



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

An Initial Study (IS) for Mitigated Negative Declaration (MND) has been prepared pursuant to the California Environmental Quality Act (CEQA) for the Meadow Ridge II at Canyon Hills (Tentative Tract Map No. 36682) Project and is available for public review.

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Lake Elsinore, California, will hold a public hearing on April 7, 2015, 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:

Meadow Ridge II at Canyon Hills (Tentative Tract Map No. 36682, Zone Change No. 2014-01, Residential Design Review No. 2014-01)

Project Location:

The project is located in the eastern portion of the City of Lake Elsinore, in western Riverside County. The project site contains 20.2 acres and corresponds to the Assessor's Parcel Number 358-130-020-4. The site is bounded by Holland Road on the north and Corson Avenue on the south.

The project site is located on the Romoland, California, United States Geologic Survey 7.5-minute quadrangle maps, Section 8, Township 6 South, Range 3 West, San Bernardino Base and Meridian (Latitude 33°40'8.14" North; Longitude 117°13'3.58" West).

Project Description:

The Meadow Ridge II at Canyon Hills Project consists of a 20.2-acre residential development. The project includes 74 single-family residential lots with an average lot size of approximately 8,100 square feet. The proposed tentative tract map (TTM No. 36682) includes a 74-lot development and eight single-family lots that were reconfigured from a previously approved tentative tract map (TTM 36115-1) to allow for internal access between the project site and the approved development to the west. The eight lots have been through CEQA review as part of TTM 36115-1. The project would also include landscaped buffers along Holland Road and the project's eastern boundary, and a water quality detention basin that would be maintained by the homeowners association. The project requires approvals from the City including 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 Initial Study/Mitigated Negative Declaration (IS/MND) beginning on **Thursday, February 26, 2015**, and ending on **Monday, March 30, 2015**, 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