



CITY OF LAKE ELSINORE

*Community Development
Department 130 South Main Street, Lake
Elsinore, CA 92530
(951) 674-3124*

NOTICE OF PUBLIC HEARING AND NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

An Initial Study for Mitigated Negative Declaration (Environmental Review No. 2017-03) has been prepared pursuant to the California Environmental Quality Act (CEQA) for the Tigé Watersports project (Planning Application No. 2016-113, Industrial Design Review No. 2016-03, and Conditional Use Permit No. 2017-03) and is available for public review.

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Lake Elsinore, California, will hold a public hearing on March 6, 2018, at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, at 6:00 p.m., or as soon thereafter as the matter may be heard, to consider the Mitigated Negative Declaration (MND) and the proposed project, as described below. ALL INTERESTED PERSONS are hereby invited to attend this public hearing to present written information, express opinions or otherwise present evidence in the above matter. If you wish to legally challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else at the public hearing described in this notice, or in written correspondence delivered to the City prior to or at the public hearing.

Project Name:

Tigé Watersports (Planning Application No. 2016-113, Industrial Design Review No. 2016-03, and Conditional Use Permit No. 2017-03)

Project Location:

The project site is located in the City of Lake Elsinore, Riverside County, California. The 2.78-acre project site is located within the Commercial Manufacturing/Limited Industrial area of the City of Lake Elsinore, near the southwest corner of Riverside Drive and Collier Avenue (APN: 378-030-031). The project site is located on the Lake Elsinore, California, United States Geologic Survey 7.5-minute quadrangle map, Range 4 West, Township 5, Section 31 (Latitude 33°41'41.5" North; Longitude 117°20'49.2" West).

Project Description:

The Tigé Watersports project (Project) is proposing to establish a boat sales, service, and assembly facility that involves the construction of a 25,682 square foot building, and a 9,800 square foot storage building with 66 parking spaces, 44,142 square foot paved area, and 18,469 square foot landscaped area on a lot that is approximately 2.78 acres. The 25,682 square foot building will include office areas along with a service area, manufacturing and assembly area, and show room associated with boat manufacturing and sales. The building will be constructed to a height of 30 feet with two (2) stories. The 9,800 square foot accessory building will be located in the rear and will be used as a temporary boat storage facility to store boats during repair, maintenance or extended repairs.

Environmental Effects Anticipated as a Result of the Project

Pursuant to the California Environmental Quality Act (CEQA), the City proposes to adopt a Mitigated Negative Declaration for the project. Staff has found that the project will not have a significant effect on the environment on the basis of the Initial Study with implementation of recommended mitigation measures.

In accordance with the disclosure requirements of CEQA Guidelines Section 15072(g)(5), the project site is not listed as a hazardous property as designated under Section 65962.5 of the Government Code.

Public Review Period

The City Lake Elsinore is the Lead Agency under the California Environmental Quality Act (CEQA) for this project and is holding a 30-day public review period on the Initial Study/Mitigated Negative Declaration (IS/MND) beginning on **Friday January 26, 2018**, and ending on **Monday, February 26, 2018**, during which time responsible agencies, the public, and interested parties are invited to comment on the IS/MND for the proposed project.

The IS/MND is available for review at the following locations in the City of Lake Elsinore:

- City of Lake Elsinore, Community Development Department, 130 South Main Street, Lake Elsinore, CA 92530
- City of Lake Elsinore website at: <http://www.lake-elsinore.org/city-hall/city-departments/community-development/planning/ceqa-documents-available-for-public-review>
- Altha Merrifield Memorial Library, 600 West Graham Avenue, City of Lake Elsinore, CA 92530

Written comments and any questions regarding the project should be directed to:

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