



*Notice of Determination for  
Mitigated Negative Declaration for the  
Lakeside Residential Project  
(SCH No. 2021110300; ER 2021-02)*

**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  
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**Date:** February 24, 2022

**Project Title:** Lakeside Residential Project (Planning Application No. 2021-11, Zone Change No. 2021-04 [PUD Overlay], Tentative Tract Map No. 38116, and Residential Design Review No. 2021-02)

**Project Applicant:** Tri Pointe Homes

**Project Location:** The project site is located along State Route 74 at Jamieson Street, east of the intersection of Riverside Drive and Grand Avenue in the southwest portion of the City of Lake Elsinore. The project site consists of three parcels identified as Assessor's Parcel Numbers: 379-060-022, 379-060-005 and 379-060-027. The site is located in Sections 10 and 11 of Township 6 South, Range 5 West of the San Bernardino Baseline and Meridian. The site is located within the United States Geological Survey (USGS) Alberhill, Quadrangle map.

**Project Description:** The project involves a Tentative Tract Map (TTM 38116), Residential Design Review (RDR 2021-02) application, and a Zone Change (ZC 2021-04; PUD Overlay). The PUD Overlay provides modified development/design standards for the R-3 zoning district. TTM 38116 would subdivide the 34.81-acre site into 9 parcels. One lot for detached condominium residences, one open space lot, one water quality basin lot, two recreation lots, and four open space landscaping lots. The project would develop the site with 140 two-story condominium residences, recreation areas, and infrastructure on the western portion of the site, and the eastern 15.65 acres of the site adjacent to the lake would be preserved as natural open space. The project includes an 8-foot-high concrete masonry wall along the site boundary with Grand Avenue/Riverside Drive/ SR-74. Pedestrian and vehicular entries to the site would have 6-foot-high metal rolling security gates. The project would widen Riverside Drive / SR-74 to two lanes, install a median, a striped bike lane, streetlights, parkway landscaping, and removal of the utility poles and undergrounding the dry utilities along the project frontage of Grand Avenue/Riverside Drive/SR-74.

This is to advise that on February 8, 2022, the City of Lake Elsinore approved: (i) Zone Change No. 2021-04 (PUD Overlay), (ii) Tentative Tract Map No. 38116, and (iii) Residential Design Review No. 2021-02 to implement the above project. Also on February 8, 2022, the City introduced for first reading the Ordinance, which, once effective, will adopt zoning regulations for the PUD Overlay. On February 22, 2022, the City Council conducted a second reading of the Ordinance the adopting the Zone Change for the PUD Overlay, thereby fully approving the project.

**This is to advise that the City of Lake Elsinore City Council as a Lead Agency has approved the above project on February 22, 2022, and has made the following determinations regarding the above-described project:**

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

This is to certify that the final Mitigated Negative Declaration (ER 2021-02) 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 and on the City's website.

Signed: Damaris Abraham  
Damaris Abraham

Title: Planning Manager

Date: February 24, 2022