



2018051051

NOTICE OF AVAILABILITY/NOTICE OF COMPLETION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

DATE: 3/19/2019

TO: Interested Agencies, Organizations, and Individuals
(See Attached Distribution List)

FROM: City of Lake Elsinore
Community Development Department – Planning Division
130 South Main Street
Lake Elsinore, CA 92530

The City of Lake Elsinore, as lead agency under the California Environmental Quality Act (CEQA), is issuing notification that it has completed the Draft Environmental Impact Report ("DEIR") (State Clearinghouse Number 2018051051) for the project described below and that the completed document is available for review.

PROJECT TITLE: Nichols Ranch Specific Plan

PROJECT LOCATION: The Nichols Ranch Specific Plan (NRSP) site encompasses 72.5 acres located south of and adjacent to Nichols Road; east of and adjacent to Interstate 15 (I-15); west of and adjacent to El Toro Road/Wood Mesa Court; and north of and adjacent to the Temescal Canyon High School. The NRSP site corresponds to the following Assessor's Parcel Numbers (APNs): 389-200-(038, 039); 389-210-(008, 032, 034, 036); and portions of APNs 289-200-035 & 289-200-036. Latitude/Longitude: 33°42'20.6" North/117°21'3.4" West. Section/Township: Section 25, Township 5 South, Range 5 West, San Bernardino Baseline and Meridian.

PROJECT DESCRIPTION: The Project consists of a proposal to establish the NRSP over the 72.5-acre property. With approval of the Project, the Project site would be developed with up to 168 residential homes on approximately 31.1 acres; 14.5 acres of commercial uses, including a 130-room hotel, 6,000 s.f. of fast-food restaurant uses with drive-through window use, 5,500 s.f. of fast-food restaurant uses without drive-through window use, 9,400 s.f. of sit-down restaurant uses, 4,400 s.f. of commercial retail uses, an 8,000 s.f. health and fitness club, a gas station (with market and car wash) with 16 fueling stations, and 43,000 s.f. of office uses; 8.3 acres of recreation uses; drainage basins on 5.5 acres; open space on 1.3 acres; and roadways on 5.3 acres. Discretionary approvals required to implement the Project include a General Plan Amendment (GPA 2018-01); an amendment to the approved Alberhill Ranch Specific Plan (ARSP; SP 2017-03) to remove the northern 45.4 acres of the Project site from the ARSP boundaries; a Specific Plan (SP 2018-01) to establish the NRSP over the 72.5-acre site and to establish development standards, design guidelines, and zoning requirements; a Zone Change (ZC 2018-01) to establish the NRSP as the zoning for the site; and Tentative Tract Map No. 37305 (TTM 37305), which would create 168 residential lots on approximately 22.74 acres, one commercial retail lot on 14.43 acres, a sewer lift station lot on 0.13 acre, a park site lot on 6.49 acres, two drainage basin lots on 5.45 acres, nine landscape lots on 1.45 acres, three open space/landscape lots on 3.04 acres, two open space lots on 6.49 acres, and public streets on 12.28 acres.

POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS: The DEIR discusses the project's potential environmental impacts. Impacts to the following issue areas were determined not to be significant as part of the project's Notice of Preparation (NOP) process: agricultural and forest resources; and mineral resources. The DEIR

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concluded that the project would have no potentially significant impacts upon aesthetics; energy; hazards and hazardous materials; hydrology and water quality; land use and planning; paleontological resources; population and housing; public services; recreation; and utilities and service systems. The DEIR also determined that the following issue areas would have potentially significant environmental impacts that would be mitigated to below a level of significance: geology and soils; greenhouse gas emissions; historic and archaeological resources; noise; and tribal cultural resources. The DEIR determined that the proposed project will have significant and unavoidable project-level and cumulative impacts related to the following issues that cannot be mitigated to below a level of significance: air quality; biological resources; and transportation/traffic. As a result, a Statement of Overriding Considerations would be required for the project to be approved.

HAZARDOUS MATERIALS STATEMENT: The project area does not include sites that have been included on lists of hazardous waste sites enumerated under Section 65962.5 of the California Government Code.

DOCUMENT AVAILABILITY: The Draft Environmental Impact Report (State Clearinghouse No. 2018051051) and associated Technical Appendices are available for review on the City's website at <http://www.lake-elsinore.org/city-hall/city-departments/community-development/planning/ceqa-documents-available-for-public-review>, and at the following locations:


- **City of Lake Elsinore**, 130 South Main Street, Lake Elsinore, CA 92530. All documents referenced in the DEIR are available at this location.
- **Lake Elsinore Branch Library**, 600 West Graham Avenue, Lake Elsinore, CA 92530. Hard copies of the DEIR and electronic copies of the technical appendices and reference materials are available at this location.
- **Lakeside Library**, 32593 Riverside Drive, Lake Elsinore, CA 92530. Hard copies of the DEIR and electronic copies of the technical appendices and reference materials are available at this location.

PUBLIC REVIEW PERIOD: A 45-day review period has been established for the DEIR beginning **Tuesday, March 19, 2019** and ending on **Friday, May 3, 2019**. All comments on the DEIR may be submitted as soon as possible, but must be received no later than **5:00 p.m. on Friday, May 3, 2019**. All comments must be submitted in writing to the address listed below:

Ms. Damaris Abraham, Senior Planner
Community Development Department – Planning Division
City of Lake Elsinore
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Lake Elsinore, CA 92530
E-mail: dabraham@lake-elsinore.org
Telephone: 951.674.3124 Ext. 913

PUBLIC HEARINGS: No hearing dates have been set at this time. Notification of the date, time, and place of future public hearings will be provided in compliance with City and CEQA requirements.

Date: March 13, 2019

Signature: 
Damaris Abraham
Title: Senior Planner
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