



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

Filed With: [X] Office of Planning and Research, 1400 Tenth Street, Room 113, Sacramento, CA 95814
[X] County Clerk of Riverside County, 2724 Gateway Drive, Riverside, CA 92507

From: City of Lake Elsinore (Lead Agency) Contact Person: Damaris Abraham, Community Development Director
130 S. Main Street, Lake Elsinore, CA 92530 Telephone Number: 951.674.3124 Ext. 913

Date: March 27, 2024

Project Title: Tentative Tract Map No. 38116 and Residential Design Review No. 2021-02 (Lakeside Residential Project - State Clearinghouse No. 2021110300): extension of time for prior approvals

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

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 action taken on the project consists of granting the applicant's request to extend the life of the approved Tentative Tract Map (TTM) No. 38116 and Residential Design Review (RDR) No. 2021-02 for two (2) years to February 8, 2026. TTM No. 38116 was previously approved for the subdivision of 34.81 acres into nine (9) parcels ranging in size from 0.65 acres to 15.65 acres. One lot for detached condominium residences, one reserved open space lot, one water quality basin, two recreation lots, and four open space landscaping lots. RDR No. 2021-02 was previously approved for the construction of a gated condominium community with 140 detached two-story condominiums, recreation areas, and related amenities and infrastructure on the western portion of the site. The eastern 15.65 acres of the site that is adjacent to the lake would be preserved as natural open space.

Environmental Review: On February 8, 2022, the City adopted a Mitigated Negative Declaration (MND) (ER 2021-02) (SCH No. 2021110300) for the project in compliance with CEQA. The extension of time request has been evaluated against the previous analysis and mitigation measures contained in the MND. The extension does not create new significant impacts or substantially increase the severity of previously analyzed impacts compared to those previously identified and mitigated for in the MND. Therefore, the extension of time request is "within the scope" of the previously adopted CEQA document. Accordingly, Public Resources Code Section 21166 and CEQA Guidelines Section 15162 bar the preparation of any further environmental review.

This is to advise that the City of Lake Elsinore City Council, as the Lead Agency, took the above-described action regarding the project on March 26, 2024, and reaffirmed the following determinations regarding the project, as extended:

- 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: Community Development Director

Date: March 27, 2024