



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Lake Elsinore, California, will hold a Public Hearing on May 14, 2024 at 7:00 p.m., or as soon thereafter as the matter may be heard, at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, to consider the following:

Development Agreement Nos. 2024-01 and 2024-02 (North Tuscany Hills): Requests by T.T. Group, Inc., the owner of a portion of Tentative Tract Map (TTM) 31370 and Canadian Pacific Land, LLC and Strack Farms Land, LLC the owners of the remainder portion of TTM 31370, each for a Development Agreement as to their respective portions of TTM 31370. TTM 31370 was previously approved for the subdivision of 368 acres into 807 single family residential lots, along with community and neighborhood parks, basins, lift station and open space located in the northeast portion of the City commonly known as North Tuscany. The proposed Development Agreements will extend the life of TTM 31370 for the five year term of the Development Agreements subject to the existing conditions of approval to TTM 31370 and the terms of the Development Agreements, including, among other requirements, the irrevocable dedication of the right of way for the Summerhill Drive Extension project by Owners to City and payment of a \$5,500 per unit Development Agreement Fee for each residential unit.

The project area is located on the south side of Greenwald Avenue, on both sides of the extension of Summerhill Drive north of the existing Tuscany Hills community, to the west of Canyon Lake and to the east of Bella Vista Drive (Assessor's Parcel Nos.: 349-280-025, -028, -029, -038, -040, -042, -044, -048, -050 and -051; 349-290-017, -018, -026 and -027; 349-390-001 thru -004, -015 and -016).

Pursuant to CEQA Guidelines Section 15162, no new environmental documentation is necessary because no changes to the project is proposed and all potentially significant effects have been adequately analyzed in an earlier Environmental Impact Report (EIR) and none of the conditions described in Section 15162 exist. The City previously performed environmental review in compliance with CEQA when it approved the Amendment No. 1 to the Tuscany Hills Specific Plan No. 89-3, General Plan Amendment No. 2004-05, Zone Change No. 2004-06, and TTM No. 31370 on March 22, 2005 based on Subsequent Environmental Impact Report (SEIR) (SCH No. 2004071082).

PLANNING COMMISSION RECOMMENDATION: On April 16, 2024, at a duly noticed public hearing, the Lake Elsinore Planning Commission by a 5-0 vote recommended that the City Council adopt an ordinance approving the proposed North Tuscany Hills Development Agreements.

ALL INTERESTED PERSONS are invited to submit written information, express opinions or otherwise submit written evidence by email to calvarez@lake-elsinore.org.

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 City Clerk's office at (951) 674-3124 ext. 269. All Agenda materials are available for review on the City's website at www.lake-elsinore.org the Friday before the Public Hearing.

FURTHER INFORMATION on this item may be obtained by contacting Damaris Abraham, Community Development Director at dabraham@lake-elsinore.org or (951) 674-3124, ext. 913.

Candice Alvarez, MMC, City Clerk



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Candice Alvarez, MMC, City Clerk

The Press-Enterprise

Published: 5/4/24

City of Lake Elsinore
130 South Main Street
Lake Elsinore, California 92530

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011666319

FILE NO. 0011666319

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

05/04/2024

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: May 4, 2024.

At: Riverside, California

Signature

APN	PRIMARY_OWNER	MAIL_STREET	MAIL_CITY
349240006	SPT AREP III TUSCANY ASSOC	2 PARK PLZ STE 700	IRVINE CA 92614
349240007	JUVENTINO M. GONZALEZ	10987 CORTON ST	PHELAN CA 92371
349270006	COUNTY OF RIVERSIDE	P O BOX 1180	RIVERSIDE CA 92502
349270007	HILL COUNTRY S A LTD	3161 MICHELSON DR STE 425	IRVINE CA 92612
349280025	TT GROUP INC	606 N 1ST ST	SAN JOSE CA 95112
349280050	CANADIAN PACIFIC LAND	3161 MICHELSON DR STE 425	IRVINE CA 92612
349290004	CANYON LAKE PROPERTY OWNERS ASSN	P O BOX 5A	CANYON LAKE, CA 92587
349290008	JAMES P. KIPP	22344 BOATING WAY	CANYON LAKE CA 92587
349290009	WESTERN RIVERSIDE COUNTY REG CON AUTHORITY	3403 10TH ST STE 500	RIVERSIDE CA 92502
349290010	CHRISTINA LE FERGUSON	6341 BEACHVIEW DR	HUNTINGTON BEACH CA 92648
349380017	HANDSON EQUITIES	4586 OLIVEWOOD AVE	RIVERSIDE CA 92501
349390007	JOHN C. MARRELLI	3160 LIONSHEAD AVE NO 1	CARLSBAD CA 92010
349390013	LYNN R. GRITTON	27245 HIGHWAY 74	PERRIS CA 92570
349481001	TUSCANY HILLS LANDSCAPE & REC CORP	75 SUMMERHILL DR	LAKE ELSINORE CA 92532
349481002	GENE FINK	520 RICHEY ST NO 203	CORONA CA 92879
349482002	PEDRO J. VERDUGO	1 PONTE BIANCO	LAKE ELSINORE CA 92532
349482003	MATTHEW D. BARTON	3 PONTE BIANCO	LAKE ELSINORE CA 92532
349482004	SCOTT J. BERGER	5 PONTE BIANCO	LAKE ELSINORE CA 92532
349482005	SARA JUNE BLASCO	7 PONTE BIANCO	LAKE ELSINORE CA 92532
349482006	FANNY ZHI HUI KAN	9 PONTE BIANCO	LAKE ELSINORE CA 92532
349482007	GREGORY A. WALTER	10 PONTE BIANCO	LAKE ELSINORE CA 92532
349482008	JOHN J. CAMPOS	8 PONTE BIANCO	LAKE ELSINORE CA 92532
349482016	MICHAEL A. FINK	9 PONTE VERDE	LAKE ELSINORE CA 92532
349482017	DONALD RAY STANFIELD	22 PONTE FIERA	LAKE ELSINORE CA 92532
349482018	HOMER HEAD	20 PONTE FIERA	LAKE ELSINORE CA 92532
349482019	GUILLERMO ORQUIZ	18 PONTE FIERA	LAKE ELSINORE CA 92532
349482020	MESERVE FAMILY TRUST 1/9/2024	16 PONTE TIERRA	LAKE ELSINORE CA 92532
349482021	JOSEPH ANDREW GIST	14 PONTE FIERA	LAKE ELSINORE CA 92532
349482022	ELIZABETH A. SABICER	12 PONTE FIERA	LAKE ELSINORE CA 92532
349482023	WALTER BRADLEY	10 PONTE FIERA	LAKE ELSINORE CA 92532
349482024	ROBERT PERSKY	8 PONTE FIERA	LAKE ELSINORE CA 92532

349482025 THOMAS ANTHONY FALENCIK
349482033 JOSEPH ANDREW GIST
349491002 PHILLIP L. MENDOZA
349492002 STUART FORBES ROBINSON

6 PONTE FIERA
14 PONTE FIERA
4 PONTE FIERA
11 PONTE CHIARA

LAKE ELSINORE CA 92532
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