



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Lake Elsinore, California, will hold a Public Hearing on June 11, 2019, at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, at 7:00 p.m., or as soon thereafter as the matter may be heard, to consider the following related items:

Planning Application No. 2017-29 (Nichols Ranch Specific Plan): A request by Nichols Road Partners, LLC to establish the Nichols Ranch Specific Plan (**Specific Plan No. 2018-01**) over the 72.5-acre site that includes 168 residential homes; 14.5 acres of commercial uses; 8.3 acres of recreation uses; and to establish development standards, design guidelines, and zoning requirements. **General Plan Amendment No. 2018-01**, changing the southern 27.1-acre portion from "General Commercial" to "Specific Plan". **Specific Plan Amendment No. 2017-03**, amending the approved Alberhill Ranch Specific Plan (ARSP) to remove the northern 45.4-acre portion from the ARSP boundaries. **Zone Change No. 2018-01**, establishing the NRSP as the zoning for the site. **Tentative Tract Map No. 37305**, subdividing the 72.5-acre site into 168 residential lots ranging in size from 4,549 SF to 9,468 SF (average 5,896 SF), one 14.22-acre commercial lot, one 0.13-acre sewer lift station, a 6.4-acre park site, 10 street lots, and 16 lettered lots. The Project is located on the southerly side of Nichols Road, easterly of Interstate 15; westerly of El Toro Road/Wood Mesa Court, and northerly of the Temescal Canyon High School. (APNs: 389-200-038, 039; 389-210-008, 032, 034, 036, and portions of 389-200-035 & 036).

Pursuant to the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) (SCH# 2018051051) has been prepared for the Project to assess potential environmental impacts. A Draft EIR was made available and circulated for public review and comment for a 45-day public review period from March 19, 2019 to May 3, 2019. The Final EIR responds to the comments and includes text revisions to the Draft EIR in response to comments received on the Draft EIR. The EIR determined that the following issue areas would have potentially significant environmental impacts that would be mitigated to below a level of significance: geology and soils; greenhouse gas emissions; historic and archaeological resources; noise; and tribal cultural resources. The EIR determined that the proposed Project will have significant and unavoidable project-level and cumulative impacts related to air quality, biological resources, and transportation/traffic cannot be mitigated to below a level of significance. As a result, a Statement of Overriding Considerations will be required for the project to be approved.

ALL INTERESTED PERSONS are hereby invited to attend this Public Hearing to present written information, express opinions or otherwise present evidence in the above matters. 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. If you require accommodation to participate in a Public Hearing, please contact the City Clerk's office at (951) 674-3124 ext. 269. All Agenda materials are available for review at City Hall the Friday before the Public Hearing.

FURTHER INFORMATION regarding the project may be obtained by contacting Ms. Damaris Abraham, Senior Planner at (951) 674-3124 ext. 913; or by e-mail at dabraham@lake-elsinore.org.

Mark Mahan,
Deputy City Clerk

May 29, 2019