



CITY OF LAKE ELSINORE

Community Development Department
130 South Main Street
Lake Elsinore, CA 92530
(951) 674-3124

NOTICE OF PUBLIC HEARING AND NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Lake Elsinore, California, will hold a Public Hearing on February 18, 2020 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 Draft Mitigated Negative Declaration (MND) and the proposed project, as described below. **ALL INTERESTED PERSONS** are hereby invited to attend this Public Hearing to present written information, express opinions or otherwise present evidence in the above matter. 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.

A Draft Initial Study for Mitigated Negative Declaration (Environmental Review No. 2019-02) has been prepared pursuant to the California Environmental Quality Act (CEQA) for the Lake Street Storage Project (Planning Application No. 2018-78, Tentative Parcel Map No. 37550, Conditional Use Permit No. 2018-22, and Commercial Design Review No. 2018-16) and is available for public review.

Project Name:

Lake Street Storage Project (Planning Application No. 2018-78, Tentative Parcel Map No. 37550, Conditional Use Permit No. 2018-22, and Commercial Design Review No. 2018-16)

Project Location:

The Project Site is in the City of Lake Elsinore, Riverside County, California. The 14.44-acre Project Site is located within the Alberhill Ranch Specific Plan area of the City of Lake Elsinore, near the southeast corner of Interstate-15 and Lake Street (APN 390-130-018). The Project Site is located on the Alberhill, California, United States Geologic Survey 7.5-minute quadrangle map, Range 5 West, Township 5, Section 15 (Latitude 33°43'43.6" North; Longitude 117°23'33.9" West).

Project Description:

The Lake Street Storage Project (Proposed Project) would be a new subdivision to create four separate lots with common access. Lot 1 would be 1.11-acres, Lot 2 would be 11.65-acres, Lot 3 would be 1.14-acres, and Lot 4 would be 0.54-acres. Lots 1, 2, and 3 would include development. Lot 1 would be a 3,528 square foot (SF) convenience store one (1) covered fuel canopy with six (6) fuel pumps which could serve 12 vehicles, and two (2) underground storage tanks on 0.94 net acres. Lot 2 would be an 80,000 SF, single-story indoor recreational vehicle (RV) and boat storage facility, with 24,000 SF of mezzanine and 192 surface RV parking spaces partially covered with three (3) canopies with solar panels on 10.63 net acres. Lot 3 would be a 14-stall parking lot with vehicle access. No development is proposed on Lot 4. The Proposed Project would have the following floor area ratios (FAR) for each lot: Lot 1 - 0.08, Lot 2 - 0.19, Lot 3 - N/A, Lot 4 - N/A. The maximum height of the buildings proposed would be 44-feet for the RV and boat storage facility. Hardscape, landscape, on-site stormwater management improvements, monument sign, a trash enclosure, area lighting, and bicycle parking would be constructed as part of the Proposed Project.

Environmental Effects Anticipated as a Result of the Project

Pursuant to the California Environmental Quality Act (CEQA), the City proposes to adopt a Mitigated Negative Declaration for the project. Staff has found that the project will not have a significant effect on the environment on the basis of the Initial Study with implementation of recommended mitigation measures.

In accordance with the disclosure requirements of CEQA Guidelines Section 15072(g)(5), the Project Site is not listed as a hazardous property as designated under Section 65962.5 of the Government Code.

Public Review Period

The City Lake Elsinore is the Lead Agency under the California Environmental Quality Act (CEQA) for this project and is holding a 30-day public review period on the Draft Initial Study/Mitigated Negative Declaration (IS/MND) beginning on **Tuesday, January 14, 2020**, and ending on **Wednesday, February 12, 2020**, during which time responsible agencies, the public, and interested parties are invited to comment on the IS/MND for the proposed project.

The Draft IS/MND is available for review at the following locations in the City of Lake Elsinore:

- City of Lake Elsinore, Community Development Department, 130 South Main Street, Lake Elsinore, CA 92530
- City of Lake Elsinore website at: <http://www.lake-elsinore.org/city-hall/city-departments/community-development/planning/ceqa-documents-available-for-public-review>
- Altha Merrifield Memorial Library, 600 West Graham Avenue, City of Lake Elsinore, CA 92530

Written comments and any questions regarding the project should be directed to:

Damaris Abraham, Senior Planner
Community Development Department
City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530
951-674-3124 Ext. 913
dabraham@lake-elsinore.org