



**NOTICE OF PLANNING COMMISSION  
AND  
CITY COUNCIL PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Lake Elsinore, California, will hold a Public Hearing on October 1, 2019, 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 a recommendation to the City Council to approve the Rosetta View Estates Development Agreement as described below; and

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Lake Elsinore, California, will hold a Public Hearing on Tuesday, October 8, 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 item:

**Development Agreement for the Rosetta View Estates Project:** A request by Three Strands Properties, LLC and Spectrum Communities, LLC to consider approval of a Development Agreement pursuant to California Government Code Sections 65864-65869.5 and Lake Elsinore Municipal Code Chapter 19.12 in connection with Tentative Tract Map (TTM) No. 32129 consisting of 27 single family residential lots, 6 open space lots, and a water quality basin commonly known as the Rosetta View Estates Project. The Project is located on approximately 10.66 acres approximately two miles northeast of the Interstate 15/State Highway 74 (Central Avenue) interchange, at the southern end of Trellis Lane, south of Sharon Street and more specifically referred to as Assessor Parcel Numbers 347-110-021 and 347-581-008.

**Environmental Determination:** Pursuant to the California Environmental Quality Act (CEQA), Mitigated Negative Declaration (MND) No. 2004-05 was previously prepared for the Project. No substantial changes which require major revisions to the MND exist and no new information of substantial importance which require revisions to the earlier MND exist, therefore no further environmental analysis is required.

**ALL INTERESTED PERSONS** are hereby invited to attend the public hearings 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 hearings described in this notice, or in written correspondence delivered to the City prior to or at the public hearings.

**FURTHER INFORMATION** on this item may be obtained by contacting Justin Kirk, Assistant Community Development Director in the Planning Division at (951) 674-3124, ext. 284. All agenda materials are available for review at City Hall.

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Justin Kirk,  
Assistant Community Development Director

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