

**RESOLUTION NO. 2026-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 39310, FOR THE SUBDIVISION OF 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**

**Whereas**, Tri Pointe Homes has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2025-11 (Tentative Parcel Map No. 39310) to subdivide an existing 81.38-acre parcel into two parcels (35.64 acres and 45.74 acres) for financing purposes. The site is located south of Sugarbush Lane and east of Cottonwood Canyon Road within the Canyon Hills Estates Specific Plan (APN: 365-230-001);

**Whereas**, Section 6.0 of the Multiple Species Habitat Conservation Plan (MSHCP) requires that all discretionary projects within a MSHCP Criteria Cell undergo the Lake Elsinore Acquisition Process (LEAP) and the Joint Project Review (JPR) to analyze the scope of the proposed development and establish a building envelope that is consistent with the MSHCP criteria;

**Whereas**, Section 6.0 of the MSHCP further requires that the City adopt consistency findings demonstrating that the proposed discretionary entitlement complies with the MSHCP Criteria Cell, and the MSHCP goals and objectives;

**Whereas**, pursuant to Lake Elsinore Municipal Code (LEMC) Chapter 16.24 (Tentative Map) the Planning Commission (Commission) has been delegated with the responsibility of making recommendations to the City Council (Council) pertaining to the tentative map review;

**Whereas**, on December 2, 2025, at a duly noticed Public Hearing, the Commission has considered evidence presented by the Community Development Department and other interested parties with respect to this item, and adopted a resolution recommending that the Council Approve TPM No. 39310; and

**Whereas**, on January 27, 2026, at a duly noticed Public Hearing, the City Council (Council) has considered evidence presented by the Community Development Department and other interested parties with respect to this item.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

**Section 1:** The Council has considered the project and has found it acceptable.

**Section 2:** That in accordance with the MSHCP, the Council makes the following findings for MSHCP consistency:

1. *The project is not subject to the City's LEAP and the Western Riverside County Regional Conservation Authority's (RCA) JPR processes as it is not located within a Criteria Cell.*
2. *The project site is vacant and undeveloped. The project is proposing a subdivision for financing purposes only and no development or construction is involved. As such, the*

*Riparian/Riverine Areas and Vernal Pool Guidelines as set forth in Section 6.1.2 of the MSHCP are not applicable.*

3. *The project is consistent with the Protection of Narrow Endemic Plant Species Guidelines as set forth in MSHCP Section 6.1.3 and the Additional Survey Needs and Procedures as set forth in MSHCP Section 6.3.2 because the project is not located within any Narrow Endemic Plant Species Survey Areas or Critical Species Survey Areas.*
4. *The project is consistent with the Fuels Management Guidelines because the project site is not within or adjacent to any MSHCP Criteria Cell or conservation areas.*
5. *The project is exempt from MSHCP local development mitigation fees pursuant to LEMC Section 16.85.090.B because the project does not involve any development or construction as the project is strictly a subdivision for financing purposes.*

**Section 3:** The Council finds and determines that the project is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15061(b)(3) ("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.

**Section 4:** That in accordance with State Planning and Zoning Law and the LEMC, the Council makes the following findings to approve TPM No. 39310:

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan. The proposed subdivision is compatible with the objectives, policies, general land uses and programs specified in the General Plan (Government Code Section 66473.5).

*The project is located within the Canyon Hills Estates Specific Plan (CHESP). The proposed project is compatible with the objectives, policies, general land uses and programs as identified in the CHESP. The CHESP was subject to a consistency finding with the General Plan prior to adoption. The proposed project complies with the minimum standards of the Single Family-1 (SF-1) and Open Space (OS) land use designations for minimum lot size and street frontage requirements. The proposed project is consistent with the provisions of the CHESP and is therefore found to be consistent with the General Plan.*

2. The site of the proposed subdivision of land is physically suitable for the proposed density of development in accordance with the General Plan.

*The project is strictly a subdivision for financing purposes and does not involve any development or construction. 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.*

3. The effects that this project are likely to have upon the housing needs of the region, the public service requirements of its residents and the available fiscal and environmental resources have been considered and balanced.

*The project would create an additional parcel without altering existing entitlements, land use designations, or environmental conclusions previously adopted under Final Environmental Impact Report No. 2006-04 (SCH No. 2006051073) for the approval of the CHESP. The subdivision does not introduce new residential components nor modify the topography, hydrology, or access conditions of the property. Furthermore, the project does not involve any development or new construction.*

4. The proposed division of land or type of improvements is not likely to result in any significant environmental impacts.

*The project is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to CEQA Guidelines Section 15061(b)(3) ("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.*

5. The design of the proposed division of land or type of improvements is not likely to cause serious public health problems.

*TPM No. 39310 has been designed in a manner consistent with the General Plan and the CHESP and does not divide previously established communities. In addition, the project does not involve any type of improvement(s) since it is strictly a TPM for financing purposes.*

6. The design of the proposed division of land or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed division of land.

*The project has been reviewed by all applicable City departments, including the Engineering Department and outside agencies, and it has been determined that TPM No. 39310 will not conflict with easements for access or use of the property. Legal access to both parcels will be 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.*

**Section 5:** Based upon the evidence presented, both written and testimonial, and the above findings, and the conditions of approval imposed upon the project, the Council hereby finds the project is consistent with the MSHCP and approves TPM No. 39310.

**Section 6:** This Resolution shall take effect immediately upon its adoption.

**Passed and Adopted** on this 27<sup>th</sup> of January, 2026.

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Robert E. Magee  
Mayor

**Attest:**

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Candice Alvarez, MMC  
City Clerk

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF LAKE ELSINORE        )

I, Candice Alvarez, MMC, City Clerk of the City of Lake Elsinore, California, hereby certify that Resolution No. 2026-\_\_ was adopted by the City Council of the City of Lake Elsinore, California, at a regular meeting held on January 27, 2026, and that the same was adopted by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Candice Alvarez, MMC  
City Clerk