



REPORT TO PLANNING COMMISSION

To: Honorable Chair and Members of the Planning Commission

From: Damaris Abraham, Community Development Director

Date: April 16, 2024

Subject: Two Development Agreements pertaining to the approximately 368-acre subdivision within Tentative Tract Map No. 31370 located within the Tuscany Hills Specific Plan

Applicant: TT Group, Canadian Pacific Land, LLC and Strack Farms Land, LLC

Recommendation

Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING APPROVAL OF DEVELOPMENT AGREEMENTS NO. 2024-___ (T.T. GROUP INC.) and 2024-___ (CANADIAN PACIFIC LAND, LLC AND STRACK FARMS LAND, LLC) FOR THE APPROXIMATELY 368-ACRE SUBDIVISION PREVIOUSLY APPROVED UNDER TENTATIVE TRACT MAP NO. 31370 LOCATED WITHIN THE TUSCANY HILLS SPECIFIC PLAN.

Background

On March 22, 2005, the City Council approved Subsequent Environmental Impact Report (SEIR) (SCH No. 2004071082), Amendment No. 1 to the Tuscany Hills Specific Plan No. 89-3, General Plan Amendment No. 2004-05, Zone Change No. 2004-06, and TTM No. 31370, subdividing 368 acres into 807 single family residential lots, along with community and neighborhood parks, basins, lift station and open space. The project area covers property on the south side of Greenwald Avenue, on both sides of the extension of Summerhill Drive north of the existing Tuscany Hills community, to the west of Canyon Lake and to the east of Bella Vista Drive (Assessor's Parcel Nos.: 349-280-025, -028, -029, -038, -040, -042, -044, -048, -050 and -051; 349-290-017, -018, -026 and -027; 349-390-001 thru -004, -015 and -016).

On June 13, 2017, the City Council approved an extension of TTM No. 31370 to June 1, 2022. By virtue of the enactment of Assembly Bill 116, TTM No. 31370 was legislatively extended for two more years to June 1, 2024.

Discussion

The proposed Development Agreements will extend the term of TTM No. 31370 and the existing land use regulations for the two-year term of the Development Agreement.

The proposed Development Agreements were prepared by the City Attorney and are consistent with and meet all legal requirements of State Government Code Sections 65864 through 65869.5 and the Lake Elsinore Municipal Code Chapter 19.12 regulating development agreements.

No change to the project is proposed and all conditions of approval will remain in effect with a new requirement that the developer pay a \$5,500 per unit Development Agreement Fee for each residential unit in TTM No. 31370.

Lake Elsinore Municipal Code Chapter 19.12 requires that the Planning Commission review and making a recommendation to the City Council whether a development agreement is consistent with the City's General Plan and whether to approve the development agreement. Accordingly, Staff recommends that the Planning Commission adopt the resolution making the necessary findings regarding the Development Agreements and recommend approval of the agreements to the City Council.

Environmental Determination

All potentially significant effects have been adequately analyzed by the City in SEIR when it approved Amendment No. 1 to the Tuscany Hills Specific Plan No. 89-3, General Plan Amendment No. 2004-05, Zone Change No. 2004-06, and TTM No. 31370. Pursuant to CEQA Guidelines Section 15162, no new environmental documentation is necessary because the City previously performed environmental review in compliance with CEQA and none of the conditions described in Section 15162 exist.

Attachments

- Attachment 1 – Development Agreement Resolution
- Attachment 2 – Development Agreements (TT Group)
- Attachment 3 – Development Agreements (Canadian Pacific & Strack Farms)
- Attachment 4 – Vicinity Map
- Attachment 5 – Aerial/Ownership Map
- Attachment 6 – TTM No. 31370