



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 22-229412

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202200551
	Filing Type	5
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Clerk Handling Fee		\$50.00
Total		\$50.00
Tender (On Account)		\$50.00
Account#	EL	
Account Name	EL - CITY OF LAKE ELSINORE	
Balance	\$12,247.25	



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER:

22-229412

STATE CLEARINGHOUSE NUMBER (if applicable)

2006051073

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF LAKE ELSINORE

LEAD AGENCY EMAIL

DABRAHAM@LAKE-ELSINORE.ORG

DATE

06/16/2022

COUNTY/STATE AGENCY OF FILING

RIVERSIDE

DOCUMENT NUMBER

E-202200551

PROJECT TITLE

DEVELOPMENT AGREEMENT NO. 2022-01 FOR AN APPROXIMATELY 81.32-ACRE PORTION OF
TENTATIVE TRACT MAP (TTM) NO. 34249 (CANYON HILLS ESTATES)

PROJECT APPLICANT NAME

TRI POINTE HOMES

PROJECT APPLICANT EMAIL

SHELLY.JORDAN@TRIPOINTEHOMES.
COM

PHONE NUMBER

(951) 428-4400

PROJECT APPLICANT ADDRESS

1250 CORONA POINTE, COURT 600,

CITY

CORONA

STATE

CALI

ZIP CODE

92879

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR) \$3,539.25 \$ _____
☐ Mitigated/Negative Declaration (MND)(ND) \$2,548.00 \$ _____
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,203.25 \$ _____

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____

☒ County documentary handling fee \$ _____ \$50.00

☐ Other \$ _____

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE

X *W. Sandral*

AGENCY OF FILING PRINTED NAME AND TITLE

Deputy

LG FEE PREVIOUSLY PAID 22-206887 RECEIPT ATTACHED.



Lead Agency: CITY OF LAKE ELSINORE
ATTN: DAMARIS ABRAHAM
Address: 130 S. MAIN STREET
LAKE ELSINORE, CA. 92530

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202200551
06/16/2022 08:00 AM Fee: \$ 50.00
Page 1 of 2

Removed: By: Deputy



Project Title

DEVELOPMENT AGREEMENT NO. 2022-01 FOR APPROXIMATELY 81.32 ACRE
PORTION OF TENTATIVE TRACT MAP (TTM) NO. 3429 (CANYON HILLS ESTATES)

Filing Type

- ☒ Environmental Impact Report
- ☐ Mitigated/Negative Declaration
- ☐ Notice of Exemption
- ☐ Other:

Notes

LARGE FEE PAID ON PREVIOUS RECEIPT 22-206887



*Notice of Determination
Environmental Impact Report No. 2006-04
Development Agreement No. 2022-01
(TTM 34249; Canyon Hills Estates)
State Clearinghouse Number 2006051073*

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
Telephone Number: 951.674.3124 Ext. 913

Date: June 15, 2022

Project Title: Development Agreement No. 2022-01 for an approximately 81.32-acre portion of Tentative Tract Map (TTM) No. 34249 (Canyon Hills Estates)

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

Project Location: 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).

Project Description: TTM 34249 was previously approved for a 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 located on the northeastern corner of the larger approximately 246-acre property previously entitled for development.

Environmental Review: Pursuant to CEQA Guidelines Section 15162, this Development Agreement would not have a significant effect on the environment and no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier environmental impact report. FEIR No. 2006-04 (SCH # 2006051073) was adopted by the City Council on January 23, 2007. This Development Agreement will not have any significant direct, indirect, or cumulative environmental impacts apart from or beyond those already analyzed, addressed and mitigated as stated in the environmental documentation prepared and adopted/approved for TTM 34249. All potentially significant impacts have been avoided or mitigated pursuant to the earlier environmental impact report and none of the conditions in Public Resources Code Section 21166 or CEQA Guidelines Sections 15162, 15163 and 15164 calling for preparation of a subsequent or supplemental environmental impact report have occurred because of the following: (i) the Project does not propose substantial changes that would require major revisions to the previously certified EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant environmental effects; (ii) no substantial changes in circumstances have occurred that require major revisions to the previously certified EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and (iii) no new information of substantial importance as described in Section 15162 (a)(3) has been identified that shows any of the following: (a) one or more significant effects not discussed in the EIR, (b) significant effects previously examined that are substantially more severe than shown in the EIR, (c) mitigation measures or alternatives previously found not to be feasible are in fact be feasible and substantially reduce one or more significant effects of the project, but the Project proponents decline to adopt the mitigation measure or alternative, or (d) mitigation measures or alternatives which are considerably different from those analyzed in the EIR substantially reduce one or more significant effects on the environment, but the Project proponents decline to adopt the mitigation measure or alternative.

This is to advise that on May 25, 2022, the City introduced for first reading the Ordinance, which, once effective, will adopt the proposed Development Agreement. On June 14, 2022, the City Council conducted a second reading of the Ordinance the adopting the Development Agreement, 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 June 14, 2022, and has made the following determinations regarding the above-described project:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR No. 2006-04 (SCH #2006051073) 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.

Signed: Damaris Abraham
Damaris Abraham

Title: Planning Manager

Date: June 15, 2022