



## NOTICE OF PREPARATION CITY OF LAKE ELSINORE

**TO:** Interested Agencies and Organizations

**FROM:** City of Lake Elsinore  
Attn: Mr. Justin Kirk, Principal Planner  
130 South Main Street  
Lake Elsinore, CA 92530

**DATE:** 4/7/2017

**SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE LAKESHORE TOWN CENTER PROJECT**

The CITY OF LAKE ELSINORE will be the Lead Agency and will prepare an environmental impact report (EIR) for the project described below. In compliance with Section 15082 of the CEQA Guidelines, the City of Lake Elsinore is sending this Notice of Preparation (NOP) to responsible agencies, interested parties, and other agencies which may be involved in approving or permitting the project, and to trustee agencies responsible for natural resources affected by the project. A copy of the project's Initial Study, which contains detailed information about the project and its potential environmental effects, is included on the enclosed CD, and is available for public review at the City of Lake Elsinore Planning Division, 130 South Main Street, Lake Elsinore, CA and online at: <http://www.lake-elsinore.org/city-hall/city-departments/community-development/planning/ceqa-documents-available-for-public-review>.

The purpose of this NOP is to solicit the views of agencies and individuals as to the scope and content of the EIR. A 30-day review and comment period for this NOP is provided under State law. Please have your response postmarked by **May 06, 2017**. Please send your response to **Mr. Justin Kirk** at the address shown above. Please provide contact information including name, phone number, and e-mail address.

### PROJECT LOCATION

The Lakeshore Town Center encompasses 24.5 gross acres (23.0 net acres) located south of Lakeshore Drive, east of South Spring Street, both east and west of the future alignment of Line Street, and adjacent to the Lake Elsinore shoreline, and encompasses Assessor's Parcel Numbers: 373-162-006-2 and 374-281-011-1. (Latitude 33°39'51"N, Longitude -117°19'35"W)

### PROJECT DESCRIPTION

The Lakeshore Town Center Project proposes a General Plan Amendment, Specific Plan, Zone Change, Tentative Parcel Map, Commercial Design Review, Residential Design Review, and a Development Agreement to allow for the future development of the site with a mixture of commercial retail, residential, and recreational land uses. Specifically, a 132-unit hotel, 9,501 s.f. of hotel amenities, 14,772 s.f. of hotel-related retail, and 10 residential condominium units on the fifth floor of the hotel that would not be available for use by the hotel. In the northeastern portion of the site are two proposed buildings. The easternmost building would consist of a proposed residential condominium building that would accommodate 52 condominium units in a four-story building. To the west of the residential building, and east of the hotel site, is a proposed five-story mixed-use building consisting of 56 residential units and 20,827 s.f. of commercial retail uses. The southern portion of the site would consist of a proposed pile-supported pier that would extend 213 feet across the beach and into the lake

terminating in a 60-foot radius circular platform. The pier includes floating docks that can accommodate up to 64 moorings for pleasure craft.

### ENVIRONMENTAL REVIEW

Based upon technical analysis and supporting information, the City has determined that the proposed project could result in potentially significant environmental impacts, and an EIR is the appropriate CEQA document. The environmental topics that will be addressed in the Draft EIR are as follows:

- Aesthetics;
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology/Soils;
- Greenhouse Gas Emissions;
- Hazards and Hazardous Materials;
- Hydrology/Water Quality;
- Land Use and Planning;
- Noise;
- Population and Housing;
- Public Services;
- Recreation;
- Transportation/Traffic;
- Utilities/Service Systems; and
- Mandatory Findings of Significance.

The EIR will also identify alternatives to the proposed project that would be capable of reducing or eliminating one or more of the significant environmental effects of the proposed project.

The following issue areas will not be discussed in the EIR because less-than-significant impacts have been identified, and more fully discussed in the project's Initial Study.

- Agricultural Resources; and
- Mineral Resources.

### PUBLIC SCOPING MEETING

A SCOPING SESSION has been scheduled in order to bring together and resolve the concerns of affected federal, state and local agencies, the proponent of the proposed project, and other interested persons; as well as inform the public of the nature and extent of the proposed project, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR and help eliminate from detailed study issues found not to be important. The Scoping Session is not a public hearing on the merit of the proposed project and NO DECISION on the project will be made. Public testimony is limited to identifying issues regarding the project and potential environmental impacts. The project proponent will not be required to provide an immediate response to any concerns raised. The project proponent will be requested to address any concerns expressed at the Scoping Session, through revisions to the proposed project and/or completion of a Final Environmental Impact Report, prior to the formal public hearing on the proposed project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

TIME OF SCOPING SESSION: 6:00 p.m. or as soon as possible thereafter.  
 DATE OF SCOPING SESSION: APRIL 27, 2017  
 PLACE OF SCOPING SESSION: LAKE ELSINORE CULTURAL ARTS CENTER  
 183 NORTH MAIN STREET  
 LAKE ELSINORE, CA 92530

As indicated above, please have your response postmarked by **May 06, 2017** and send to **Mr. Justin Kirk** at the City of Lake Elsinore Planning Division, 130 South Main Street, Lake Elsinore, CA.

Signature: \_\_\_\_\_

Name: Jerrica Harding, AICP, Environmental Planning Consultant  
 Date: **4/7/2017**  
 Phone: (714) 505-6360