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County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

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Notice of Determination for
AL IMPACT REPORT FOR
RANCH SPECIFIC PLAN,
(SCH NO. 2018051051)

130 South Main Street, Lake Elsinore



Filed With: [X] Office of Planning and Research [X] County Clerk of Riverside County
1400 Tenth Street 2724 Gateway Drive
Sacramento, CA 95814 Riverside, CA 92507

Date: June 26, 2019

Project Title: Nichols Ranch Specific Plan (Specific Plan No. 2018-01), Specific Plan Amendment No. 2017-03, General Plan Amendment No. 2018-01, Zone Change No. 2018-01, Tentative Tract Map No. 37305, and related Environmental Impact Report (SCH# 2018051051)

Lead Agency Contact Person: Damaris Abraham, Senior Planner

Telephone Number: (951) 674-3124 x 913

Project Location: The Project is located south of and adjacent to Nichols Road; east of and adjacent to Interstate 15; west of and adjacent to El Toro Road/Wood Mesa Court; and north of and adjacent to the Temescal Canyon High School. (APNs: 389-200-038, 039; 389-210-008, 032, 034, 036, and portions of 389-200-035 & 036). Latitude/Longitude: 33°42'20.6" North/117°21'3.4" West. Section/Township: Section 25, Township 5 South, Range 5 West, San Bernardino Baseline and Meridian.

Project Description: The Project is a proposal to establish the NRSP over the 72.5-acre property that includes 168 residential homes on approximately 31.1 acres; 14.5 acres of commercial uses (130-room hotel, 6,000 Square Foot (SF) fast-food restaurant with a drive-through, 5,500 SF fast-food restaurant without a drive-through, 9,400 SF sit-down restaurant, 4,400 SF commercial retail uses, an 8,000 SF health and fitness club, a gas station (with market and car wash) with 16 fueling stations, and 43,000 SF office uses); 8.3 acres of recreation uses; drainage basins on 5.5 acres; 1.3 acres of open space; and roadways on 5.3 acres. General Plan Amendment No. 2018-01 proposes to change the southern 27.1 acres of the project site from "General Commercial" to "Specific Plan" land uses. Specific Plan Amendment No. 2017-03 proposes to amend the approved Alberhill Ranch Specific Plan (ARSP) to remove the northern 45.4 acres of the project site from the ARSP boundaries. Specific Plan No. 2018-01 proposes to establish the NRSP over the 72.5-acre site and to establish development standards, design guidelines, and zoning requirements. Zone Change No. 2018-01 proposes to establish the NRSP as the zoning for the site. Tentative Tract Map No. 37305 proposes to subdivide the 72.5-acre site into 168 residential lots ranging in size from 4,549 SF to 9,468 SF (average 5,896 SF), one 14.22-acre commercial lot, one 0.13-acre sewer lift station, a 6.4-acre park site, 10 street lots, and 16 lettered lots.

This is to advise that on June 11, 2019, the City of Lake Elsinore approved: (i) Nichols Ranch Specific Plan (Specific Plan No. 2018-01), (ii) Specific Plan Amendment No. 2017-03, (iii) General Plan Amendment No. 2018-01, (iv) Zone Change No. 2018-01, and (v) Tentative Tract Map No. 37305 to implement the above project. Also on June 11, 2019, the City introduced for first reading two Ordinances, which, once effective, will establish the NRSP and adopt zoning regulations for the 72.5-acre site. On June 25, 2019, the City Council conducted a second reading of the two Ordinances adopting the Nichols Ranch Specific Plan and adopting the Zone Change, thereby fully approving the project.

This is to advise that the Lake Elsinore City Council (Lead Agency) has approved the above project on June 25, 2019, and has made the following determinations regarding the above-described project:

- 1. The project [X] will [] will not] have a significant effect on the environment.
2. [X] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [] was not] adopted for this project.
5. A Statement of Overriding Considerations [X] was [] was not] adopted for this project.
6. Findings [X] were [] were not] made pursuant to the provisions of CEQA.

This is to certify that the Draft and Final Environmental Impact Report with comments and responses and record of project approval is available to the General Public at: City of Lake Elsinore, 130 South Main Street, Lake Elsinore, CA 92530.

Signed: 
Damaris Abraham

Title: Senior Planner
Governor's Office of Planning & Research

Date: June 26, 2019

JUNE 26 2019

STATE CLEARINGHOUSE



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