2021