



NOTICE OF AVAILABILITY/NOTICE OF COMPLETION OF A MITIGATED NEGATIVE DECLARATION

DATE: February 16, 2016

TO: Agencies, Organizations, and Interested Persons
(Distribution List available upon request)

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 a Draft Initial Study/Mitigated Negative Declaration for the project described below and that the completed document is available for review:

PROJECT TITLE: Wake Rider Beach Resort & Beach Park: Commercial Design Review (CDR 2011-03); Conditional Use Permit (CUP 2011-03); and Tentative Parcel Map (TPM 35869). Conditional Use Permit (CUP 2012-06); and Commercial Design Review (CDR 2016-03).

PROJECT LOCATION: The Beach Resort is bounded on the north by an existing mobile home park, on the east by Lake Elsinore, on the south by a concrete drainage channel and single-family dwellings, on the west by Grand Avenue and vacant property, in the City of Lake Elsinore, County of Riverside (APN 381-030-005) The Beach Park is bounded by Mark Avenue on the southwest, the lakeshore on the northeast, and residential properties on the southeast and the northwest, in the City of Lake Elsinore, County of Riverside (APN 381-040-005).

PROJECT DESCRIPTION: The Beach Resort consists of five buildings totaling 65,335 square feet, with associated on-site and off-site improvements, including hardscape and landscaping on approximately 2.8 acres of a 5.4 acre parcel. The remaining approximately 2.6 acres are located within the jurisdictional and high water areas for Lake Elsinore and will not be affected by the Project. The Project includes a dedication of additional right-of-way for Grand Avenue in front of the Project.

Building	Square Footage	Maximum Height	Proposed Use(s)
Building A	4,322	32'5"	Drive through restaurant/meeting room
Building B	18,246	37'6"	Hotel – 14 Suites
Building C	18,971	37'6"	Hotel – 22 Suites
Building D	15,911	37'7"	Hotel – 15 Suites
Building E	7,885	30'9"	Retail/Restaurant

The Beach Park site is approximately 2.73 gross acres/2.65 net acres in area. On-site Project improvements include a 15-berth dock, boat launch ramp, 47-space parking lot (auto, boat, trailer, RV, and handicapped), 488 square foot bathhouse, 1,584 square foot garage with storage, and picnic tables and BBQ grills. A 1,951-foot long boat launch ramp is provided in the southerly corner of the site. Northerly of the boat launch ramp will be a beach/picnic use area.

A 175'6" long dock, with an 18'4" approach ramp (totaling 193'10") that will protrude into the Lake. The dock will be accessible from the beach/picnic use area.

POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS: The Initial Study evaluated potentially significant impacts associated with the Proposed Project and concluded that the Proposed Project will have no potentially significant impacts upon Agricultural Resources, Air Quality and Greenhouse Gasses, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, Recreation, Utilities/Service Systems, and as a result, no mitigation measures are required for these issue areas. The Initial Study 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, Geology and Soils, Hazards/Hazardous Materials, Hydrology and Water Quality, Noise, Transportation/Traffic, and Mandatory Findings of Significance.

HAZARDOUS MATERIALS STATEMENT: The project area (City and its Sphere of Influence) includes sites that have been included on lists of hazardous waste sites enumerated under Section 65962.5 of the California Government Code.

DOCUMENT AVAILABILITY: The Initial Study/Mitigated Negative Declaration is available for review at the following locations:

- **City of Lake Elsinore**, 130 South Main Street, Lake Elsinore, CA 92530
- **Lake Elsinore Branch Library**, 600 W Graham Ave, Lake Elsinore, CA 92530

PUBLIC REVIEW PERIOD: A 30-day review period has been established for the Initial Study/Mitigated Negative Declaration **beginning February 16, 2016** and **ending on March 16, 2016**. All comments on the Initial Study/Mitigated Negative Declaration may be submitted as soon as possible, but must be received **no later than 4:00 p.m. on March 16, 2016**. All comments must be submitted **in writing** to the address listed below:

Justin Kirk, Principal Planner
Community Development Department – Planning Division
City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530
E-mail: jkirk@Lake-Elsinore.org
Telephone: 951.674.3124 Ext. 284/Fax: 951.471.1419

PUBLIC HEARINGS: Written and oral comments regarding the Initial Study/Mitigated Negative Declaration may also be submitted at public hearing(s) that will be held before the City of Lake Elsinore Planning Commission. Notification of the date, time, and place of future public hearings will be provided in compliance with City and CEQA requirements.

Date: _____

2/10/16

Signature: _____



Title: Justin Kirk, Principal Planner

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