

Filed With:	$\bowtie$	Office of Planning and Research 1400 Tenth Street, Rm113 Sacramento, CA 95814	$\square$	County Clerk of Riverside County 2724 Gateway Drive Riverside, CA 92507
		Sacramento, CA 93814		Riverside, CA 92507

From: City of Lake Elsinore (Lead Agency) 130 S. Main Street, Lake Elsinore, CA 92530

**Project Title**: Canyon Hills Estates Project (Planning Application No. 2021-43)

Project Applicant: Tri Pointe Homes, 1250 Corona Pointe Ct, Corona, CA 92879

**Project Location (Specific):** The approximately 81.32-acre project site is generally located within the northeast portion of the Canyon Hills Estates Specific Plan, south of Canyon Hills Road, east and west of Cottonwood Canyon Road. The Assessor Parcel Numbers (APNs) associated with the project are APNs 365-230-005, 365-230-006, 365-230-009365-230-011, and 365-230-012. The project site is located to the east of Interstate 15 (I-15). Local access to the site is provided by I-15 and the Railroad Canyon Road interchange, and then Railroad Canyon Road east to Canyon Hills Road. Within the City, Canyon Hills Road is the roadway that provides access to the project site. The site is located in Section 13, Township 6 South, Range 4 West as shown on the Lake Elsinore, California 7.5-minute U.S. Geologic Survey (USGS) topographic map.

**Description of Nature, Purpose, and Beneficiaries of Project:** The project involves a revision to the previously approved Tentative Tract Map No. 34249 to subdivide the 81.32-acre portion into 133 single-family residential lots, three open space lots, two water quality/detention basins, and one 5.82-acre park and the design and construction of 133 single-family homes and related site improvements located within the Canyon Hills Estates Specific Plan.

Name of Public Agency Approving Project: City of Lake Elsinore

Name of Person / Agency Administrating Project: Damaris Abraham, Community Development Director

## **Exempt Status:**

- □ Ministerial (Section 21080(b)(1); 15268)
- Declared Emergency (Section 21080(b)(3); 15269(a))
- $\Box$  Emergency Project (Section 21080(b)(4); 15269(b)(c))
- Categorical Exemption (state type and section number): Section 15182(c) (**Residential Projects Pursuant to a** Specific Plan).
- □ Statutory Exemption (state type and section number)

## Reasons why project is exempt:

The proposed project is categorically exempt from California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15182(c) (Residential Projects Pursuant to a Specific Plan). Where a public agency has prepared an EIR on a Specific Plan, a residential project undertaken pursuant to and in conformity with that specific plan is exempt from CEQA if the project meets the following requirements:

1. Eligibility. To qualify for this exemption the public agency must have prepared an EIR on a specific plan after January 1, 1980.

The City adopted the Canyon Hills Specific Plan (SPA 2006-01) and Environmental Impact Report (EIR) SCH No. 2006051073 on January 27, 2007. The proposed project meets this requirement.

2. Scope. Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit development.

The project involves a revision to the previously approved Tentative Tract Map No. 34249 to subdivide the 81.32-acre portion into 133 single-family residential lots, three open space lots, two water quality/detention basins, and one 5.82-acre park and the design and construction of 133 single-family homes and related site improvements located within the Canyon Hills Estates Specific Plan. The proposed project is consistent with the Canyon Hills Estates Specific Plan, Single Family Residential-1 (SF-1) and Single Family Residential-2 (SF-2) Land Use Designations.

3. Limitation. This section is subject to the limitation that a specific plan undergoes an event, such as, but not limited to: a substantial change to the proposed project is made that requires major revisions of the previous EIR; new circumstances under which the project is undertaken that will require major revisions to the previous EIR; or new information has been found resulting in new significant effects or increasing the severity of a significant effect that were not known at the time of the previous EIR. Should one or more of these events occur, this exemption shall not apply until the city or county which adopted the specific plan completes a subsequent EIR or supplement to a previous EIR.

Pursuant to CEQA Guidelines Section 15162, the project 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 a previously adopted Environmental Impact Report (SCH No. 2006051073) prepared for the Canyon Hills Estates Specific Plan. A CEQA Exemption Study has been prepared for the project. All potentially significant effects have been avoided or mitigated pursuant to the EIR and none of the conditions described in Section 15162 have occurred. EIR (SCH No. 2006051073) was adopted by the City Council on January 27, 2007.

Contact Person: Damaris Abraham

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Signed: Damaris Abraham

Title: Community Development Director