

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2018051051

Project Title: Nichols Ranch Specific Plan

Lead Agency: City of Lake Elsinore Planning Division

Contact Person: Damaris Abraham

Mailing Address: 130 S. Main Street

Phone: (951) 674-3124, ext. 913

City: Lake Elsinore

Zip: 92530

County: Riverside County

Project Location: County: Riverside County City/Nearest Community: City of Lake Elsinore

Cross Streets: South of Nichols Road; East of I-15; West of El Toro Road/Wood Mesa Court Zip Code: 92532

Longitude/Latitude (degrees, minutes and seconds): 33 ° 42 ' 20.6 " N / 117 ° 21 ' 03.4 " W Total Acres: 72.5 acres

Assessor's Parcel No.: Various Section: 25 Twp.: 5S Range: 5W Base: S. Bern.

Within 2 Miles: State Hwy #: I-15; SR-74 Waterways: Lake Elsinore; Stovepipe Canyon Creek

Airports: None Railways: None Schools: See Attachment 1

Document Type:

- CEQA: [] NOP [x] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec [] Mit Neg Dec [] Other:
NEPA: [] NOI [] EA [] Draft EIS [] Other:
Other: [] Joint Document [] Final Document [] Other:

Governmental Planning & Research

Local Action Type:

- [] General Plan Update [x] Specific Plan [x] Rezone [] Annexation
[x] General Plan Amendment [] Master Plan [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [x] Land Division (Subdivision, etc.) [x] Other: SP Amendment

MAR 19 2019

STATE CLEARINGHOUSE

Development Type:

- [x] Residential: Units 168 Acres 31.1
[x] Office: Sq.ft. 43,000 Acres 14.5 Employees 319
[x] Commercial: Sq.ft. 33,300 Acres Same Employees Same
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[x] Recreational: 8.3 acres
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[x] Other: 130-room Hotel; Gas station with 16 fueling pumps

Project Issues Discussed in Document:

- [x] Aesthetic/Visual [] Fiscal [x] Recreation/Parks [x] Vegetation
[] Agricultural Land [x] Flood Plain/Flooding [x] Schools/Universities [x] Water Quality
[x] Air Quality [x] Forest Land/Fire Hazard [] Septic Systems [x] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [x] Sewer Capacity [x] Wetland/Riparian
[x] Biological Resources [] Minerals [x] Soil Erosion/Compaction/Grading [x] Growth Inducement
[] Coastal Zone [x] Noise [x] Solid Waste [x] Land Use
[x] Drainage/Absorption [x] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[x] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [x] Other: Greenhouse Gases

Present Land Use/Zoning/General Plan Designation:

Refer to Attachment 1

Project Description: (please use a separate page if necessary)

The Project Applicant proposes to develop an approximately 72.5-acre site with 168 single-family dwelling units on 31.1 acres; 14.5 acres of commercial retail; parks and recreational uses on 8.7 acres; drainage basins on 5.5 acres; open space on 1.6 acres; floodways on 5.6 acres; and backbone roadways on 5.3 acres. Discretionary applications required to implement the Project include a General Plan Amendment, Specific Plan, Specific Plan Amendment, Tentative Tract Map, and Change of Zone.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

3-19-2019

SCH COMPLIANCE

5-2-2019

Project Sent to the following State Agencies

- [x] Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
[x] Conservation
[x] CDFW # 6
Cal Fire
[x] Historic Preservation
[x] Parks & Rec
Bay Cons & Dev Comm.
[x] DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
[x] SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
[x] SWRCB: Wtr Quality
SWRCB: Wtr Rights
[x] Reg. WQCB # 8
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
[x] NAHC
Public Utilities Comm
Santa Monica Bay Restoration
[x] State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:
State/Consumer Svcs
General Services

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2018051051

Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 3/23)