



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Damaris Abraham, Director of Community Development

Date: March 26, 2024

Subject: Extension of Time Request for Tentative Tract Map No. 38116 and Residential Design Review No. 2021-02 (Lakeside Residential Project)

Applicant: Rick Rush, Tri Pointe Homes

Recommendation

1. Find that pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162 and Public Resources Code Section 21166, the extension of time request is within the scope of the previously adopted Mitigated Negative Declaration (MND) (ER 2021-02) (SCH NO. 2021110300) and that the preparation of any further environmental review is not required;
2. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A TWO-YEAR EXTENSION OF TIME TO FEBRUARY 8, 2026 FOR TENTATIVE TRACT MAP NO. 38116; and
3. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A TWO-YEAR EXTENSION OF TIME TO FEBRUARY 8, 2026 FOR RESIDENTIAL DESIGN REVIEW NO. 2021-02.

Background

On February 8, 2022, the City Council adopted Mitigated Negative Declaration (MND) (ER 2021-02) (SCH No. 2021110300) and approved Tentative Tract Map (TTM) No. 38116 and Residential Design Review (RDR) No. 2021-02.

TTM No. 38116 is a subdivision of a 34.81-acre site into nine (9) lots ranging in size from 0.65 acres to 15.64 acres. One (1) 10.94-acre lot for detached 140 condominium residences, one (1) 15.65 reserved open space lot, one (1) 1.39-acre water quality basin, two (2) recreation lots (0.77 acres), private streets (4.60 acres), and four (4) open space landscaping lots (0.65 acres).

RDR No. 2021-02 proposes the design and construction of a gated condominium community with 140 detached two-story condominium units, preliminary plotting and conceptual wall and fence plan. The project includes recreation areas and related amenities and infrastructure on the western portion of the site. The eastern 15.65 acres of the site that is adjacent to the lake would be preserved as natural open space. The project proposes three (3) different detached condominium plans ranging in size from 1,793 sq. ft. to 2,288 sq. ft. and three architectural styles and treatments for each of the floor plans, including Spanish Colonial, Santa Barbara, and Craftsman.

The project is located along State Route 74 (SR-74) east of the intersection of Riverside Drive and Grand Avenue (APNs: 379-060-005, 022 and 027).

The original expiration date for TTM No. 38116 and RDR No. 2021-02 was February 8, 2024. On December 22, 2023, the applicant submitted this two-year extension of time request, which stayed the expiration until action by the City Council.

Discussion

Pursuant to the Subdivision Map Act, Government Code Section 66452.6(e), the time at which the map expires may be extended by the legislative body for a period not exceeding a total of six (6) years. The applicant will have four (4) more years of extensions available for TTM No. 38116 after the approval of this extension of time request.

Section 17.415.050.I (Lapse of Design Review Approval and Time Extensions) of the Lake Elsinore Municipal Code (LEMC) provides an extension of time for a maximum of two (2) years. The two-year extension of time for RDR No. 2021-02 represents the final extension of time allowed by the LEMC.

The Community Development (Building & Safety and Planning), Engineering, and the Administrative Services Departments have recommended revised Conditions of Approval consistent with Section 66452.6(e) of the Subdivision Map Act and Sections 65961(a)(1-2) and 65961(f) of the Planning and Zoning Laws. These updated Conditions of Approval reflect the most current City requirements for development and ensure that the project complies with current laws, standards, and policies.

Environmental Determination

On February 8, 2022, the City adopted a Mitigated Negative Declaration (MND) (ER 2021-02) (SCH No. 2021110300) for the project in compliance with CEQA. The extension of time request has been evaluated against the previous analysis and mitigation measures contained in the MND. The extension does not create new significant impacts or substantially increase the severity of previously analyzed impacts compared to those identified and mitigated for in the MND. Therefore, the extension of time request is "within the scope" of the previously adopted CEQA document. Accordingly, Public Resources Code Section 21166 and CEQA Guidelines Section 15162 bars the preparation of any further environmental review

Public Notice

Notice of the hearing for the extension of time application has been published in the Press-Enterprise newspaper and mailed to property owners within 300 feet of the subject property. As of the writing of this report, no written comments concerning this application have been received by staff.

Fiscal Impact

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

Attachments

- Attachment 1 – TTM EOT Resolution
- Attachment 2 – RDR EOT Resolution
- Attachment 3 – Conditions of Approval
- Attachment 4 – GIS Exhibits
- Attachment 5 – TTM 38116
- Attachment 6 – Design Review Package
- Attachment 7 – Public Notice Materials