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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 #: _____

Project Title: Riverside/Lincoln Commercial (Planning Application Nos. 2019-64 and 2020-92)

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 (*City*) Riverside (*County*)

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

The project covers two noncontiguous parcels in the City of Lake Elsinore. The first parcel is a 6.36-acre site located at the southwest corner of Lincoln Street and Riverside Drive (APN 379-111-014). The applicant is requesting a General Plan Amendment, Zone Change, Tentative Parcel Map, Conditional Use Permit and Commercial Design Review to construct a 4,650 s.f. convenience store with a 16-pump gasoline-dispensing station (with anticipated throughput of 1.5 to 1.7 million gallons of fuel per year) and 4,291 s.f. canopy, a 4,456 s.f. fast food drive-thru restaurant, a 3,979 s.f. self-serve car wash, and a 38,016 s.f self-storage facility.

The second parcel is a 9.02-acre site located in the Lake Elsinore Hills District in the City (APN 363-940-011) at the northeast corner of the intersection of Railroad Canyon Road and Tassel Way within Phase 8 of the Canyon Hills Specific Plan. A Specific Plan Amendment is proposed to change the land use designation from Neighborhood Commercial (C-1) to Multifamily 2 Residential District (MF2). No development is proposed on this site.

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

Please see Attachment A for a summary of the project's potentially significant effects related to biological resources, cultural resources and noise and the proposed mitigation measures that reduce or avoid the effects. All impacts will be mitigated to below a level of significance.

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

None.

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

California Department of Fish and Wildlife
Caltrans