

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

**Project Title:** Residential Design Review 2014-05, Lakepointe Apartments

Lead Agency: City of Lake Elsinore Contact Person: Justin Kirk, Principal Planner  
 Mailing Address: 130 South Main Street Phone: 951-674-3124 EXT 284  
 City: Lake Elsinore Zip: 92530 County: Riverside

**Project Location:** County: Riverside City/Nearest Community: Lake Elsinore  
 Cross Streets: Riverside Ave. and Grand Ave. Zip Code: 92530  
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 40 ' 19 " N / 117 ° 20 ' 15 " W Total Acres: 8.27  
 Assessor's Parcel No.: 379-090-022 Section: 11, 2, 3 Twp.: 6S Range: 5W Base: Alberhill  
 Within 2 Miles: State Hwy #: 74 Waterways: Lake Elsinore  
 Airports: N/A Railways: N/A Schools: Elsinore High School

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 150 Acres 8.27  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Residential Mixed-Use (RMU)

**Project Description:** (please use a separate page if necessary)

A total of 150 units are proposed within ten individual buildings. The proposed Project will be a gated complex developed on 8.27 acres. Access to the proposed Project will be via the proposed street on the north side of the site, which will be a cul-de-sac. A secondary, gated emergency access will be provided on the west side of the site, exiting onto Riverside Drive. Buildings will range from 8,986 s.f. to 22,100 s.f.. On the north of the site adjacent to the main entry, there will be a 1,619 s.f. clubhouse that will house the leasing office, a conference room, multi-purpose room, kitchen, pool equipment, and utility area. The proposed pool area is west of the clubhouse and includes a bbq counter, cabanas, and a fireplace. A tot lot also is proposed.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board                    | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of                | <input type="checkbox"/> Office of Public School Construction                |
| <input checked="" type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                         | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District #8                   | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics                  | <input checked="" type="checkbox"/> Regional WQCB #8                         |
| <input type="checkbox"/> Caltrans Planning                                 | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board             | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                                | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                              | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input checked="" type="checkbox"/> Conservation, Department of            | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                        | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                       | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                          | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                                 | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region #6                  | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of                 | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of       | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                   | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                    | <input type="checkbox"/> Other: _____  |
| <input checked="" type="checkbox"/> Housing & Community Development        |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission    |  |

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**Local Public Review Period (to be filled in by lead agency)**

Starting Date \_\_\_\_\_ Ending Date \_\_\_\_\_  
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**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Matthew Fagan Consulting Svcs. Inc.</u>	Applicant: <u>Lakeside Pointe, LLC (Steve Rawlings)</u>
Address: <u>42011 Avenida Vista Ladera</u>	Address: <u>43414 Business Park Dr.</u>
City/State/Zip: <u>Temecula, CA 92591</u>	City/State/Zip: <u>Temecula, CA 92590</u>
Contact: <u>Matthew Fagan</u>	Phone: <u>951-551-5433</u>
Phone: <u>951-265-5428</u>	

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**Signature of Lead Agency Representative:**  **Date:** 7-1-16  
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Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.