



## CITY OF LAKE ELSINORE

Community Development Department  
130 South Main  
Street Lake Elsinore,  
CA 92530  
(951) 674-3124

### **NOTICE OF PUBLIC HEARING AND NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Lake Elsinore, California, will hold a Public Hearing on **January 18, 2022** at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, at 6:00 p.m., or as soon thereafter as the matter may be heard, to consider the Draft Mitigated Negative Declaration and the proposed project, as described below. **ALL INTERESTED PERSONS** are hereby invited to attend this Public Hearing to present written information, express opinions or otherwise present evidence in the above matter. If you wish to legally challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else at the Public Hearing described in this notice, or in written correspondence delivered to the City prior to or at the Public Hearing.

A Draft Initial Study/Mitigated Negative Declaration (IS/MND; Environmental Review No. 2021-02) has been prepared pursuant to the California Environmental Quality Act (CEQA) for the Lakeside Residential Project (Planning Application No. 2021-11, Zone Change No. 2021-04 (Planned Unit Development (PUD) Overlay), Tentative Tract Map No. 38116, Residential Design Review No. 2021-02) and is available for public review.

#### **Project Name**

Lakeside Residential Project (Planning Application No. 2021-11, Zone Change No. 2021-04 (PUD Overlay), Tentative Tract Map No. 38116, Residential Design Review No. 2021-02)

#### **Project Location**

The project site is in the City of Lake Elsinore, Riverside County, California. The 34.81-acre site (APNs 379-060-022, 379-060-005, and 379-060-027) is located along State Route 74 (SR-74) east of the intersection of Riverside Drive and Grand Avenue. The project site is located within the General Plan Lake Edge District. The site is located in Sections 10 and 11 of Township 6 South, Range 5 West of the San Bernardino Baseline and Meridian. The site is located within the United States Geological Survey (USGS) Alberhill, Quadrangle (2012).

#### **Project Description**

The Lakeside Residential Project (proposed project) involves a Tentative Tract Map (TTM 38116), Residential Design Review (RDR 2021-02) application, and a Zone Change No. 2021-04 (PUD Overlay). The PUD Overlay provides modified development regulations and design standards for the underlying R-3 zoning district. TTM 38116 would subdivide the 34.81-acre project site into nine (9) parcels. One lot for detached condominium residences, one reserved open space lot, one water quality basin, two recreation lots, and four open space landscaping lots. The proposed project would develop the project site with 140 two-story condominium residences, recreation areas, and the associated amenities and infrastructure on the western portion of the site, and the eastern 15.65 acres of the site that is adjacent to the lake would be preserved as natural open

space. The residences would range in size from approximately 1,793 square feet (SF) to approximately 2,288 SF and include three different two-story floor plan options. The project proposes to 8-foot-high concrete masonry wall to be constructed along the project site boundary with Grand Avenue/Riverside Drive/SR-74. Pedestrian and vehicular entry gates would be 6-foot-high metal rolling security gates. Residences would be separated by rear and side yard 5-foot-6-inch-high vinyl fences.

The project involves off-site roadway improvements, including widening Riverside Drive / SR-74 to two lanes along the project frontage to meet the future roadway buildout of the Lake Elsinore General Plan and to construct a median to prohibit left-turns onto SR-74/ Riverside Drive from the project site and Jamieson Street. The project also includes addition of a striped bike lane, streetlights, parkway landscaping, and removal of the existing utility poles along Grand Avenue/Riverside Drive/SR-74 fronting the project site and undergrounding the dry utilities.

### **Environmental Effects Anticipated as a Result of the Project**

Pursuant to CEQA, the City proposes to adopt a Mitigated Negative Declaration for the project. Staff has found that the project will not have a significant effect on the environment on the basis of the Initial Study with implementation of recommended mitigation measures.

In accordance with the disclosure requirements of CEQA Guidelines Section 15072(g)(5), the Project Site is not listed as a hazardous property as designated under Section 65962.5 of the Government Code.

### **Public Review Period**

The City Lake Elsinore is the Lead Agency under CEQA for this project and is holding a 30-day public review period on the Draft IS/MND beginning on **Friday, November 19, 2021**, and ending on **Monday, December 20, 2021**, during which time responsible agencies, the public, and interested parties are invited to comment on the IS/MND for the proposed project.

The Draft IS/MND is available for review at the following locations:

- City of Lake Elsinore, Community Development Department, 130 South Main Street, Lake Elsinore, CA 92530
- City of Lake Elsinore website at: <http://www.lake-elsinore.org/city-hall/city-departments/community-development/planning/ceqa-documents-available-for-public-review>

### **Written comments and any questions regarding the project should be directed to:**

Damaris Abraham, Senior Planner  
Community Development Department  
City of Lake Elsinore  
130 South Main Street  
Lake Elsinore, CA 92530  
951-674-3124 Ext. 913  
[dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)