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

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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 January 24, 2023 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: First Amendment to Development Agreement No. 2022-02 (Ramsgate): A request by SPT-AREP III Tuscany Associates LLC, the owner of Tentative Tract Map (TTM) 25475 and 33725, to amend the Ramsgate Development Agreement recorded on June 27, 1990, to include TTM 33725 in the geographical scope of the Development Agreement. The purpose of the request is to ensure that the effective period of TTM 33725 is extended for the term of the Development Agreement covering the remaining undeveloped portions of the Ramsgate Specific Plan, including TTM 25473 and 25475. The proposed First Amendment will make TTM 33725 subject to the terms and conditions of the Development Agreement, incorporate all existing conditions of approval, and require the developer to pay a \$5,500 per unit Development Agreement Fee for each residential unit. As set forth in Operating Memoranda of Understanding (OMOU's) and the proposed First Amendment, the term of the Development Agreement will expire the earlier of either (1) 48 months after SCE is able to provide necessary power to serve the project or (2) December 31, 2027. The project area lies east of Interstate 15 and south of Highway 74 in the City of Lake Elsinore, Riverside County, California within the Ramsgate Specific Plan. The subject property is bounded by Scenic Crest Drive to the south, Mauricio Street to the north, Greenwald Avenue to the east, and Steel Valley Road to

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PROOF OF PUBLICATION OF

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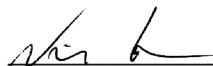
PROOF OF PUBLICATION

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:

01/14/2023

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

Date: January 14, 2023.
At: Riverside, California



Signature

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 January 24, 2023 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:

First Amendment to Development Agreement No. 2022-02 (Ramsgate): A request by SPT-AREP III Tuscan Associates LLC, the owner of Tentative Tract Map (TTM) 25475 and 33725, to amend the Ramsgate Development Agreement recorded on June 27, 1990, to include TTM 33725 in the geographical scope of the Development Agreement. The purpose of the request is to ensure that the effective period of TTM 33725 is extended for the term of the Development Agreement covering the remaining undeveloped portions of the Ramsgate Specific Plan, including TTM 25473 and 25475. The proposed First Amendment will make TTM 33725 subject to the terms and conditions of the Development Agreement, incorporate all existing conditions of approval, and require the developer to pay a \$5,500 per unit Development Agreement Fee for each residential unit. As set forth in Operating Memoranda of Understanding (OMOUS) and the proposed First Amendment, the term of the Development Agreement will expire the earlier of either (1) 48 months after SCE is able to provide necessary power to serve the project or (2) December 31, 2027.

The project area lies east of Interstate 15 and south of Highway 74 in the City of Lake Elsinore, Riverside County, California within the Ramsgate Specific Plan. The subject property is bounded by Scenic Crest Drive to the south, Mauricio Street to the north, Greenwald Avenue to the east, and Steel Valley Road to the west (APNs: 349-240-006, 043 thru 047, 054, 055, 056, 349-380-024 and 025).

Pursuant to CEQA Guidelines Section 15162, no new environmental documentation is necessary because no changes to the projects are 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 Development Agreement and first amendment to the Specific Plan in 1990 based on a Supplemental Environmental Impact Report (SCH 88090525); approved TTM 33725 in 2006, based on a Mitigated Negative Declaration (No. 2006-04); and approved modifications to TTM No. 33725 in 2021 based on an Addendum.

PLANNING COMMISSION RECOMMENDATION : On December 6, 2022, 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 First Amendment to the Ramsgate Development Agreement.

ALL INTERESTED PERSONS are invited to submit written information, express opinions or otherwise submit written evidence by email to calvareza@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 lake-elsinore.org the Friday before the Public Hearing.

FURTHER INFORMATION on this item may be obtained by contacting Mathew Evans, Principal Planner at mevans@lake-elsinore.org or (951) 674-3124, ext. 284.

Candice Alvarez, MMC, City Clerk

Posted at City Hall January 11, 2023
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