



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 July 23, 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:

Vesting Tentative Tract Map (VTTM) No. 36557, Revision No. 1 (Terracina): A request by David Salene, Spectrum Communities, LLC to revise the previously approved tentative map to include a phasing plan and to relocate the public park due an existing 30-inch water line. VTTM 36557 was approved on July 14, 2015 for the subdivision of 150.8 acres into 452 single-family residential lots, one 5.1-acre gross (4.3-acre net) park site, seven landscape lots, four open space lots, one sewer lift station, and three water quality and drainage basin lots. The revision relocates the public park within Phase 1 (Village 3), reduces the number of lots by two (2), and allows the tentative map to be developed in seven (7) phases. The Project is located southwesterly of Interstate 15 on the northern side of existing Lakeshore Drive between Dryden Street and Terra Cotta Road (APNs: 378-040-004 thru 007, 012, 389-180-001, 002, and 389-190-002).

Pursuant to CEQA Guidelines Section 15162, no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Mitigated Negative Declaration and none of the conditions described in Section 15162 exist.

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 on this item may be obtained by contacting Ms. Damaris Abraham, Senior Planner in the Planning Division at (951) 674-3124, ext. 913.

Mark Mahan

Mark Mahan,
Deputy City Clerk

July 11, 2019