



*Notice of Determination
Environmental Impact Report No. 2006-04
Development Agreement No. 2022-01
(TTM 34249; Canyon Hills Estates)
State Clearinghouse Number 2006051073*

Filed With: Office of Planning and Research
1400 Tenth Street, Room 113
Sacramento, CA 95814

County Clerk of Riverside County
2724 Gateway Drive
Riverside, CA 92507

From: City of Lake Elsinore (Lead Agency)
130 S. Main Street, Lake Elsinore, CA 92530

Contact Person: Damaris Abraham, Planning Manager
Telephone Number: 951.674.3124 Ext. 913

Date: May 27, 2022

Project Title: Development Agreement No. 2022-01 for an approximately 81.32-acre portion of Tentative Tract Map (TTM) No. 34249 (Canyon Hills Estates)

Project Applicant: Tri Pointe Homes, 1250 Corona Pointe Court, Suite 600, Corona, CA 92879

Project Location: The site is located within the Canyon Hills Estates Specific Plan, south of Canyon Hills Road, east and west of Cottonwood Canyon Road (APNs: 365-230-005, 006, 009, 011, and 012).


Project Description: TTM 34249 was previously approved for a subdivision of 246.41 acres into 302 single-family residential lots, 12 open space lots, one (1) Public Park, and two (2) tank sites. This Development Agreement applies to the approximately 81.32-acre portion located on the northeastern corner of the larger approximately 246-acre property previously entitled for development.

Environmental Review: Pursuant to CEQA Guidelines Section 15162, this Development Agreement would not have a significant effect on the environment and no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier environmental impact report. FEIR No. 2006-04 (SCH # 2006051073) was adopted by the City Council on January 23, 2007. This Development Agreement will not have any significant direct, indirect, or cumulative environmental impacts apart from or beyond those already analyzed, addressed and mitigated as stated in the environmental documentation prepared and adopted/approved for TTM 34249. All potentially significant impacts have been avoided or mitigated pursuant to the earlier environmental impact report and none of the conditions in Public Resources Code Section 21166 or CEQA Guidelines Sections 15162, 15163 and 15164 calling for preparation of a subsequent or supplemental environmental impact report have occurred because of the following: (i) the Project does not propose substantial changes that would require major revisions to the previously certified EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant environmental effects; (ii) no substantial changes in circumstances have occurred that require major revisions to the previously certified EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and (iii) no new information of substantial importance as described in Section 15162 (a)(3) has been identified that shows any of the following: (a) one or more significant effects not discussed in the EIR, (b) significant effects previously examined that are substantially more severe than shown in the EIR, (c) mitigation measures or alternatives previously found not to be feasible are in fact be feasible and substantially reduce one or more significant effects of the project, but the Project proponents decline to adopt the mitigation measure or alternative, or (d) mitigation measures or alternatives which are considerably different from those analyzed in the EIR substantially reduce one or more significant effects on the environment, but the Project proponents decline to adopt the mitigation measure or alternative.

This is to advise that the City of Lake Elsinore City Council as a Lead Agency has approved the above project on May 25, 2022, and has made the following determinations regarding the above-described project:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR No. 2006-04 (SCH #2006051073) with comments and responses and record of project approval is available to the General Public at: the City of Lake Elsinore, 130 South Main Street, Lake Elsinore, CA 92530.

Signed: 
Damaris Abraham

Title: Planning Manager

Date: May 27, 2022