

## 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 April 5, 2022, 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. 2017-25 (Terracina)**: Planning Application No. 2017-25 (Residential Design Review No. 2021-04) proposes the design and construction of 402 single-family residential units, preliminary plotting, conceptual landscaping, conceptual wall and fence plan, and related improvements located within Vesting Tentative Tract Map (VTTM) No. 36557 (Project). The Project proposes twelve floor plans (ranging in size from 1,445 square feet to 3,092 square feet) and five architectural styles (Spanish, Craftsman, Tuscan, Farmhouse, and French Country). The lot sizes for VTTM 36557 range in size from 4,603 square feet to 23,566 square feet and are 7,232 square feet on average. The Project is located southwesterly of Interstate 15 on the north side of existing Lakeshore Drive between Dryden Street and Terra Cotta Road within the Terracina Specific Plan (APNs: 378-040-004, 378-040-012, 389-180-002, 389-180-001, 378-040-006, 378-040-007, 378-040-005, 389-241-019 to 389-241-024, and 389-241-013).

Pursuant to CEQA Guidelines Section 15162, staff has determined that the proposed project would not have a significant effect on the environment and no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier mitigated negative declaration (MND). All potentially significant impacts have been avoided or mitigated pursuant to the earlier MND and none of the conditions described in Section 15162 exist. MND No. 2015-01 (SCH # 2013091083) was adopted by the City Council on July 14, 2015.

**ALL INTERESTED PERSONS** are invited to submit written information, express opinions or otherwise submit written evidence by email to [dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org). The State strongly recommends that persons exercising their right to engage in political expression, including attendance and participation in a planning commission meeting, should utilize alternative channels, such as Zoom videoconferencing utilized by the City of Lake Elsinore, in place of in-person gatherings. Consistent with State and County Public Health Orders, remote public participation is allowed in the following ways:

1. Livestream on the City's Website.
2. Email comments to [dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org) before or during the Planning Commission meeting, prior to the close of public hearing on this item, to be read during public comment. Lengthy public comment may be summarized in the interest of time.

In addition, limited in-person attendance is currently permitted subject to applicable restrictions and local health restrictions, including mandatory masks and face coverings in compliance with CDPH directives and physical distancing of at least 6 feet between persons. In light of evolving circumstances related to COVID-19 and State and County Public Health Orders, the City reserves the right to restrict in-person participation and resume remote-only participation via Zoom. In the event such action is deemed necessary and appropriate, the City will post alerts on the City's website prior to the April 5, 2022, Planning Commission Meeting in sufficient time to allow the public to register as instructed above.

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 Administrative Secretary at (951) 674-3124 ext. 297. All Agenda materials are available for review on the City's website at [www.lake-elsinore.org](http://www.lake-elsinore.org) the Friday before the Public Hearing.

**FURTHER INFORMATION** on this item may be obtained by contacting Kevin Beery, Associate Planner at [kbeery@lake-elsinore.org](mailto:kbeery@lake-elsinore.org) or (951) 674-3124, ext. 805. Additional information regarding COVID-19 is available for review on the City's website at [www.lake-elsinore.org](http://www.lake-elsinore.org).

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Damaris Abraham,  
Planning Manager

Posted at City Hall on March 24, 2022

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