

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: Evergreen Commercial Development Project

Lead Agency: City of Lake Elsinore Contact Person: Damaris Abraham
 Mailing Address: 130 South Mail Street Phone: 951-674-3124 x 913
 City: Lake Elsinore Zip: 92530 County: Riverside

Project Location: County: Riverside City/Nearest Community: Lake Elsinore
 Cross Streets: Central Avenue/SR 74 and Cambern Avenue Zip Code: 92532

Longitude/Latitude (degrees, minutes and seconds): 33 ° 41 ' 32.51 " N / -117 ° 20 ' 48.81 " W Total Acres: 8.863

Assessor's Parcel No.: 377-020-014, 377-020-016, 377-020-017, 377-020-018, and 377-020-019 Section: 31 Twp.: 05S Range: 04W Base: _____

Within 2 Miles: State Hwy #: SR-74, I-215 Waterways: Temescal Creek

Airports: N/A Railways: N/A Schools: Ortega High School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: 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: Sign Program

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 57,254 Acres 8.863 Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 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: _____

Present Land Use/Zoning/General Plan Designation:

General Plan: General Commercial (GC); Zoning: General Commercial (C-2)

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

The Proposed Project consists of subdividing the existing five lots into five new lots of different sizes and construction of a 57,254 square foot (SF) commercial center that consists of an anchor grocery store, several quick-serve restaurants, a gas station with a convenience store, and a separate drive-through car wash, which would be constructed in two phases over a total of 8.863 gross acres.

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.

Reviewing Agencies Checklist

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

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

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

Starting Date September 12, 2022 Ending Date October 12, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>Sagecrest Planning and Environmental</u>	Applicant: <u>Evergreen Devco, Inc.</u>
Address: <u>27128 Paseo Espada, Suite 1524</u>	Address: <u>2390 East Camelback Road, Suite 410</u>
City/State/Zip: <u>San Juan Capistrano, CA 92675</u>	City/State/Zip: <u>Phoenix, Arizona 85016</u>
Contact: <u>Christine Saunders</u>	Phone: <u>602.808.8600</u>
Phone: <u>714-488-1529</u>	

Signature of Lead Agency Representative:  Date: 9-6-2022

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