

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Corydon GatewayLead Agency: City of Lake ElsinoreContact Person: Damaris Abraham, Senior PlannerMailing Address: 130 South Main StreetPhone: 951-674-3124, ext. 913City: Lake Elsinore, CAZip: 92530County: Riverside**Project Location:** County: RiversideCity/Nearest Community: Lake ElsinoreCross Streets: Corydon Street and Mission TrailZip Code: 92530Longitude/Latitude (degrees, minutes and seconds): 33 ° 38 ' 02 " N / 117 ° 17 ' 31 " W Total Acres: 6.05Assessor's Parcel No.: 370-050-026 and a portion of 370-050-030Section: 21 & 22Twp.: 6 SouthRange: 4 WestBase: Lake ElsinoreWithin 2 Miles: State Hwy #: Interstate 15Waterways: Lake Elsinore, San Jacinto RiverAirports: Skylark AirportRailways: NoneSchools: Multiple**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☒ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☐ Residential: Units _____

Acres _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☒ Commercial: Sq.ft. 38,000Acres 6.05

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Greenhouse Gases**Present Land Use/Zoning/General Plan Designation:**

Specific Plan (East Lake Specific Plan - Action Sports, Tourism, Commercial and Recreation); Specific Plan

Project Description: (please use a separate page if necessary)

The Corydon Gateway Project (proposed project) involves a Tentative Tract Map (TTM 37977), Commercial Design Review (CDR 2020-02) Application, and Conditional Use Permit (CUP 2020-05). TTM would subdivide the 6.05-acre project site into six (6) parcels for commercial development and one lot for a detention basin. The proposed commercial uses include a 2,300-square-foot (sf) fast food restaurant with a drive-thru (Parcel 1), a 4,088-sf 7-Eleven convenience store (with the concurrent sale of beer and wine - Type 20 ABC license) and gas station with 16 fueling stations under a 4,285-sf fueling canopy with a maximum throughput of 1.87 million gallons of gasoline per year (Parcel 2), a 4,333-sf Superstar Car Wash express tunnel car wash with vacuum bays (Parcel 3), a 5,200-sf tire store (Parcel 4), and 11 flex-tech condos (Parcels 5 and 6), including 10 1,920-sf condos and one (1) 2,880-sf condo. Each of the flex-tech condos would include 500 sf of office space. The remaining area within Parcels 5 and 6 would be used for storage or warehouse space, including 1,420 sf for the 1,920-sf condos and 2,380 sf for the 2,880-sf condo. As the flex-tech condos would be leased, internal improvements may be conducted after initial project development to meet the layout requirements of prospective tenants. The project would also involve off-site roadway improvements, including extending Lemon Street west along the northern boundary of the project site and widening and improving the portions of Mission Trail and Corydon Street adjacent to the project site to include project access driveways, sidewalks, and bike lanes.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Revised 2010

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: <u>South Coast Air Quality Management District</u>
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date November 2, 2020

Ending Date December 1, 2020

Lead Agency (Complete if applicable):

Consulting Firm: HELIX Environmental Planning, Inc.

Applicant: Mark Cooper, RED Corydon, LLC

Address: 7578 El Cajon Boulevard

Address: 25425 Jefferson Avenue, Suite 101

City/State/Zip: La Mesa, CA 91942

City/State/Zip: Murrieta, CA 92562

Contact: Hunter Stapp

Phone: _____

Phone: 619-462-1515

Signature of Lead Agency Representative: _____



Date: 10/28/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.