



**Peter Aldana**  
**Riverside County**  
**Assessor-County Clerk-Recorder**  
2724 Gateway Drive  
Riverside, CA 92507  
(951) 486-7000  
[www.rivcoacr.org](http://www.rivcoacr.org)

**Receipt: 22-206887**

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$3,589.25
	# Pages	1
	Document #	E-202200494
	Filing Type	1
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Environmental Impact Report		\$3,539.25
F&G Clerk Handling Fee		\$50.00
<b>Total</b>		<b>\$3,589.25</b>
Tender (On Account)		\$3,589.25
Account#	EL	
Account Name	EL - CITY OF LAKE ELSINORE	
Balance	\$12,137.25	



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:  
**22-206887**

STATE CLEARINGHOUSE NUMBER (if applicable)  
**2006051073**

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>CITY OF LAKE ELSINORE</b>	LEAD AGENCY EMAIL <b>DABRAHAM@LAKE-ELSINORE.ORG</b>	DATE <b>05/27/2022</b>
COUNTY/STATE AGENCY OF FILING <b>RIVERSIDE</b>		DOCUMENT NUMBER <b>E-202200494</b>

PROJECT TITLE

**DEVELOPMENT AGREEMENT NO. 2022-01 FOR 81.32-ACRE PORTION OF TTM NO. 34249  
(CANYON HILLS ESTATES)**

PROJECT APPLICANT NAME <b>TRI POINTE HOMES</b>	PROJECT APPLICANT EMAIL <b>DABRAHAM@LAKE-ELSINORE.ORG</b>	PHONE NUMBER <b>(951) 674-3124</b>
PROJECT APPLICANT ADDRESS <b>1250 CORONA POINTE COURT, SUITE 600,</b>	CITY <b>CORONA</b>	STATE <b>CA</b>
		ZIP CODE <b>92879</b>

PROJECT APPLICANT (Check appropriate box)

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

**CHECK APPLICABLE FEES:**

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$	<b>\$3,539.25</b>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	<b>\$50.00</b>
<input type="checkbox"/> Other		\$	

**PAYMENT METHOD:**

☐ Cash    ☐ Credit    ☐ Check    ☒ Other    **TOTAL RECEIVED**    \$    **\$3,589.25**

SIGNATURE <b>X I Syeda</b>	AGENCY OF FILING PRINTED NAME AND TITLE <b>Deputy</b>
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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-202200494  
05/27/2022 02:00 PM Fee: \$ 3589.25  
Page 1 of 2

Removed: By: Deputy  


**Project Title**

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

**Filing Type**

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

**Notes**



*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:** May 27, 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).

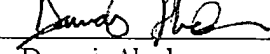
**Project Description:** TTM 34249 was previously approved for a subdivision of 246.41 acres into 302 single-family residential lots, 12 open space lots, one (1) Public Park, and two (2) tank sites. This Development Agreement applies to the approximately 81.32-acre portion located on the northeastern 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 the City of Lake Elsinore City Council as a Lead Agency has approved the above project on May 25, 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

Title: Planning Manager

Date: May 27, 2022