



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Damaris Abraham, Assistant Community Development Director

Date: June 13, 2023

Subject: Second Extension of Time Request for Tentative Tract Map No. 37381 and Tentative Tract Map No. 37382 (Wasson Canyon)

Recommendation

1. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A ONE-YEAR EXTENSION OF TIME TO MAY 14, 2024 FOR TENTATIVE TRACT MAP NO. 37381; and
2. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A ONE-YEAR EXTENSION OF TIME TO MAY 14, 2024 FOR TENTATIVE TRACT MAP NO. 37382.

Background

On August 14, 2007, the City Council approved Mitigated Negative Declaration (MND) No. 2007-01, Annexation No. 79, Ramsgate Specific Plan No. 89-1, Revision No. 6 (RSP#6), General Plan Amendment No. 2007-01, Pre-Annexation Zone Change No. 2007-01, Tentative Tract Map (TTM) No. 32537, and TTM No. 35422.

TTM 32537 and TTM 35422 were contiguous projects that were proposing a subdivision of 19.5 acres into 73 single-family residential lots and 55.06 acres into 199 single-family residential lots, respectively. Both TTM 32537 and TTM 35422 expired on August 14, 2016.

On June 14, 2017, the applicant filed two new tentative maps (TTM 37381 and TTM 37382) to replace the expired tentative maps. Both maps were approved by the City Council on November 14, 2017.

On January 28, 2020, the City Council approved the first extension of time for TTM 37381 and TTM 37382 extending the expiration date for the maps by two (2) years to November 14, 2021.

Assembly Bill 1561, which became effective on September 28, 2020, automatically extended the life of TTM 37381 and TTM 37382 by 18 months to May 14, 2023.

The applicant submitted this second extension of time request for TTM 37381 and TTM 37382 on March 30, 2023, which stayed the expiration until action by the City Council.

Section 16.24.160 of the Lake Elsinore Municipal Code (LEMC) provides one or more extensions of time totaling a maximum of 36 months. Pursuant to the Subdivision Map Act, Government Code Section 66452.6(e), the time at which the map expires may be extended by the legislative body for a period not exceeding a total of six (6) years. TTM 37381 and 37382 are eligible for extension of time for additional four (4) years through the City's Map Extension process allowed by the Subdivision Map Act and the LEMC. The applicant will have three (3) more years of extensions available after the approval of this second extension of time request.

Discussion

Tentative Tract Map No. 37381 is a subdivision of 19.54 acres into 73 single-family residential lots (ranging in size from 6,354 sq. ft. to 35,284 sq. ft.) and five (5) lettered lots for open space and a water quality/detention basin. The subject site is located southeasterly of Highway 74, westerly of Rosetta Canyon Drive, on the northern side of Third Street within the Ramsgate Specific Plan. (APNs: 347-330-001, 002, 065, 347-330-067 through 073).

Tentative Tract Map No. 37382 is 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. The subject site is located southeasterly of Highway 74, westerly of Rosetta Canyon Drive, northeasterly of Cambern Avenue, on the southern side of Third Street within the Ramsgate Specific Plan. (APNs: 347-330-022, 023, 066, 347-360-001, 002, 377-100-006, 009, and 010).

The Design Review Committee that includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the Extension of Time to ensure the Conditions of Approval are reflective of the most current City requirements for development and did not recommend revisions to the Conditions of Approval.

Environmental Determination

Pursuant to CEQA Guidelines Section 15162, staff has determined the proposed project 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 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.

1. MND No. 2007-01 (SCH# 2007041063) was adopted in 2007 for the Ramsgate Specific Plan, Amendment No. 6 that evaluated environmental impacts that would result from maximum build-out of the Specific Plan. MND 2007-01 also analyzed the potential impact

that could result from the development of the previous tentative maps (TTM 32537 and TTM 35422).

2. The new tentative maps (TTM 37381 and TTM 37382) have the same configuration as the previously analyzed maps. There is no increase in the density. The lot configuration and the proposed street layout for the tentative maps have not changed.
3. There are no changes proposed with this application as it only includes an extension of time request.
4. 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.

Public Notice

Notice of the hearing for each extension of time application has been published in the Press-Enterprise newspaper and mailed to property owners within 300 feet of the subject property. As of the writing of this report, no written comments concerning this application have been received by staff.

Fiscal Impact

The time and costs related to processing this extension of time request have been covered by fees paid for by the applicant. No General Fund budgets have been allocated or used in the processing of this application. The approval of the Project does not fiscally impact the City's General Fund. Mitigation Measures to protect the City fiscally have already been included in the Conditions of Approval.

Attachments

- Attachment 1 - TTM 37381 EOT Resolution
- Attachment 2 - TTM 37382 EOT Resolution
- Attachment 3 - TTM 37381 Conditions of Approval
- Attachment 4 - TTM 37382 Conditions of Approval
- Attachment 5 - GIS Exhibits
- Attachment 6 - Illustrative Map
- Attachment 7 - TTM 37381
- Attachment 8 - TTM 37382
- Attachment 9 - Public Notice Materials