



CITY OF LAKE ELSINORE

Community Development Department
130 South Main Street,
Lake Elsinore, CA 92530
(951) 674-3124

NOTICE OF PUBLIC HEARING AND NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

An Initial Study for Mitigated Negative Declaration (Environmental Review No. 2017-04) has been prepared pursuant to the California Environmental Quality Act (CEQA) for the Lakeview Manor Condominium Project (Planning Application No. 2016-58, Residential Design Review No. 2017-01, and Tentative Tract Map No. 37280) and is available for public review.

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Lake Elsinore, California, will hold a public hearing on December 5, 2017 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 Mitigated Negative Declaration (MND) and the proposed project, as described below. 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.

Project Name:

Lakeview Manor (Planning Application No. 2016-58, Residential Design Review No. 2017-01, and Tentative Tract Map No. 37280)

Project Location:

The project site is located on an undeveloped site located on the southwest side of the intersection of Lakeshore Drive and Gunnerson Street on approximately 7.5 acres in the City of Lake Elsinore, Riverside County, California, APN 379-230-001. The approximately 7.5 acre¹ Project site is located within Section 35, Township 5 South, Range 5 West as shown on the *Alberhill and Lake Elsinore, California* 7.5 minute U.S. Geologic Survey (USGS) topographic map dated 1988.

Project Description:

The proposed Project consists of eleven, two-story condominium buildings with 104 units, covered and open parking, landscaped common areas, and a large outdoor recreation complex that includes a large playground, swimming pool and spa, tennis court and a private community clubhouse nearest Lakeshore Drive. This condominium complex will be comprised of approximately 164,347 gross square feet of condominium buildings, 6,918 gross square feet of private community clubhouse, 43,510 square feet of landscaping and walkway, 127,396 square feet of parking and driveway and 21,268 square feet of open space; 15,909 square feet of the open space includes the tennis court, swimming pool and spa and playground. The Project will include one primary driveway and a secondary emergency driveway along Lakeshore Drive. A total of 242 parking spaces will be provided; 114 covered and 128 open spaces.

Environmental Effects Anticipated as a Result of the Project

Pursuant to the California Environmental Quality Act (CEQA), the City proposes to adopt a Mitigated Negative Declaration for the project. Staff has found that the project will not have a significant effect on the environment on the basis of the Initial Study with implementation of recommended mitigation measures.

In accordance with the disclosure requirements of CEQA Guidelines Section 15072(g)(5), the project site is not listed as a hazardous property as designated under Section 65962.5 of the Government Code.

Public Review Period

The City Lake Elsinore is the Lead Agency under the California Environmental Quality Act (CEQA) for this project, and is holding a 30-day public review period on the Initial Study/Mitigated Negative Declaration (IS/MND) beginning on **Monday, November 6, 2017**, and ending on **Tuesday, December 5, 2017**, during which time responsible agencies, the public, and interested parties are invited to comment on the IS/MND for the proposed project.

The IS/MND is available for review at the following locations in the City of Lake Elsinore:

- City of Lake Elsinore, Community Development Department, 130 South Main Street, Lake Elsinore, CA 92530
- City of Lake Elsinore website at: <http://www.lake-elsinore.org/city-hall/city-departments/community-development/planning/ceqa-documents-available-for-public-review>
- Altha Merrifield Memorial Library, 600 West Graham Avenue, City of Lake Elsinore, CA 92530

Written comments and any questions regarding the project should be directed to:

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