

RESOLUTION NO. 2024-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A TWO-YEAR EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 37922 TO JANUARY 25, 2026

Whereas, on January 25, 2022, the City Council (Council) approved Tentative Tract Map (TTM) No. 37922 to subdivide the 6.07-acre site into six (6) lots ranging in size from 0.66 acres to 1.10 acres. The remaining 0.44-acre portion of the site will be dedicated for road right-of-way purposes. The project site is located at the northwest corner of Mountain Street and Lake Street (APNs: 389-030-012, 013, 014, 015, 016, 017, and 018);

Whereas, the Lake Elsinore Municipal Code (LEMC) Section 16.24.160 requires that a land divider wishing to extend the life of a tentative map make a written application to the City Council (Council) not less than 30 days prior to the expiration of the tentative map requesting an extension of time on the map;

Whereas, on November 3, 2023, Valeria Salampessy, Empire Design Group submitted a request for an extension of time for TTM No. 37922 to extend the expiration date by two (2) years from January 25, 2024 to January 25, 2026; and

Whereas, on March 12, 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 extension of time for TTM No. 37922 pursuant to the appropriate Planning and Zoning Laws and Chapter 16 (Subdivisions) of the LEMC prior to making its decision to extend the life of the map for a period of two years.

Section 2: The Council finds and determines that and no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Environmental Impact Report (EIR). All potentially significant impacts have been avoided or mitigated pursuant to the earlier mitigated negative declaration and none of the conditions described in Section 15162 exist. EIR (ER 2020-03) (SCH No. 20200080538) was adopted by the City Council on January 25, 2022. As part of the extension of time request, conditions of approval were updated to reflect the most current City requirements for development. These are standard conditions of approval and will not result in any modifications to the previously approved Project. No substantial changes which require major revisions to the mitigated negative declaration exist and no new information of substantial importance which require revisions to the earlier mitigated negative declaration exist. Therefore, no further environmental documentation is necessary.

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 No. 37922:

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 has a General Plan Land Use designation of General Commercial (GC) and is located within the Alberhill District. The GC Land Use designation provides for retail, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, public and quasi-public uses, and similar and compatible uses with a maximum 0.40 Floor Area Ratio (FAR). The project is proposing to develop approximately 32,695 sq. ft. of commercial retail development, which includes a convenience store, gas station, express car wash, drive-through and quick-serve restaurants, and retail buildings with 0.13 FAR. The proposed subdivision is compatible with the objectives, policies, general land uses and programs specified in the General Plan.*
 - b. All offsite mitigation measures have been identified 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 proposed project does not include residential development. The proposed subdivision 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 City's General Plan. The project has a General Commercial (GC) Land Use Designation and will not have a direct impact on housing needs. During the approval of the General Plan, housing needs, public services and fiscal resources were scrutinized to achieve a balance within the City*
4. The proposed division of land or type of improvements is not likely to result in any significant environmental impacts.
 - a. An Environmental Impact Report (EIR) (ER 2020-03) (SCH No. 2020080538) was prepared for TTM No. 37922. The EIR identified potentially significant environmental effects, but these impacts will be mitigated to below a level of significance through compliance with the mitigation measures set forth in the EIR. TTM No. 37922 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 No. 37922 has been designed in a manner consistent with the General 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 requests for access have been incorporated into the design of TTM No. 37922.*
- 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 all of the evidence presented, the above findings, and the conditions of approval imposed upon the project, the Council hereby approves a two-year extension of time for Tentative Tract Map No. 37922 to January 25, 2026.

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 12th day of March, 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 March 12, 2024, and that the same was adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Candice Alvarez, MMC
City Clerk

