

RESOLUTION NO. 2024-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 34249, REVISION NO. 1 FOR THE SUBDIVISION OF 81.32-ACRES INTO 133 SINGLE-FAMILY RESIDENTIAL LOTS, THREE OPEN SPACE LOTS, TWO WATER QUALITY BASINS, AND ONE 5.82-ACRE PARK WITHIN THE CANYON HILLS ESTATES SPECIFIC PLAN LOCATED AT APNS 365-230-005, 006, 009, 011, AND 012

Whereas, Tri Pointe Homes has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2021-43 (Tentative Tract Map No. 34249, Revision No. 1 and Residential Design Review No. 2022-06) to develop the approximately 81.32-acre northeastern portion of the larger approximately 246.41-acre previously approved subdivision. Revision No. 1 to TTM 34249 proposes to subdivide the 81.32-acre site into 133 single-family lots ranging in size from 3,206 sq. ft. to 15,747 sq. ft., three (3) open space lots, two (2) water quality/detention basins, and one (1) 5.82-acre park. Residential Design Review No. 2022-06 includes the design and construction of 133 single-family residences, preliminary plotting, conceptual wall and fence plan, conceptual landscaping, and related site improvements. The project proposes six (6) floor plans ranging in size from 2,314 sq. ft. to 4,225 sq. ft. and three (3) architectural styles (Santa Barbara, Napa, and California Craftsman). The site is located south of Canyon Hills Road and west of Cottonwood Canyon Road within the Canyon Hills Estates Specific Plan (APNs: 365-230-005, 006, 009, 011, and 012;

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 revisions to tentative maps;

Whereas, on February 20, 2024, at a duly noticed Public Hearing, the Commission 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 TTM No. 34249 R1; and

Whereas, on April 9, 2024, at a duly noticed Public Hearing the Council has considered the recommendation of the Commission as well as 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 forgoing recitals are true and correct and are hereby incorporated into these findings by this reference.

Section 2: The Council has reviewed and analyzed the proposed project pursuant to the appropriate Planning and Zoning Laws, the Canyon Hills Estates Specific Plan, and Chapter 16 (Subdivisions) of the LEMC and the Subdivision Map Act.

Section 3: The Council finds that the proposed project is categorically exempt from California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15182(c) (Residential Projects Pursuant to a Specific Plan). The City adopted the Canyon Hills Estates Specific Plan (SP 2006-01) and Final Environmental Impact Report (FEIR) 2006-04 (SCH No. 2006051073) on January 23, 2007. The proposed project is consistent with the Canyon Hills

Estates Specific Plan, Single Family Residential-1 (SF-1) and Single Family Residential-2 (SF-2) Land Use Designations. Pursuant to CEQA Guidelines Section 15162, the project 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 Final Environmental Impact Report (FEIR) No. 2006-04 (SCH No. 2006051073) prepared for Canyon Hills Estates Specific Plan. All potentially significant effects have been avoided or mitigated pursuant to the EIR and none of the conditions described in Section 15162 have occurred.

Section 4: That in accordance with State Planning and Zoning Law and the LEMC, the Council makes the following findings for approval of TTM 34249 R1:

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).
 - a. *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 Single Family-2 (SF-2) land use designations for lot size, setbacks, lot coverage, building height, minimum dwelling unit size, and parking as detailed in Tables 3a and 3b of the CHESP. The proposed project is consistent with the provisions of the CHESP and is therefore found to be consistent with the General Plan.*
 - b. *All offsite mitigation measures have been identified in a manner consistent with the General Plan and the CHESP.*
 - c. *All recreational amenities have been provided in a manner consistent with the General Plan and CHESP.*
2. The site of the proposed subdivision of land is physically suitable for the proposed density of development in accordance with the General Plan.
 - a. *The overall density and design is consistent and compatible with the adjacent communities.*
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.
 - a. *The project is consistent with the General Plan. During the approval of the General Plan, housing needs, public services and fiscal resources were scrutinized to achieve a balance within the City.*
 - b. *The map has been conditioned to annex into Community Facilities District No. 2015-1 (Safety and Law Enforcement, Fire and Paramedic Services, Mello-Roos) to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City.*

- c. *The map has been conditioned to annex into the City of Lake Elsinore Community Facilities District No. 2015-2 (Maintenance Services) to fund the on-going operation and maintenance of the public right-of-way, landscaped areas, and neighborhood parks to be maintained by the City, and for street lights in the public right-of-way for which the City will pay for electricity and a maintenance fee to Southern California Edison, including parkways, open space and public storm drains constructed within the development and federal NPDES requirements to offset the annual negative fiscal impacts of the project.*
4. The proposed division of land or type of improvements is not likely to result in any significant environmental impacts.
 - a. *A Final Environmental Impact Report (FEIR 2006-02 (SCH# 20060510713)) was prepared for TTM 34249. The report identified potentially significant environmental effects identified potentially significant environmental effects but mitigation measures were incorporated which reduced the potentially significant impacts in a manner consistent with the Environmental Quality Act.*
 - b. *Mitigation measures were required to ensure all potentially significant impacts are reduced to levels of insignificance. TTM 34249R1 has been conditioned to comply with these mitigation measures.*
5. The design of the proposed division of land or type of improvements is not likely to cause serious public health problems.
 - a. *TTM 34249R1 has been designed in a manner consistent with the General Plan and the Canyon Hills Estates Specific Plan and does not divide previously established communities.*
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.
 - a. *All known easements or request for access have been incorporated into the design of TTM 34249R1.*
 - b. *The map has been circulated to City departments and outside agencies, and appropriate Conditions of Approval have been applied to the project.*

Section 5: Based upon all of the evidence presented, the above findings, and the conditions of approval imposed upon the project, the Council hereby approves TTM 34249R1.

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

Section 7: The City Clerk shall certify to the adoption of this Resolution and enter it into the book of original Resolutions.

Passed and Adopted on this 9th day of April, 2024.

Steve Manos,
Mayor

Attest:

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. 2024-__ was adopted by the City Council of the City of Lake Elsinore, California, at a regular meeting held on April 9, 2024 and that the same was adopted by the following vote:

AYES
NOES:
ABSTAIN:
ABSENT:

Candice Alvarez, MMC,
City Clerk