



## REPORT TO CITY COUNCIL

**To:** Honorable Mayor and Members of the City Council  
**From:** Jason Simpson, City Manager  
**Prepared by:** Remon Habib, City Engineer  
**Date:** October 8, 2024  
**Subject:** Tract No. 31593, Revision to Conditions of Approval No. 47

### **Recommendation**

Approve revisions to Condition of Approval No. 47 to state as follows:

47. Install a traffic signal at Camino Del Norte and Elsinore Hills Road and install ultimate intersection improvements prior to the 120<sup>th</sup> Certificate of Occupancy.

### **Background**

On November 8, 2005, the City Council approved Mitigated Negative Declaration (MND) No. 2005-08 and Tentative Tract Map (TTM) No. 31593 (Southshore) for the subdivision of approximately 227 acres into 521 residential lots with five (5) community pocket parks. The expiration of TTM No. 31593 was extended through a series of automatic and discretionary extensions, the most recent of which was a 48-month extension pursuant to Subdivision Map Section 66452.6 after City Council approval and recordation of Tract Map No. 31593-1 on April 12, 2022, and April 20, 2022, respectively.

### **Discussion**

On September 12, 2024, SAM Elsinore LLC sent a letter requesting a revision to condition No. 47. The original condition reads as follows:

47. Applicant shall submit an updated traffic study which analyzes and mitigates the impact of this project on the affect infrastructure for staff approval.

Through the City's CIP Program, Camino Del Norte between Main Street and Canyon Estates Drive was constructed to two full lanes, and Main Street Interchange including adjacent intersections have been fully improved and signalized. With these important segments completed, the construction of the traffic signal and ultimate intersection improvements at the future

intersection of Camino Del Norte and Elsinore Hills Road will mitigate traffic impacts of this project that may be identified in a traffic study.

Staff believes the revision of the condition to construct the improvement will help transition the project into construction in an efficient manner.

**Fiscal Impact**

There is no direct fiscal impact to the recommendations for this item.

**Attachments**

Attachment 1 - Southshore Revised COA Request

Attachment 2 - Revised Conditions of Approval

Engineering