

## **RESOLUTION NO. 2024-**

### **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**

**Whereas**, T.T. Group, A California corporation as to an approximately 282 acre portion of TTM 31370 and Canadian Pacific Land, LLC, a Florida limited liability company and Strack Farms Land, LLC, a Delaware limited liability company as to the remainder 86 acre portion of TTM 31370 have requested approval of Development Agreement No. 2024-\_\_ and 2024-\_\_. TTM 31370 was previously approved for the subdivision of 807 single family residential lots, along with community and neighborhood parks, basins, lift station and open space located in the Tuscany Hills Specific Plan in the northeast portion of the City commonly known as North Tuscany; and

**Whereas**, TTM 31370 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); and

**Whereas**, pursuant to LEMC Chapter 19.12 (Development Agreements) the Planning Commission of the City of Lake Elsinore has been delegated with the responsibility of reviewing and making a recommendation to the City Council whether the development agreement is consistent with the City's General Plan and whether to approve the development agreement; and

**Whereas**, on April 16, 2024, at a duly noticed public hearing, the Planning Commission has considered evidence presented by the Community Development Department and other interested parties with respect to this item.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

**Section 1.** Pursuant to CEQA Guidelines Section 15162, the Planning Commission has determined that the Development Agreements 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 environmental impact report. 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. This Development Agreement will not have any significant direct, indirect, or cumulative environmental impacts apart from or beyond those already analyzed, addressed, and mitigated as stated in the environmental documentation prepared and adopted/approved for TTM No. 31370. All potentially significant impacts have been avoided or mitigated pursuant to the earlier environmental impact report and none of the conditions in Public Resources Code Section 21166 or CEQA Guidelines Sections 15162, 15163 and 15164 calling for preparation of a subsequent or supplemental

environmental impact report have occurred because of the following: (i) the Project does not propose substantial changes that would require major revisions to the previously certified EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant environmental effects; (ii) no substantial changes in circumstances have occurred that require major revisions to the previously certified EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and (iii) no new information of substantial importance as described in Section 15162 (a)(3) has been identified that shows any of the following: (a) one or more significant effects not discussed in the EIR, (b) significant effects previously examined that are substantially more severe than shown in the EIR, (c) mitigation measures or alternatives previously found not to be feasible are in fact be feasible and substantially reduce one or more significant effects of the project, but the Project proponents decline to adopt the mitigation measure or alternative, or (d) mitigation measures or alternatives which are considerably different from those analyzed in the EIR substantially reduce one or more significant effects on the environment, but the Project proponents decline to adopt the mitigation measure or alternative. Therefore, no further environmental documentation is necessary.

**Section 2.** That in accordance with California Planning and Zoning Law and the Lake Elsinore Municipal Code Section 19.12.070 (Planning Commission report), the Planning Commission makes the following findings regarding Development Agreements No. 2024-\_\_ and 2024-\_\_\_\_ (collectively, the “Development Agreements”):

1. The Development Agreements are consistent with the objectives, policies, general land uses and programs specified in the General Plan and any applicable specific plan;

*The proposed development agreement will assist in the development of TTM 31370. TTM 31370 is located within the Tuscany Hills Specific Plan (THSP). The proposed subdivision is compatible with the objectives, policies, general land uses and programs as identified in the THSP. The THSP was subject to a consistency finding with the General Plan prior to adoption. The proposed subdivision is consistent with the provisions of the THSP and is therefore found to be consistent with the General Plan.*

2. The Development Agreements are compatible with the uses authorized in, and the regulations prescribed for, the land use district in which the real property is located;

*The proposed development agreement contemplates residential development consistent with the Tuscany Hills Specific Plan’s residential land use designation for this site.*

3. The Development Agreements are in conformity with public convenience, general welfare and good land use practices;

*The overall density and design is consistent and compatible with the adjacent communities. Further the development of the proposed development is consistent with the underlying General Plan and Zoning land use designations, indicative of good land use practices.*

4. It will not be detrimental to the health, safety and general welfare;

*The proposed Development Agreement will facilitate the development of the residential units. The previously approved map was found not to be detrimental to the health, safety and general welfare.*

5. It will not adversely affect the orderly development of property or the preservation of property

values;

*The proposed Development Agreement will facilitate the development of residential units. The previously approved map was found not to adversely affect the orderly development of property or the preservation of property values.*

6. The Development Agreements are consistent with the provisions of Government Code Sections 65864 through 65869.5.

*The proposed Development Agreement includes all mandatory provisions required by Government Code § 65865.2 and does not include any provisions that are not authorized by the Development Agreement Act.*

**Section 3.** Based upon the evidence presented, the above findings, and the attached Conditions of Approval, the Planning Commission hereby recommends that the City Council of the City of Lake Elsinore approve Development Agreements 2024-\_\_\_\_ (T.T. Group Inc.) and 2024-\_\_\_\_ (Canadian Pacific Land, LLC and Strack Farms Land, LLC).

**Section 4.** This Resolution shall take effect from and after the date of its passage and adoption.

**Section 5.** This Resolution shall take effect immediately upon its adoption.

**Passed and Adopted** on this 16<sup>th</sup> day of April, 2024.

\_\_\_\_\_  
\_\_\_\_\_, Chairman

**Attest:**

\_\_\_\_\_  
Damaris Abraham, Community Development Director

STATE OF CALIFORNIA            )  
COUNTY OF RIVERSIDE        ) ss.  
CITY OF LAKE ELSINORE        )

I, Damaris Abraham, Community Development Director of the City of Lake Elsinore, California, hereby certify that Resolution No. 2024-\_\_ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held April 16, 2024 and that the same was adopted by the following vote:

AYES  
NOES:  
ABSTAIN:  
ABSENT:

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Damaris Abraham,  
Community Development Director