

**Summary Form for Electronic Document Submittal****Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: The Towne Center Specific PlanLead Agency: City of Canyon LakeContact Name: Jim MorrisseyEmail: jmorrissey@canyonlakeca.govPhone Number: (951) 479-8005Project Location: City of Canyon Lake  
*City*Riverside County  
*County*

Project Description (Proposed actions, location, and/or consequences).

See attachment.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See attachment.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None identified.

Provide a list of the responsible or trustee agencies for the project.

Not applicable.

# SCH Summary Form Attachment

## Project Description

The Project proposes a zone change and specific plan for the existing Towne Center, collectively referred to as the proposed Project. The City of Canyon Lake is looking to increase fiscal opportunities, incorporate residential uses, and redesign the existing Towne Center to attract local interest. The zone change proposes to change the existing zoning from General Commercial (C-1) to Mixed Use (MXU) in order to allow for residential usage and provide consistency with the existing General Plan land use designation of MXU. The Towne Center Specific Plan (TCSP) provides guidelines and requirements for future developments. The existing Towne Center is located in a Mixed Use General Plan Land Use category. The TCSP has divided the site into eight separate "Planning Areas". Each of these Planning Areas provide a general guidance for primary use and redevelopment that are in accordance with the goals and objectives of the City of Canyon Lake. The eight Planning Areas include the following land uses; housing, commercial retail, civic uses, public plaza, and office space. Although a conceptual site plan has been prepared the TCSP allows developers to modify each planning area as long as they are consistent with the objectives of the plan.

## Mitigation Measures

The Initial Study evaluated potential environmental impacts to aesthetics, agricultural and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, tribal cultural resources, utilities and service systems and wildfire. Of all potential effects evaluated, impacts in the areas of biological resources, cultural resources, geology and soils, noise, and public services were identified, but will be reduced to a less than significant levels with implementation of mitigation measures **MM BIO 1, MM CUL 1, MM GEO 1, MM NOI 1, MM NOI 2, MM NOI 3, MM NOI 4, MM NOI 5, and MM PS 1**, identified in the Initial Study. The City did not identify any significant, unavoidable impacts.