



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

A Recirculated Initial Study (IS) for Mitigated Negative Declaration (MND) No. 2014-02 (SCH #2013091083) has been prepared pursuant to the California Environmental Quality Act (CEQA) for the Terracina Specific Plan Project and is available for public review. The Recirculated IS/MND includes the results of a Determination of Biologically Equivalent or Superior Preservation Analysis which was prepared following the September 2013 release of the original IS/MND. The Recirculated IS/MND also includes revised mitigation measures which are at least as effective as or more effective than previously proposed.

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Lake Elsinore, California, will hold a public hearing on December 2, 2014, 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 MND 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.

Project Name:

Terracina Specific Plan (SP No. 2012-01) and related General Plan Amendment No. 2012-03, Zone Change No. 2012-05, Vesting Tentative Tract Map 36557, and Vesting Tentative Tract Map 36577 for financing purposes

Project Location:

The project is located in the northwestern portion of the City of Lake Elsinore, in western Riverside County. The project site contains 150.8 acres within the Alberhill District of the City and corresponds to the following eight Assessor's Parcel Numbers: 378-040-004 through 007, 378-040-012, 389-180-001 and 002, and 389-190-002. The southern project boundary is located adjacent to Lakeshore Drive, between Terra Cotta Road and Dryden Street. Hoff Avenue is located along the northern boundary.

The project site is located on the Alberhill and Lake Elsinore, California, United States Geologic Survey 7.5-minute quadrangle maps, Sections 26, 34, and 35, Township 5 South, Range 5 West, San Bernardino Base and Meridian (Latitude 33°41'49" North; Longitude 117°22'30" West).

Project Description:

The Terracina Specific Plan Project consists of a residential development, with approximately 76.5 acres of residential (468 dwelling units), 22 acres of open space, 22.5 acres of roadways,

1.6 acres of park (2.1 gross acres), and 28.2 acres of graded slopes and basins. The project requires approvals from the City including rezoning from Single-Family Residential to Specific Plan, approval of a tentative tract map, and construction/development permits.

Environmental Effects Anticipated as a Result of the Project

Pursuant to the California Environmental Quality Act (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 the California Environmental Quality Act (CEQA) for this project, and is holding a 30-day public review period on the Recirculated Initial Study/Mitigated Negative Declaration (IS/MND) beginning on **Thursday, October 16, 2014**, and ending on **Monday, November 17, 2014**, during which time responsible agencies, the public, and interested parties are invited to comment on the IS/MND for the proposed project.

The IS/MND is available for review at the following locations in the City of Lake Elsinore:

- City of Lake Elsinore, Community Development Department, 130 South Main Street, Lake Elsinore, CA 92530
- City of Lake Elsinore website at: at <http://www.lake-elsinore.org/index.aspx?page=246>
- Altha Merrifield Memorial Library, 600 West Graham Avenue, City of Lake Elsinore, CA 92530
- Vick Knight Community Library, 32593 Riverside Drive, Building 200, City of Lake Elsinore, CA 92530

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

Richard J. MacHott, Planning Manager
Community Development Department
City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530
951-674-3124 Ext. 209
rmachott@lake-elsinore.org