



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

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 Draft 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.

An Initial Study for Mitigated Negative Declaration (Environmental Review No. 2019-03) has been prepared pursuant to the California Environmental Quality Act (CEQA) for the Pennington Industrial Project (Planning Application No. 2018-49, Tentative Parcel Map No. 37710, and Industrial Design Review No. 2019-01) and is available for public review.

Project Name:

Pennington Industrial Project (Planning Application No. 2018-49, Tentative Parcel Map No. 37710, and Industrial Design Review No. 2019-01)

Project Location:

The Project site is located on an undeveloped site located at the southeasterly corner of Chaney Street and Minthorn Street in the City of Lake Elsinore on approximately 5.01 acres in the City of Lake Elsinore, Riverside County, California (APN: 377-160-014). The Project site is located within Section 31, Township 5 South, Range 4 West as shown on the *Elsinore, California 7.5* minute U.S. Geologic Survey (USGS) topographic map.

Project Description:

The Pennington Industrial Project (Project) includes **Tentative Parcel Map No. 37710** 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 includes **Industrial Design Review No. 2019-01** 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 Proposed Project.

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 Draft Initial Study/Mitigated Negative Declaration (IS/MND) beginning on **Monday December 23, 2019**, and ending on **Tuesday, January 21, 2020**, during which time responsible agencies, the public, and interested parties are invited to comment on the IS/MND for the proposed project.

The Draft 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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