

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: Lakeshore Town Center

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: Lakeshore Drive and Line Street Zip Code: 92530

Longitude/Latitude (degrees, minutes and seconds): 33 ° 39 ' 51 " N / -117 ° 19 ' 44 " W Total Acres: 24.5

Assessor's Parcel No.: 373-162-006-2; 374-281-011-1 Section: 7 Twp.: 6S Range: 4W Base: _____

Within 2 Miles: State Hwy #: I-15; SR-74 Waterways: n/a
 Airports: n/a Railways: n/a Schools: Elsinore Elementary

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: Design Review

Development Type:

Residential: Units 118 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 35,599 Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: Hotel: 132-bedrooms; Hotel Amenities: 9,501 s.f.

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 Land Uses/Downtown Recreational/Downtown Recreational

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

General Plan Amendment (GPA 2014-01), Specific Plan (SPN 2016-01), Zone Change (ZC 2014-03), Tentative Tract Map (PM 37115), Residential Design Review (RDR 2014-03), Commercial Design Review (CDR 204-04), Development Agreement (DA 2014-01) are submitted to accommodate development as an extension of the historic downtown; allow development of 118 condominiums, a 132-bedroom hotel, and 35,599 s.f. of retail space on a 24.5-acre site, of which 7.53 acres extend into the lake and are permanently under water; develop a functional open space areas; develop a pier and boardwalk associated with the development; and provide circulation and public utilities improvements.

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 and "X".
If you have already sent your document to the agency please denote that with an "S".

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

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

Starting Date April 07, 2017 Ending Date May 06, 2017

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc</u>	Applicant: <u>LK Properties Group, LLC</u>
Address: <u>17542 E. 17th Street</u>	Address: <u>444 E. Huntington Drive, Suite 209</u>
City/State/Zip: <u>Tustin, CA 92780</u>	City/State/Zip: <u>Arcadia, CA 91006</u>
Contact: <u>Jerrica Harding</u>	Phone: <u>(626) 538-4771</u>
Phone: <u>714-505-6360</u>	

Signature of Lead Agency Representative: _____

Date: 4/4/17

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.