

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #
-------

**Project Title:** The Towne Center Specific Plan

Lead Agency: City of Canyon Lake Contact Person: Jim Morrissey  
 Mailing Address: 31516 Railroad Canyon Road Phone: (951)244-2955  
 City: Canyon Lake Zip: 92587 County: Riverside

**Project Location:** County: Riverside City/Nearest Community: City of Canyon Lake

Cross Streets: Railroad Canyon Road and Canyon Lake Drive Zip Code: 92587

Longitude/Latitude (degrees, minutes and seconds): 33 ° 40 ' 29.36" N / 117 ° 15 ' 26.78" W Total Acres: 19.6

Assessor's Parcel No.: See Attachment. Section: 1 Twp.: 6S Range: 4W Base: SBBM

Within 2 Miles: State Hwy #: N/A Waterways: Canyon Lake

Airports: N/A Railways: N/A Schools: See Attachment.

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 188 Acres 4.23  
 Office: Sq.ft. 103,000 Acres 11.8 Employees 343  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 30,500 Acres 0.7 Employees 61  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Mixed-Use General Plan Land Use Designation and General Commercial Zoning Designation

**Project Description:** (please use a separate page if necessary)

See Attachment.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

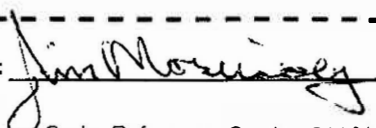
- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District #8                | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB #8                         |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input checked="" type="checkbox"/> SWRCB: Water Quality                     |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region #6               | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development                |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date March 4, 2022 Ending Date April 4, 2022

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Albert A Webb Associates</u>	Applicant: <u>City of Canyon Lake - Jim Morrissey</u>
Address: <u>3788 McCray Street</u>	Address: <u>31516 Railroad Canyon Road</u>
City/State/Zip: <u>Riverside, CA 92506</u>	City/State/Zip: <u>Canyon Lake, CA 92587</u>
Contact: <u>Melissa Perez</u>	Phone: <u>(951)244-2955</u>
Phone: <u>(951) 320-6007</u>	

Signature of Lead Agency Representative:  Date: 2/29/22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## **Notice of Completion Attachment**

### **Assessor's Parcel No.:**

355300012, 355300014, 355300015, 355300032, 355300033, 355300034, 355300035, 355300036, 355301012, 355310006, 355310007, 355310008, 355310012, 355310013, 355310014, 355310015, 355310016, 355310017, 355310018, 355310019, 355310021, 355310022, 355310023, 355310024, 355310025, 355320003, 355320004, 355320005, 355320009, 355320010, 355320014, 355320015, 355320016, 355320017, 355320018, 355320019, 355320020, 355320021, 355320023, 355320025, 355320026, 355320027, 355320028, 355330009, 355330010, 355330011, 355330012, 355330022, 355330023, 355330024, 355330025, 355330028, 355330029, 355330030, 355330031, 355330032, 355330033, 355330034, 355330035

### **Schools:**

Hope Learning Academy and Canyon Lake Community Church

### **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.