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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2020080538

Project Title: Lake and Mountain Commercial Center Project

Lead Agency: City of Lake Elsinore

Contact Name: Damaris Abraham

Email: dabraham@lake-elsinore.org Phone Number: (951) 674-3124, ext. 913

Project Location: Lake Elsinore, Riverside County

City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project involves a Tentative Tract Map (TTM 37922), Conditional Use Permit (CUP 2019-19) and Commercial Design Review (CDR 2019-27) applications to develop an approximately 32,695 SF of commercial retail center on approximately 6.07 acres of land (5.63 acres after right-of-way dedication). TTM 37922 would subdivide the 6.07-acre site into six (6) parcels for commercial development and the remaining 0.44-acre of the site will be dedicated for road right-of-way purposes. CUP 2019-19 and CDR 2019-27 would allow commercial uses consisting 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. Parking is accommodated throughout the project site with approximately 170 parking stalls including 11 American's with Disabilities Act (ADA), 20 vacuum stalls, and bicycle racks. The project site would provide a vehicle ingress/egress driveway along Mountain Street and two (2) additional ingress/egress driveways along Lake Street.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

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. Biological resource impacts would be reduced via pre-construction surveys for burrowing owl and nesting birds, and compliance with the MSHCP; Cultural resources would be reduced via archaeological monitoring during construction, sensitivity training for construction personnel; tribal monitoring during construction; documenting and planning for the discovery of any unknown cultural resources; geology/soils impacts would be reduced via paleontological monitoring during construction; noise impacts would be reduced via the implementation of noise attenuating devices (i.e. noise wall) and limiting construction hours; and, tribal cultural resources would be reduced via tribal monitoring during construction.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known controversies.

Provide a list of the responsible or trustee agencies for the project.

N/A