



Notice of Determination for Mitigated Negative Declaration 2015-03 (In compliance with Section 21108 or 21152 of the Public Resources Code)

130 South Main Street, Lake Elsinore, CA 92530

FILED / POSTED

County of Riverside Peter Aldana Assessor-County Clerk-Recorder

Filed With: [] Office of Planning and Research [X] 1400 Tenth Street Sacramento, CA 95814

Cour E-201500618 2724 07/15/2015 08:10 AM Fee: \$ 2260.00 Page 1 of 1 River

Removed AUG 18 2015 By: [Signature] Deputy

Date: July 15, 2015

Project Title: Terracina Specific Plan (SP No. 2012-01) and Related General Plan Amendment No. 2012-03, Zone Change No. 2012-05, Vesting Tentative Tract Map No. 36557, and Tentative Tract Map No. 36577

Lead Agency Contact Person: Richard J. MacHott, LEED Green Associate, Planning Manager

Telephone Number: (951) 674-3124 x 209

Project Location: The project is located in the northwestern portion of the City of Lake Elsinore, in western Riverside County. The project site corresponds to 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 No. 2012-01 is a master planned community which divides the irregular-shaped 150.8-acre site into six (6) separate, individual planning areas or "villages" ranging in size from 7.8 acres to 29.9 acres. General Plan Amendment No. 2012-03 amends the land use designation on the subject property from Low-Medium Density Residential (LMR) and Low Density Residential (LR) to Specific Plan (SP). Zone Change No. 2012-05 changes the zoning on the subject property from R-1 (Single-Family Residential District) to SP (Specific Plan). Vesting Tentative Tract Map No. 36557 is the subdivision of the 150.8 acres project site into 452 single-family residential lots, one 5.1 acre gross (4.2 acre net) fully-developed park, seven landscape lots, four open space lots, one sewer lift station lot and three Water Quality Management Plan (WQMP) and drainage basin lots. Tentative Tract Map No. 36577 is a proposed subdivision of the project site into six (6) lots for the purpose of Financing and Conveyance only.

This is to advise that the Lake Elsinore City Council (Lead Agency) has approved the above project on July 14, 2015, and has made the following determinations regarding the above-described project:

- 1. The project [] will [X] will not have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [X] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [] was not adopted for this project.
5. A Statement of Overriding Considerations [] was [X] was not adopted for this project.
6. Findings [] were [X] were not made pursuant to the provisions of CEQA.

This is to certify that the final Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at: City of Lake Elsinore, 130 South Main Street, Lake Elsinore, CA 92530.

Signed: [Signature] Richard J. MacHott, LEED Green Associate

Title: Planning Manager

Date: July 15, 2015

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 15-80434

State Clearinghouse # (if applicable): _____

Lead Agency: CITY OF LAKE ELSINORE Date: 07/15/2015

County Agency of Filing: RIVERSIDE Document No: E-201500618

Project Title: TERRACINA SP 2012-01; RELATED GPA 2012-03; CZ 2012-05; VESTING TTM 36557; TTM 36577

Project Applicant Name: TERRACINA INVESTORS LLC Phone Number: (951) 674-3124

Project Applicant Address: 5753 G SANTA ANA CANYON ROAD, #506 ANAHEIM HILLS, CA 92807

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

- | | |
|---|-------------------|
| <input type="checkbox"/> Environmental Impact Report | _____ |
| <input checked="" type="checkbox"/> Negative Declaration | <u>\$2,210.00</u> |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | _____ |
| <input type="checkbox"/> Project Subject to Certified Regulatory Programs | _____ |
| <input checked="" type="checkbox"/> County Administration Fee | <u>\$50.00</u> |
| <input type="checkbox"/> Project that is exempt from fees (DFG No Effect Determination (Form Attached)) | _____ |
| <input type="checkbox"/> Project that is exempt from fees (Notice of Exemption) | _____ |
| Total Received | <u>\$2,260.00</u> |

Signature and title of person receiving payment:



Deputy

Notes:

