

## **RESOLUTION NO. 2023-**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A TWO-YEAR EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 37854 TO JUNE 22, 2025**

**Whereas**, on June 22, 2021, the City Council (Council) approved Tentative Parcel Map (TPM) No. 37854 to subdivide a 3.9-acre site into four (4) parcels ranging in size from 0.48 acres to 1.49 acres. The project site is located north of Lakeshore Drive, northwest of Manning Street, and southwest of Ryan Avenue (APNs 375-092-002, 003, 004, 005, and 006);

**Whereas**, Richard Sabeh, Lakeview Centre, LLC, submitted a request for an extension of time (EOT 2023-03) in accordance with Section 16.24.160 of the Lake Elsinore Municipal Code (LEMC) to extend the expiration date for TPM No. 37854 by two years from June 22, 2023 to June 22, 2025; and

**Whereas**, on August 22, 2023, 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 TPM No. 37854 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 Mitigated Negative Declaration (MND). 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. MND (ER 2020-01; SCH No. 2021030580) was adopted by the City Council on June 22, 2021. 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 the California Subdivision Map Act (Cal. Gov. Code Section 66000 et. seq.) and the LEMC Section 16.24.160, the Council makes the following findings for the approval of an extension of time for TPM No. 37854:

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 Neighborhood Commercial (NC) and is located within the Country Club Heights District. The NC Land Use designation allows neighborhood shopping centers and small convenience centers, which offer day-to-day retail goods and services required by residents in the immediate*

*vicinity. The NC designation is intended to provide a concentration of retail uses including, but not limited to, personal services, food and general merchandise stores, eating establishments, and repair stores, and similar and compatible uses with a maximum 0.30 Floor Area Ratio (FAR). The project is proposing to develop a neighborhood shopping center with 0.24 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 a 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 Neighborhood Commercial (NC) 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. A Mitigated Negative Declaration (MND) (ER 2020-01; SCH No. 2021030580) was prepared for TPM No. 37854. The Initial Study 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 MND. TPM No. 37854 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. TPM No. 37854 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 request for access have been incorporated into the design of TPM No. 37854.*
  - 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 two-year extension of time for TPM No. 37854 to June 22, 2025.

**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 22<sup>nd</sup> day of August, 2023.

\_\_\_\_\_  
Natasha Johnson, 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. 2023-\_\_\_\_\_ was adopted by the City Council of the City of Lake Elsinore, California, at the regular meeting of August 22, 2023, and that the same was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Candice Alvarez, MMC  
City Clerk