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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, Senior Planner Telephone Number: 951.674.3124 Ext. 913

Date: February 9, 2022

**Project Title:** Lakeside Residential Project (Planning Application No. 2021-11, Zone Change No. 2021-04 [PUD Overlay], Tentative Tract Map No. 38116, and Residential Design Review No. 2021-02)

## Project Applicant: Tri Pointe Homes

**Project Location:** The project site is located along State Route 74 at Jamieson Street, east of the intersection of Riverside Drive and Grand Avenue in the southwest portion of the City of Lake Elsinore. The project site consists of three parcels identified as Assessor's Parcel Numbers: 379-060-022, 379-060-005 and 379-060-027. The site is located in Sections 10 and 11 of Township 6 South, Range 5 West of the San Bernardino Baseline and Meridian. The site is located within the United States Geological Survey (USGS) Alberhill, Quadrangle map.

**Project Description:** The project involves a Tentative Tract Map (TTM 38116), Residential Design Review (RDR 2021-02) application, and a Zone Change (ZC 2021-04; PUD Overlay). The PUD Overlay provides modified development/design standards for the R-3 zoning district. TTM 38116 would subdivide the 34.81-acre site into 9 parcels. One lot for detached condominium residences, one open space lot, one water quality basin lot, two recreation lots, and four open space landscaping lots. The project would develop the site with 140 two-story condominium residences, recreation areas, and infrastructure on the western portion of the site, and the eastern 15.65 acres of the site adjacent to the lake would be preserved as natural open space. The project includes an 8-foot-high concrete masonry wall along the site boundary with Grand Avenue/Riverside Drive/ SR-74. Pedestrian and vehicular entries to the site would have 6-foot-high metal rolling security gates. The project would widen Riverside Drive / SR-74 to two lanes, install a median, a striped bike lane, streetlights, parkway landscaping, and removal of the utility poles and undergrounding the dry utilities along the project frontage of Grand Avenue/Riverside Drive/SR-74.

## This is to advise that the <u>City of Lake Elsinore City Council as a Lead Agency</u> has approved the above project on <u>February 8, 2022</u>, and has made the following determinations regarding the above-described project:

- 1. The project will not have a significant effect on the environment.
- 2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures were made a condition of approval of the project.
- 4. A mitigation reporting or monitoring plan was adopted for this project.
- 5. A Statement of Overriding Considerations was not adopted for this project.
- 6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final Mitigated Negative Declaration (ER 2021-02) 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 and on the City's website.

Signed: Damaris Abraham

Damaris Abraham

Title: Senior Planner

Date: February 9, 2022