

## Notice of Determination for Mitigated Negative Declaration for the Lakeview Plaza Project (ER 2020-01)

State Clearinghouse Number 2021030580

Filed With:

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County Clerk of Riverside County 2724 Gateway Drive Riverside, CA 92507

From: City of Lake Elsinore (Lead Agency)

130 S. Main Street, Lake Elsinore, CA 92530

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**Date:** June 23, 2021

**Project Title:** Lakeview Plaza Project (Planning Application No. 2019-63, Tentative Parcel Map No. 37854, and Commercial Design Review No. 2019-24)

Project Applicant: Shahin Motamed Hashemi, Lakeview Centre, LLC

**Project Location:** The project site is in the City of Lake Elsinore, Riverside County, California. The 3.9-acre site (APNs 375-092-002 through 375-092-006) is located northeast of Lakeshore Drive, northwest of Manning Street, and southwest of Ryan Avenue, approximately one and one-quarter miles southwest of I-15 and less than one-half mile north of Lake Elsinore. The site is within Section 6 of Township 6 South, Range 5 West of the United States Geological Survey Lake Elsinore, CA 7.5-minute topographic quadrangle map (Latitude 33° 40' 55.8" North; Longitude 117° 37' 37.3" West).

**Project Description:** The project involves a Tentative Parcel Map (TPM 37854) and Commercial Design Review (CDR 2019-24) application. TPM 37854 would subdivide the 3.9-acre project site into four (4) parcels ranging in size from 0.48 acres to 1.49 acres for commercial development. The project would provide a neighborhood retail center with approximately 43, 120 sq. ft. that includes 7,000 sq. ft. of restaurant use and 36,120 sq. ft. of retail use with 198 parking spaces, landscaping and related site improvements. Vehicular access to the Project site would be taken from either of the two (2) driveways to be located on Lakeshore Drive or from the driveway to be located on Manning Street. The project would also involve off-site improvements including catch basins may be installed off-site along Lakeshore Drive, Manning Street, and Ryan Avenue, and the landscaped planter area along the Project site's Lakeshore Drive frontage if necessary, for alternative water quality compliance.

This is to advise that the <u>City of Lake Elsinore City Council as a Lead Agency</u> has approved the above project on <u>June 22, 2021</u>, and has made the following determinations regarding the above-described project:

- 1. The project will not have a significant effect on the environment.
- 2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures were made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan was adopted for this project.
- 5. A Statement of Overriding Considerations was not adopted for this project.
- 6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final Mitigated Negative Declaration (ER 2020-01) (SCH# 2021030580) with comments and responses and record of project approval is available to the General Public at: the City of Lake Elsinore, 130 South Main Street, Lake Elsinore, CA 92530.

Signed:

Damaria Abraham

Title: Senior Planner

Date: June 23, 2021