



**CITY OF LAKE ELSINORE
REPORT TO THE CITY COUNCIL**

To: Honorable Mayor and Members of the City Council

From: Grant Yates, City Manager
Prepared by: Justin Kirk, Principal Planner

Date: July 11, 2017

PROJECT: Zone Change (ZC) 2014-02: A proposed Zone Change to zone Assessor Parcel Numbers 349-250-013 and 349-250-015 as Hillside Residential and Assessor Parcel Numbers 349-250-014 and 349-250-016 as R2 Medium Density Residential

Recommendation

aDOPT AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING OF ZONE CHANGE NO. 2014-02 TO ZONE ASSESSOR PARCEL NUMBERS 349-250-013 AND 349-250-015 AS HILLSIDE RESIDENTIAL AND ASSESSOR PARCEL NUMBERS 349-250-014 AND 349-250-016 AS R2 MEDIUM DENSITY RESIDENTIAL.

Project Location

The subject properties are generally located north of Greenwald Avenue on Dowling Street extension and specifically referred to as Assessor Parcel Numbers 349-250-013, 349-250-014, 349-250-015 and 349-250-016.

Background

The Planning Commission at its March 15, 2016, regular meeting took action to recommend the proposed annexation, General Plan Amendment, and Zone Change (Pre-zoning) for four parcels located in the City's sphere of influence.

The City Council at the April 12, 2016, regular meeting took action by resolution to approve the proposed annexation, General Plan Amendment, Pre-zoning, and annexation agreement.

On December 19, 2016, the Riverside Local Agency Formation Commission took action to concurrently annex the subject properties into the City of Lake Elsinore and the Northwest Mosquito and Vector Control District and detach from the Riverside County Waste Resources Management District.

Discussion

The Cortese-Knox Hertzberg Local Government Reorganization Act of 2000 (California Government Code Sections 56000 et seq.) requires that territory be "pre-zoned" prior to

annexation. The pre-zoning process identifies any intended zoning changes and informs property owners and other interested parties of permitted land uses prior to finalization of the proposed action. The previously approved pre zoning was as follows:

Parcel	Proposed Zoning Designation
349-250-013	Hillside Residential
349-250-014	R2 Medium Density Residential
349-250-015	Hillside Residential
349-250-016	R2 Medium Density Residential

The adopted zoning resolution served as a statement of legislative intent for the purposes of pre-zoning to inform property owners and other interested parties of permitted land uses prior to annexation of the subject properties. In order to adopt zoning for the subject properties as a legally sufficient land use regulation, an adopted Ordinance is required. The proposed zone change would zone the property in a manner consistent with the previously approved pre-zoning.

Environmental Determination

On December 13, 2011, the City Council certified a Recirculated Program Environmental Impact Report (RP-EIR) to address the potential environmental impacts of a comprehensive update of its General Plan pursuant to the California Environmental Quality Act. The potential environmental impacts of the General Plan’s land use designations for property within the City limits and within the City of Lake Elsinore’s Sphere of Influence were evaluated in the certified RP-EIR.

In accordance with Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, the proposed annexation, general plan amendment, and zone change do not present substantial changes or reveal new information that would require Subsequent or Supplemental EIR analysis. However, some changes or additions to the information contained in the certified EIR is necessary in order to approve the proposed project. For this reason, pursuant to Section 15164 of the CEQA Guidelines, an Initial Study/Addendum to the General Plan Update Recirculated Program Environmental Impact Report (GPU EIR)(SCH No. 2015121019) was prepared to provide an evaluation of potential site-specific environmental effects that could result from the proposed Project, compared those effects to what was disclosed by the GPU EIR and concluded that the significant effects that would result from the Project have been addressed in the earlier certified GPU EIR. The Initial Study/Addendum constitutes Addendum # 2 to the GPU EIR.

Fiscal Impact

The time and costs related to processing of the applications have been covered by the Developer Deposit paid for by the applicant. No General Fund budgets have been allocated or used in the processing of this application.

Exhibits:

- A. Zone Change Resolution
- B. Vicinity Map
- C. Aerial Map