

## Notice of Determination for a Mitigated Negative Declaration for the Bamiyan Marketplace Project (ER 2019-04)

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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

Contact Person: Damaris Abraham, Planning Manager

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**Date:** August 10, 2022

**Project Title:** Bamiyan Marketplace Project (Planning Application No. 2019-07, Tentative Tract Map No. 37578, Conditional Use Permit No. 2019-03, Commercial Design Review No. 2019-05, and Uniform Sign Program No. 2019-01)

Project Applicant: Ahmad Zaki, Zairey, Inc., 45 Cinch Road, Bell Canyon, CA 91307

**Project Location:** The project site is located in the city of Lake Elsinore, in Riverside County, California. The 12.60-acre project site consists of two parcels (Assessor's Parcel Numbers 381-320-023 and 381-320-020) located at the northwest corner of Grand Avenue and State Route 74/Ortega Highway. The project site is located one block west of the Lake Elsinore shoreline in the southern portion of the City's Lake Edge District. The project is within an unsectioned portion of the La Laguna Grant lands within Township 6 South, Range 5 West, as shown on the Alberhill and Lake Elsinore U.S. Geologic Survey 7.5' quadrangles.

Project Description: The proposed project involves a Tentative Tract Map (No. 37578), Conditional Use Permit (No. 2019-03), Commercial Design Review (No. 2019-05), and Uniform Sign Program (No. 2019-01). Tentative Tract Map 37578 would subdivide the 12.60-acre project site into seven (7) lots for mixed-use commercial and residential development that would be constructed in three phases. Phase 1 includes a 10-dispenser ARCO gasoline station with a 6,840-square foot (SF) canopy, a 4,354-SF AM/PM convenience store, an attached 1,960-SF quick-serve restaurant (with no drive-through service), and a 4,054-SF automated self-service car wash. A 2,000-SF office would be located on the second story above the quick-serve restaurant. Phase 1 would also include grading of the site, installation of the majority of the utility infrastructure, development of internal circulation driveways and parking, and construction of off-site improvements. Phase 2 consists of two 2,400-SF fast food restaurants with drive-through lanes, and a two-story mixed-use commercial/retail and multi-family residential building consisting of six commercial/retail spaces totaling 23,000 SF on the ground floor and 14 apartments or condominium units totaling 20,000 SF on the second floor. Phase 3 of the project would consist of five three-story multi-family residential buildings containing up to 60 residential units. The multi-family residential development would include enclosed parking and a 2,800-SF club house with pool and outdoor living amenities. A reciprocal parking and circulation easement would be recorded for the site concurrently with the tentative tract map.

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>August 9, 2022</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 2019-04) (SCH# 2021120417) 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: Damaris Abraham Title: Planning Manager

Damaris Abraham

Date: August 10, 2022