

RESOLUTION NO. 2017-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVAL OF TENTATIVE TRACT MAP NO. 2016-06 REQUESTING APPROVAL OF REVISION NO. 1 TO TENTATIVE TRACT MAP NO. 31957

Whereas, Pacific Coves Investments, LLC has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2016-56 (Tentative Tract Map No. 2016-06 and Extension of Time No. 2016-03). Tentative Tract Map No. 2016-06 is Revision No. 1 to TTM 31957 and is proposing changes to reflect the current National Pollution Discharge Elimination System (NPDES) requirements. The revisions include increasing the basin size and reducing the number of lots by four (4), removing connection to Mountain Street, and removing storm drain outlets to Running Deer Drive and Mountain Street. TTM 31957, Revision No. 1 will reflect a subdivision of 34.2 acres into 97 single-family residential lots and four (4) lettered lots for open space and a water quality/detention basin. Extension of Time No. 2016-03 is requesting to extend the life of TTM 31957 four (4) years to September 13, 2020 (Project). The Project site is located northerly of Lincoln Street and westerly of Mountain Street and Running Deer Road more specifically referred to as Assessor Parcel Numbers 391-790-002 and 391-790-003; and,

Whereas, pursuant to Lake Elsinore Municipal Code (LEMC) Chapter 16.24 (Tentative Map) the Planning Commission (Commission) has been delegated with the responsibility of making recommendations to the City Council (Council) pertaining to revisions to the tentative map; and,

Whereas, on February 7, 2017, at a duly noticed Public Hearing, the Commission considered evidence presented by the Community Development Department and other interested parties with respect to this item.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. Prior to making a recommendation to the Council, the Commission 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 Commission finds and determines that no new CEQA documentation is necessary. Mitigated Negative Declaration (MND) No. 2005-06 was adopted by the Council on September 13, 2005 for the Project. TTM 31957 was revised to reflect current NPDES requirements and the Conditions of Approval were updated to reflect the most current City requirements for development. The revisions that occurred are minor and only include the removal of the connection to Mountain Street and the loss of four lots to accommodate the larger detention/water quality basin. These changes will also allow the project to conform to the current NPDES requirements as well as City requirements for development. 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 review is necessary.

Section 3. That in accordance with State Planning and Zoning Law and the LEMC, the Commission makes the following findings for approval of Tentative Tract Map No. 2016-06 (Revision No. 1 to TTM 31957):

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 31957, Revision No. 1 is located in the Low Medium Residential (LMR) General Plan Land use designation of the General Plan. The LMR designation provides for single-family detached residences with densities ranging between 1 and 6 dwelling units per net acre. TTM 31957, Revision No. 1 a subdivision of 34.2 acres into 97 single-family residential lots and four (4) lettered lots for open space and a water quality/detention basin. TTM 31957, Revision No. 1 will have 2.84 dwelling units per acre and is therefore consistent with the General Plan.*
 - 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 overall density and design 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. During the approval of the General Plan, housing needs, public services and fiscal resources were scrutinized to achieve a balance within the City.*
4. Subject to the attached Conditions of Approval, the proposed division of land or type of improvements is not likely to result in any significant environmental impacts.
 - a. *An Initial Study (MND 2005-06) was prepared for the TTM 31957. The Initial Study identified potentially significant environmental effects but proposals made or agreed to by the applicant avoid the effects or mitigate the effects to a point where no significant effects would occur. Mitigation measures are required to ensure all potentially significant impacts are reduced to levels of insignificance. TTM 31957 has been conditioned to comply with these mitigation measures.*
 - b. *The revisions that occurred with Revision No. 1 to TTM 31957 are minor and only include the removal of the connection to Mountain Street and the loss of four lots to accommodate the larger detention/water quality basin. No substantial changes that require major revisions to the mitigated negative declaration have occurred.*
5. The design of the proposed division of land or type of improvements is not likely to cause serious public health problems.

- a. *TTM 31957, Revision No. 1 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 TTM 31957, Revision No. 1.*
 - 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 Commission hereby recommends that the Council approve Tentative Tract Map No. 2016-06 (Revision No. 1 to TTM 31957).

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

Passed and Adopted this 7th day of February, 2017.

Adam Armit, Chairman

Attest:

Justin Kirk, Principal Planner

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LAKE ELSINORE)

I, Justin Kirk, Principal Planner of the City of Lake Elsinore, California, hereby certify that Resolution No. 2017-__ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a Regular meeting held of February 7, 2017, and that the same was adopted by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Justin Kirk, Principal Planner