

RESOLUTION NO. 2024 -

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

Whereas, on November 14, 2017, at a duly noticed Public Hearing, the Council approved Tentative Tract Map (TTM) No. 37382, 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 park, open space, utility easements, and water quality/detention basins;

Whereas, on April 23, 2024, Ryan Mordahl submitted applied for an Extension of Time (EOT 2024-03) to extend the expiration date for TPM No. 37382 by three years from May 14, 2024 to May 14, 2027; and

Whereas, on September 10, 2024, at a duly noticed Public Hearing the Council has considered the recommendation of City staff 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 Council has reviewed and analyzed the proposed Project pursuant to the appropriate Planning and Zoning Laws and Chapter 16 (Subdivisions) of the LEMC.

Section 2: The Council finds and determines that 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 MND and none of the conditions described in Section 15162 exist. MND No. 2007-01 (SCH No. 2007041063) was adopted in 2007 for the Ramsgate Specific Plan Amendment No. 6 that evaluated environmental impacts that would result from full build-out of the Specific Plan. No substantial changes that require major revisions to the MND exist and no new information of substantial importance that require revisions to the earlier MND exist.

Section 3: That in accordance with State Planning and Zoning Law and the LEMC, the Council makes the following findings for approval of an extension of time for TTM 37382:

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. *TTM No. 37382 is located within Planning Area 11 of the Ramsgate Specific Plan (No. 89-1, Amendment No. 6 [RSP No. 6]). The land use regulations, including development standards for Planning Area 11, where the project site is located, are derived from Chapter 9.1 of RPS No. 6. Allowable uses in Planning Area 11 include modified-medium-low-density residential developments and open space acreage. The development standards for newly created parcels within the modified-medium-low-density area of Planning Area 11 require a minimum lot area of 4,600 sq. ft. and a minimum street frontage of 40 feet. The proposed parcels created by TTM No. 37382 range from 4,600 to 17,445 sq. ft., and the street frontages average over 40 feet, exceeding the minimum*

requirements. Therefore, the proposed project complies with the RSP No. 6 development Standards for Planning Area 11. The tentative tract map is consistent with the designated land use, development and design standards, and all other applicable requirements in the General Plan and the Subdivision Map Act. The project is also consistent with the General Plan because RSP No. 6 was found to be consistent with the General Plan at adoption.

- b. All offsite mitigation measures have been identified in a manner consistent with the General Plan.*
 - c. All recreational amenities have been provided in a manner consistent with the General Plan.*
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 site of TTM No. 37382 is 55.06 acres and proposes 199 single-family residential lots and 23 lettered lots for open space and a water quality/detention basin. Per Chapter 2, Table 1 (Land Use Plan) of the RSP No. 6, the density allowed for Planning Area 11 (Modified-Medium-Low-Density) is 3 to 6 dwelling units (du) per acre. TTM No. 37382 proposes a density of 3.6 du's per acre. With appropriate mitigation measures, the site is physically suitable for the proposed density of the proposed development.*
3. The effects that this project is 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 will facilitate the construction of 199 single-family homes, which will contribute to the City's Regional Housing Needs Assessment (RHNA) and include open space and water quality/retention basins as required by the approved Water Quality Management Plan (WQMP). Public service requirements and environmental resources were considered and balanced in the previously adopted MND No. 2007-01 (SCH No. 2007041063).*
4. The proposed division of land or type of improvements is not likely to result in any significant environmental impacts.
 - a. The previously adopted MND No. 2007-01 (SCH No. 2007041063) considered and balanced impacts on environmental resources. Appropriate conditions of approval and mitigation measures have been included to mitigate any potential environmental impacts to below a level of significance.*
5. The design of the proposed division of land or type of improvements is not likely to cause serious public health problems.
 - a. The previously adopted MND No. 2007-01 (SCH No. 2007041063) considered impacts on existing communities surrounding the Project site, including noise and air quality. Appropriate conditions of approval and mitigation measures have been included to ensure the proposed project would not cause adverse public health impacts.*

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 requests for access have been incorporated into the design of TTM 37382.

b. The map has been circulated to City departments and outside agencies, and appropriate Conditions of Approval have been applied to the Project.

Section 4: Based upon the evidence presented, both written and testimonial, and the above findings, and the Conditions of Approval imposed upon the project, the Council hereby approves a three-year extension of time for TTM 37382 to May 14, 2027.

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

Section 6: 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 10th day of September 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, do hereby certify that Resolution No. 2024-_____ was adopted by the City Council of the City of Lake Elsinore, California, at the regular meeting of September 10, 2024, and that the same was adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Candice Alvarez, MMC
City Clerk