



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Damaris Abraham, Community Development Director

Date: September 24, 2024

Subject: Third and Final Extension of Time Request for Tentative Tract Map No. 37381 and Tentative Tract Map No. 37382 (Wasson Canyon Homes)

Applicant: Ryan Mordahl

Recommendation

1. Find that pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, the extension of time request 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 Mitigated Negative Declaration (MND No. 2007-01) (SCH No. 2007041063);
2. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A THREE-YEAR EXTENSION OF TIME TO MAY 14, 2027, FOR TENTATIVE TRACT MAP NO. 37381; and
3. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A THREE-YEAR EXTENSION OF TIME TO MAY 14, 2027, FOR TENTATIVE TRACT MAP NO. 37382.

Background

On August 14, 2007, the City Council approved Tentative Tract Map (TTM) No. 32537 and TTM No. 35422 in conjunction with MND No. 2007-01, Annexation No. 79, Ramsgate Specific Plan Amendment No. 6, General Plan Amendment No. 2007-01, and Pre-Annexation Zone Change No. 2007-01.

TTM 32537 and TTM 35422 were contiguous projects proposing the subdivision of 19.54 acres into 73 single-family residential lots and 55.06 acres into 199 single-family residential lots, respectively. Both TTM 32537 and TTM 35422 expired on August 14, 2016.

TTM 37381 & TTM 37382 3rd EOT (Wasson Canyon Homes)

On June 14, 2017, the applicant filed two new tentative maps (TTM 37381 and TTM 37382) to replace the expired ones. The City Council approved both maps on November 14, 2017.

On January 28, 2020, the City Council approved the first extension of time for TTM 37381 and TTM 37382 extending the expiration date for the maps by two (2) years to November 14, 2021.

Assembly Bill 1561, which became effective on September 28, 2020, automatically extended the life of TTM 37381 and TTM 37382 by 18 months to May 14, 2023.

On June 13, 2023, the City Council approved the second extension of time request for TTM 37381 and TTM 37382, extending the expiration date for the maps by one (1) year to May 14, 2024.

The applicant submitted this third and final extension of time request for TTM 37381 and TTM 37382 on April 23, 2024, which stayed the expiration date until action by the City Council.

Project Description

Tentative Tract Map No. 37381 is a subdivision of 19.54 acres into 73 single-family residential lots (ranging in size from 6,354 sq. ft. to 35,284 sq. ft.) and five (5) lettered lots for open space and a water quality/detention basin. The subject site is located southeasterly of Highway 74, westerly of Rosetta Canyon Drive, on the northern side of Third Street within the Ramsgate Specific Plan and includes Assessor Parcel Numbers (APNs) 347-330-001, 002, 065, 347-330-067 through 073.

Tentative Tract Map No. 37382 is a subdivision of 55.06 acres into 199 single-family residential lots (ranging in size from 4,600 sq. ft. to 17,445 sq. ft.) and 23 lettered lots for a 5.6-acre public park, open space, utility easements, and water quality/detention basins. The subject site is located southeasterly of Highway 74, westerly of Rosetta Canyon Drive, northeasterly of Cambern Avenue, on the southern side of Third Street within the Ramsgate Specific Plan and includes APNs: 347-330-022, 023, 066, 347-360-001, 002, 377-100-006, 009, and 010.

Discussion

Section 16.24.160 of the Lake Elsinore Municipal Code (LEMC) provides one or more extensions of time totaling a maximum of 36 months. 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. This third extension of time request for an additional three (3) years represents the final extension of time allowed by the Subdivision Map Act and the LEMC.

The applicant is requesting this extension of time in order to have additional time to comply with Mitigation Measure Biological Resources 5 as required in MND No. 2007-01 as well as Conditions of Approval No. 153 and 156. Under this mitigation measure and conditions of approval, the applicant is required to acquire and revegetate riparian or marsh habitat at a 1:1 ratio within the City of Lake Elsinore or within an approved off-site mitigation site and must be done prior to the issuance of a grading permit. However, there is currently a regional shortage of mitigation land banks within Riverside County that has significantly delayed the applicant's ability to continue the grading permit plan check process and comply with said mitigation requirements. This third extension of time will allow the applicant additional time to secure the required replacement habitat.

The Planning, Fire, and Engineering Departments have reviewed the extension of time and recommended no revisions to previous Conditions of Approval from the prior extension of time.

Environmental Determination

Pursuant to CEQA Guidelines Section 15162, staff has determined that this extension of time request 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 an earlier Mitigated Negative Declaration (MND). All potentially significant impacts have been avoided or mitigated pursuant to the earlier mitigated negative declaration, and none of the conditions described in Section 15162 exist. MND No. 2007-01 (SCH No. 2007041063) was adopted by the City Council on August 14, 2007. No substantial changes that require major revisions to the MND exist, and no new information of substantial importance that requires revisions to the earlier MND exists. Therefore, no further environmental documentation is necessary.

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 for each application. 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 37381 EOT Resolution
- Attachment 2 – TTM 37382 EOT Resolution
- Attachment 3 – TTM 37381 Conditions of Approval
- Attachment 4 – TTM 37382 Conditions of Approval
- Attachment 5 – GIS Exhibits
- Attachment 6 – TTM 37381
- Attachment 7 – TTM 37382
- Attachment 8 – Public Notice Materials

