

APR 22 2019

FILE

Ms. Damaris Abraham
City of Elsinore Planning Division
130 South Main Street
Lake Elsinore, California 92530

Notice of Completion and Environmental Document Transmittal
Nichols Ranch Specific Plan - SCH # 2018051051
Riverside County

Dear Ms. Abraham:

We have reviewed the Notice of Completion and Environmental Document Transmittal for the Nichols Ranch Specific Plan for the development of an approximately 72.5-acre site. The Plan includes the construction of two drainage basins, designated as WQ Basin "A1" and WQ Basin "A2."

Insufficient information was provided for us to make a determination on whether the two drainage basins are subject to State jurisdiction for dam safety. Therefore, preliminary plans for the basins need to be submitted so that we can make a jurisdictional determination.

As defined in sections 6002 and 6003, Division 3 of the California Water Code, dams 25 feet or higher with a storage capacity of more than 15 acre-feet, and dams higher than 6 feet with a storage capacity of 50 acre-feet or more are subject to State jurisdiction. Dam height is defined as the vertical distance measured from the maximum possible water storage level to the downstream toe of the barrier.

If the basins are subject to State jurisdiction, a construction application, together with plans, specifications, and the appropriate filing fee must be filed with the Division of Safety of Dams for each basin. All dam safety related issues must be resolved prior to approval of the application, and the work must be performed under the direction of a Civil Engineer registered in California. Erik Malvick, our Design Engineering Branch Chief, is responsible for the application process and can be reached at (916) 227-4660.

If you have any questions or need additional information, you may contact, Area Engineer Brandon Cruz at (916) 227-4602 or me at (916) 227-4600.

Sincerely,

ORIGINAL SIGNED BY

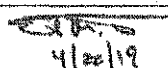
Ernie. M. Tapia, Acting Regional Engineer
Southern Region
Field Engineering Branch
Division of Safety of Dams

cc: Governor's Office of Planning and Research
State Clearinghouse
state.clearinghouse@opr.ca.gov

BCruz:CCarretta
Nichols Ranch Specific Plan.doc
Spell Check 4/19/19

SURNAME
DWR 155 (Rev 7/11)


4/22/19


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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 # 2018051051

Project Title: Nichols Ranch Specific Plan

Lead Agency: City of Lake Elsinore Planning Division
Mailing Address: 130 S. Main Street
City: Lake Elsinore
Contact Person: Damaris Abraham
Phone: (951) 674-3124, ext. 913
County: Riverside County
Zip: 92530

Project Location: County: Riverside County
City/Nearest Community: City of Lake Elsinore
Cross Streets: South of Nichols Road; East of I-15; West of El Toro Road/Wood Mesa Court
Longitude/Latitude (degrees, minutes and seconds): 33 42 20.6 N / 117 21 03.4 W Total Acres: 72.6 acres
Assessor's Parcel No.: Various
Section: 25 Twp.: 5S Range: 5W Base: S, Bern.
Waterways: Lake Elsinore; Stovepipe Canyon Creek
Airports: None Railways: None Schools: See Attachment 1

Document Type:

CEQA: [] NOP [] Draft EIR [] Supplement/Subsequent EIR [] Early Cons [] Neg Dec [] Mit Neg Dec
NEPA: [] NOI [] EA [] Draft EIS
Other: [] Joint Document [] Final Document [] Other

Local Action Types:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] State Clearinghouse [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other: SP Amendment

Development Type:

[] Residential: Units 168 Acres 31.1
[] Office: Sq.ft. 43,000 Acres 14.6 Employees 319
[] Commercial: Sq.ft. 53,900 Acres Same Employees Same
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational: 8.3 acres
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other: 130-room Hotel; Gas station with 16 fueling pumps

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: Greenhouse Gases

Present Land Use/Zoning/General Plan Designation:

Refer to Attachment 1

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

The Project Applicant proposes to develop an approximately 72.5-acre site with 168 single-family dwelling units on 31.1 acres; 14.5 acres of commercial retail; parks and recreational uses on 8.7 acres; drainage basins on 5.5 acres; open space on 1.6 acres; floodways on 5.6 acres; and backbone roadways on 5.3 acres. Discretionary applications required to implement the Project include a General Plan Amendment, Specific Plan, Specific Plan Amendment, Tentative Tract Map, and Change of Zone.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 3-19-2019

SCH COMPLIANCE 5-2-2019

Project Sent to the following State Agencies

- Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 6
Cal Fire
Historic Preservation
Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl. & Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
Reg. WQCB # 3
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2018051051

Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 3, 123)