



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Lake Elsinore, California, will hold a Public Hearing on May 25, 2022 at 7:00 p.m., or as soon thereafter as the matter may be heard, at the Lake Elsinore Cultural Center, 183 North Main Street, Lake Elsinore, California, 92530, to consider the following item:

Development Agreement No. 2022-01 (Canyon Hills Estates): A request by TriPointe Homes for a development agreement for a portion of Tentative Tract Map (TTM) No. 34249. TTM 34249 was previously approved for the 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 of the larger approximately 246 acre property previously entitled for development. 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).

Pursuant to CEQA Guidelines Section 15162, no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Environmental Impact Report (EIR) and none of the conditions described in Section 15162 exist. Environmental Impact Report No. 2006-02 (SCH# 2006051073) for the Project adopted by the City Council on January 23, 2007 evaluated environmental impacts that would result from the maximum buildout of TTM 34249. No substantial changes which require major revisions to the EIR exist and no new information of substantial importance which require revisions to the earlier EIR exist.

ALL INTERESTED PERSONS are invited to submit written information, express opinions or otherwise submit written evidence by email to calvarez@lake-elsinore.org. The State strongly recommends that persons exercising their right to engage in political expression, including attendance and participation in a city council meeting, should utilize alternative channels, such as Zoom videoconferencing utilized by the City of Lake Elsinore, in place of in-person gatherings. Consistent with State and County Public Health Orders, remote public participation is allowed in the following ways:

- 1) Cable T.V. Broadcast on Spectrum Channel 29 and Frontier Channel 31.
- 2) Livestream on the City's Website.
- 3) To call into the meeting and provide public comment via Zoom, register by clicking the following link before 5:00 p.m. on the day of the meeting: <https://us02web.zoom.us/j/86537585055>
- 4) Email public comments to calvarez@lake-elsinore.org before the meeting. Comments received prior to 5:00 p.m. on the day of the meeting will be transmitted to the City Council Members.

In light of evolving circumstances related to COVID-19 and State and County Public Health Orders, the City reserves the right to restrict in-person participation and resume remote-only participation via Zoom. In the event such action is deemed necessary and appropriate, the City will post alerts on the City's website prior to this Planning Commission Meeting in sufficient time to allow the public to register as instructed above.

If you wish to legally challenge any action taken by the City on the above matter, you may be limited to raising only those issues you or someone else at the Public Hearing described in this notice, or in written correspondence delivered to the City prior to or at the Public Hearing. If you require accommodation to participate in a Public Hearing, please contact the City Clerk's office at (951) 674-3124 ext. 269. All Agenda materials are available for review on the City's website at lake-elsinore.org the Friday before the Public Hearing.

FURTHER INFORMATION on this item may be obtained by contacting Ms. Damaris Abraham, Senior Planner at dabraham@lake-elsinore.org or (951) 674-3124, ext. 913. Additional information regarding COVID-19 is available for review on the City's website at www.lake-elsinore.org.

May 14, 2022

Candice Alvarez, MMC,
City Clerk