NOTICE OF AVAILABILITY/NOTICE OF COMPLETION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

DATE: **November 5, 2015**

TO: **Agencies, Organizations and Interested Persons**
(See Attached Distribution List)

FROM: **City of Lake Elsinore**
Community Development Department – Planning Division
130 South Main Street
Lake Elsinore, CA 92530

The City of Lake Elsinore, as lead agency under the California Environmental Quality Act (CEQA), is issuing notification that it has completed the Draft Environmental Impact Report ("DEIR") (State Clearinghouse Number 2012061046) for the project described below and that the completed document is available for review:

PROJECT TITLE: Alberhill Villages Specific Plan (SP 2010-02)

PROJECT LOCATION: The proposed project is located in the northwestern portion of the City of Lake Elsinore, in western Riverside County. The project site is generally located south of the I-15 Freeway and west of Lake Street. The Project site is bordered by Lake Street and the Brighton Specific Plan area to the east, unincorporated Riverside County properties to the north, Cleveland National Forest and the Horsethief Canyon Ranch Specific Plan residential project to the west, and the Murdock Alberhill Ranch Specific Plan and City of Lake Elsinore residential communities to the south. The project site consists of seven coterminous vacant parcels that total approximately 1,400 acres. The project site corresponds to the following Assessor's Parcel Numbers (APNs): 389-020-032, 390-130-006, 390-130-015, 390-130-016, 390-130-017, 390-130-020, 390-130-021, 390-130-024, 390-160-001, 390-160-002, 390-160-011, 390-160-012, 390-170-001, 390-190-011, 390-190-019, 391-170-005, 391-170-007, 391-200-003, 391-200-004, 391-200-007, 391-200-010, 391-200-011, 391-200-012, 391-200-017, 391-230-002, 391-230-003, 391-230-004, 391-230-005, 391-230-007, 391-230-009, 391-230-010, 391-240-001, 391-800-011. (Latitude/Longitude: 33° 43' 15.4"North / 117° 23' 52.7 West).

PROJECT DESCRIPTION: The Project consists of the Alberhill Villages Specific Plan No. 2010-02, a General Plan Amendment (GPA) No. 2012-01, and Zone Change (ZC) No. 2012-02. The Alberhill Villages Specific Plan proposes 8,244 dwelling units; 4,007,000 sf of non-residential uses including civic/institutional, commercial/retail, professional office/medical and entertainment uses; development of a university campus or similar educational institution to serve up to 6,000 students; and supporting uses including schools, parks, worship centers, and green belt paseos. The GPA proposes that the proposed Project site's land use designation be

changed to "Specific Plan". The proposed GPA also proposes changes to the General Plan's Circulation Element.

POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS: The DEIR discusses the project's potential environmental impacts and concluded that the project will have no potentially significant impacts upon Agriculture and Forestry Resources, Mineral Resources, and Fiscal & Retail (Urban Decay) and as a result, no mitigation measures are required for these issue areas. The DEIR also determined that the following issue areas have potentially significant environmental impacts that will be mitigated to below a level of significance: Aesthetics, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population, Housing and Employment, and Public Services and Utilities. The DEIR determined that the proposed project will have significant and unavoidable program-level and cumulative impacts related to Air Quality and Traffic and Circulation which cannot be mitigated to below a level of significance. As a result, a Statement of Overriding Considerations would be required in order for the project to be approved.

HAZARDOUS MATERIALS STATEMENT: the Pacific Clay portion of the site was identified as having two (2) previous Underground Leaking Storage Tanks (RB Case # 083303229T and Loc. Case # 980657). Both of these cases have been deemed "closed."

DOCUMENT AVAILABILITY: The Draft Environmental Impact Report (State Clearinghouse Number 2012061046) and associated Technical Appendices are available for review on the City's website at http://www.lake-elsinore.org/index.aspx?page=246 and at the following locations:

- **City of Lake Elsinore**, 130 South Main Street, Lake Elsinore, CA 92530. All documents referenced in the DEIR are available at this location.
- **Altha Merrifield Memorial Library**, 600 West Graham Avenue, Lake Elsinore, CA 92530
- **Vick Knight Community Library**, 32593 Riverside Drive, Building 200, Lake Elsinore, CA 92530

PUBLIC REVIEW PERIOD: A 45-day review period has been established for the DEIR beginning **Thursday , November 5, 2015** and **ending on Monday, December 21, 2015.** All comments on the DEIR may be submitted as soon as possible, but must be received **no later than 5:00 p.m. on Monday, December 21, 2015.** All comments must be submitted in writing to the address listed below:

Mr. Roy F. Stephenson, PE, Land Use Engineer
City of Lake Elsinore
c/o HR Green
1100 Town & Country Road, Suite 1025
Orange, CA 92868
E-mail: rstephenson@hrgreen.com
Telephone: 714.402.4185/Fax: 714.333.1886

PUBLIC HEARINGS: No hearing dates have been set at this time. Notification of the date, time, and place of future public hearings will be provided in compliance with City and CEQA requirements.

Date: 10/29/15 Signature: _____

Roy F. Stephenson, PE

Title: Land Use Engineer

Telephone: 714.402.4185

E-mail Address: rstephenson@hrgreen.com