



## REPORT TO CITY COUNCIL

**To:** Honorable Mayor and Members of the City Council

**From:** Jason Simpson, City Manager

**Prepared by:** Nancy Huynh, Principal Planner

**Date:** January 27, 2026

**Subject:** **Planning Application No. 2025-11 (Tentative Parcel Map No. 39310) – A Request to Subdivide an Existing 81.38-acre Parcel into Two Parcels (35.64 acres and 45.74 acres, respectively) for Financing Purposes located South of Sugarbush Lane and East of Cottonwood Canyon Road**

**Applicant:** Brian Ortwein, Tri Pointe Homes

### **Recommendation**

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (“Common Sense Exemption”); and
2. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 39310, TO SUBDIVIDE 81.38 ACRES INTO TWO PARCELS THAT ARE 35.64 ACRES AND 45.74 ACRES IN SIZE FOR FINANCING PURPOSES WITHIN THE CANYON HILLS ESTATES SPECIFIC PLAN LOCATED AT APN 365-230-001.

### **Planning Commission Action**

On December 2, 2025, the Planning Commission (Commission) held a duly noticed public hearing and recommended approval of Tentative Parcel Map (TPM) No. 39310 which included modifications to Condition of Approval Nos. 22 and 23.

In attendance at the meeting were the applicants who addressed the Commission and two residents from the City of Wildomar who provided oral testimony raising concerns with the environmental impact of the parcel map.

The Commission recommended approval of the project with a 3-0 vote (Commissioner Devor absent).

### **Project Location**

The proposed project is located on an approximately 81-acre parcel within Canyon Hills Estates Specific Plan (CHESP). More specifically, the parcel is south of Sugarbush Lane and east of Cottonwood Canyon Road and includes Assessor Parcel Number (APN) 365-230-001. The project area is currently vacant and undisturbed open space with brush and trees across the landscape.

### **Background**

On January 23, 2007, the City Council approved the CHESP which included Final Environmental Impact Report (FEIR) No. 2006-04 (SCH No. 2006051073), General Plan Amendment (GPA) No. 2006-04, Specific Plan (SP) No. 2006-01, and Tentative Tract Map (TTM) No. 34249 for the subdivision of approximately 246.41 acres into 302 single-family residential lots, 12 open space lots, one public park, and two tank sites.

More recently, on February 20, 2024, Revision No. 1 to TTM No. 34249 was approved to subdivide the 81.32-acre portion of the 246.41-acres into 133 single-family residential lots, three open space lots, two water quality/detention basins, and one 5.82-acre park.

The subject parcel is located west of the recently approved map revision for TTM No. 34249 within the CHESP (refer to the CHESP Land Use Plan in Attachment 5).

### **Project Description**

Tentative Parcel Map No. 39310 consists of an existing 81.38-acre parcel located within the CHESP. Tri Pointe proposes to subdivide the parcel into two parcels with Parcel 1 proposed to be 35.64-acres and Parcel 2 proposed to be 45.74-acres.

The subdivision would create an additional parcel without altering existing entitlements, land use designations, or environmental conclusions previously adopted under FEIR No. 2006-04 (SCH No. 2006051073). The subdivision does not introduce new residential components nor modify the topography, hydrology, or access conditions of the property. TPM No. 39310 is intended to reduce annexation costs into the Elsinore Valley Municipal Water District (EVMWD) and streamline processing through the Riverside Local Agency Formation Commission (LAFCO), while preserving long-term planning objectives of the Specific Plan.

No construction or physical improvements are proposed with the request as the subdivision is strictly for financing purposes. Any future development would require a separate application and review process and would be subject to its own public hearing(s) at Planning Commission and/or City Council.

## **Discussion**

The analysis below provides a discussion of the proposed project's consistency with the CHESP and General Plan. In addition, the Design Review Committee, including staff from Planning, Building and Safety, Fire, and Engineering Departments and the Elsinore Valley Municipal Water District, has reviewed the project and have included recommended conditions of approval to ensure compliance with adopted plans, policies, and regulations.

### **Specific Plan and General Plan Consistency**

The project is located within the CHESP's Single Family-1 (SF-1) and Open Space (OS) land use designations. The SF-1 designation is intended for single family detached residential development at a density between two and four dwelling units per acre. However, as previously mentioned in the above section of this staff report, TPM No. 39310 is for financing purposes only and no development of any type is being proposed with it.

The proposed subdivision complies with the minimum lot area and street frontage requirements outlined in the CHESP. Legal access to both parcels is provided via public improvements currently under construction through the previously approved Tract No. 34249, satisfying the access standards set forth in Lake Elsinore Municipal Code Sections 16.12.030 and 16.12.040. These provisions require vehicular access to all lots and connection to a publicly maintained road. Although no residential development is proposed currently, the parcel configuration ensures adequate frontage and access. Additionally, the proposed TPM No. 39310 conforms to the requirements of LEMC Chapter 16.24 and the Subdivision Map Act. As such, the proposed subdivision is consistent with the CHESP, which was found to align with the General Plan at the time of its adoption. Accordingly, the project is also consistent with the General Plan.

### **Environmental Determination**

Pursuant to CEQA Guidelines Section 15061(b)(3), the project is exempt under the "Common Sense Exemption." The land division is for financing purposes only and does not propose any development or construction. Therefore, it can be seen with certainty that there is no possibility that the land division may have a significant effect on the environment and is not subject to CEQA.

### **MSHCP Consistency**

The Project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The proposed project site is not located in a Criteria Cell and was not required to be processed through the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) processes. The project complies with all other applicable requirements of the MSHCP.

### **Public Notice**

Notice of the public hearing for this application has been published in the Press-Enterprise newspaper and mailed to property owners within a 600-foot radius of the subject property. As of

the writing of this report, no written comments concerning these applications have been received by staff.

**Fiscal Impact**

The time and cost related to processing this application have been covered by fees paid for by the applicant. No General Fund budgets have been allocated or used in the processing of this application.

**Attachments**

- Attachment 1 – TPM Resolution
- Attachment 2 – Conditions of Approval
- Attachment 3 – GIS Exhibits
- Attachment 4 – CHESP Land Use Plan
- Attachment 5 – TPM No. 39310
- Attachment 6 – Public Notice Materials