



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

**DATE:** July 1, 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:** Residential Design Review 2014-05, Lakepointe Apartments.

**PROJECT LOCATION:** The proposed Project is located within the City of Lake Elsinore which is located in southwestern Riverside County. The Project site is generally located northerly of Grand Avenue, southwesterly of Eisenhower Drive, adjacent to Lakeside High School. Refer to Figure 1, *Vicinity Map*. The site is contained within portions of Sections 11, 2, and 3, Township 6 South and Range 5 West of the USGS Topographic Map, 7.5 Minute Series, Alberhill, California Quadrangle and known as Assessor's Parcel Number 379-090-022.

**PROJECT DESCRIPTION:** 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. A drive lane is proposed in the middle of the proposed Project and the units will encircle the central parking areas. All structures will be internal to the proposed Project site. There will be ten residential buildings total. Buildings will range from 8,986 s.f. to 22,100 s.f..

On-site recreational amenities will be located in both the north and south portions of the proposed Project site. On the north part 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 is provided on the south side of the site between buildings 6 and 7.

**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, Biological Resources, 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, 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. However, the Project site itself is not listed on any of these hazardous waste sites.

**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 July 1, 2016** and **ending on August 1, 2016** (two additional review days have been provided to account for the July 4<sup>th</sup> Holiday). 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 August 1, 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](mailto: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: 7-1-16



Signature:

Title: Justin Kirk, Principal Planner  
Telephone: 951.674.3124 Ext. 284  
E-mail Address: [jkirk@Lake-Elsinore.org](mailto:jkirk@Lake-Elsinore.org)