



CITY OF CANYON LAKE
NOTICE OF AVAILABILITY (NOA) / NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY / NEGATIVE DECLARATION
TOWNE CENTER SPECIFIC PLAN

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, City Staff prepared an Initial Study / Mitigated Negative Declaration (IS/MND) that identify and evaluate the environmental impacts of the Towne Center Specific Plan.

Project Title: Towne Center Specific Plan

Project No.: 22-02

Project Location: City of Canyon Lake Towne Center

Project Description: The Project is a specific plan for the existing Towne Center Shopping Center. The Towne Center Specific Plan (TCSP) document would provide the basic framework, design, and implementing guidelines to allow for residential mixed use development within the City of Canyon Lake's existing Towne Center. The TCSP will allow for a distribution of land uses that will provide for greater fiscal opportunities by improving the attributes of the existing center to generate more local interest and the opportunity for residential development through allowance of multiple family residential development. The Towne Center is currently comprised of a variety of service, retail, restaurant, hotel, office, and public facility uses. The existing General Plan Land Use designation of Mixed Use and proposed zoning designation of Mixed Use which would allow for all proposed land uses. The TCSP will provide guidelines for multi-family housing and mixed-use commercial design with opportunities for development of both affordable and varied housing types to help retain current Canyon Lake residents. The TCSP also promotes the retention of the existing businesses, while providing opportunity for new commercial, office and service uses, and will allow for the development of a more centralized civic area along with increase opportunity for open space plazas and pedestrian walkability.

Environmental Review and Public Comment: The circulation of the Mitigated Negative Declaration\ Initial Study is to encourage written public comments. Interested persons can review the IS/MND at the following physical location:

**Canyon Lake City Hall
31516 Railroad Canyon Road
Canyon Lake, CA 92587**

You may obtain the document in electronic format by emailing the City Planner at jmorrissey@canyonlakeca.gov To request a PDF version of the document from the Planning Department database, please reference the project number above.

The comment period begins on **March 4, 2022**. All comments must be received no later than **April 4, 2022, at 5:00 PM**. Please submit comments to jmorrissey@canyonlakeca.gov or to:

Jim Morrissey, City Planner
951-244-2955
Planning Department
31516 Railroad Canyon Road
Canyon Lake, CA 92587