



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Lake Elsinore, California, will hold a Public Hearing on February 4, 2020, 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 following item:

Planning Application No. 2018-49 (Pennington Industrial): A request by Pennington Industrial, LLC to subdivide the 5.01 gross acre site into three (3) parcels that are 1.06 acres, 1.72 acres, and 2.01 acres, respectively. The Project also proposes to construct three (3) industrial buildings that are 91,140 square foot (SF) in total with 167 parking spaces. Building 1 will have 32,940 SF gross floor area, Building 2 will have 39,000 SF gross floor area, and Building 3 will have 19,200 SF gross floor area. Each building will consist of a planned open warehouse with truck access doors and a planned office area with mezzanine level. Hardscape, landscape, on-site stormwater management improvements, trash enclosure, and area lighting would be constructed as part of the Project. The proposed Project is at the southeasterly corner of Chaney Street and Minthorn Street (APN: 377-160-014).

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study (Environmental Review No. 2019-03) was prepared for the Project to assess potential environmental impacts. The Initial Study revealed that the Project would have potentially significant environmental impacts but those potentially significant impacts could be mitigated to less than significant levels. A Mitigated Negative Declaration (MND) (SCH# 2019129075) was prepared and was made available for public review and comment for a 30-day review period from December 23, 2019 to January 21, 2020. Notice to all interested persons and agencies inviting comments on the MND was published in accordance with the provisions of CEQA and the Lake Elsinore Municipal Code.

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.

FURTHER INFORMATION on this item may be obtained by contacting Damaris Abraham, Senior Planner in the Planning Division at (951) 674-3124, ext. 913. All agenda materials are available for review at City Hall.

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Justin Kirk,
Assistant Community Development Director

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