



**CITY OF LAKE ELSINORE
REPORT TO PLANNING COMMISSION**

TO: Honorable Chairman
Members of the Planning Commission

FROM: Justin Kirk, Principal Planner

DATE: February 7, 2017

PROJECT: Planning Application No. 2016-56 (Running Deer) – A request by Pacific Coves Investments, LLC to revise and extend the life of Tentative Tract Map No. 31957.

APPLICANT: Erik Lunde, Pacific Coves Investments, LLC

Recommendation

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPT FINDINGS THAT PLANNING APPLICATION NO. 2016-56 (TENTATIVE TRACT MAP NO. 2016-06 AND EXTENSION OF TIME NO. 2016-03) IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

adopt 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; and,

adopt 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 EXTENSION OF TIME NO. 2016-03 REQUESTING A FOUR-YEAR EXTENSION OF TIME TO SEPTEMBER 13, 2020 FOR TENTATIVE TRACT MAP NO. 31957.

Background

On September 13, 2005, the City Council approved Mitigated Negative Declaration (MND) No. 2006-05 and Tentative Tract Map (TTM) No. 31957 for the subdivision of approximately 34.2 acres into 101 single residential lots, three (3) lettered lots for open space and a water quality/detention basin.

On September 25, 2009, the City Council approved a two (2) year extension of time for TTM 31957 to September 13, 2009.

Between July 2008 and July 2013, the California Legislature adopted Senate Bill 1185, Assembly Bill 333, Assembly Bill 208, and Assembly Bill 116, all automatically extending the life of TTM 31593 for an additional seven (7) years to September 13, 2016.

On August 16, 2016, the applicant filed the extension of time request, which stayed the expiration of TTM 31957, until action by the City Council.

Project Description

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 a 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. Revision No. 1 will result in a reduction of four (4) residential lots.

Extension of Time No. 2016-03 is requesting to extend the life of TTM 31957 four (4) years to September 13, 2020 and is the last discretionary extension of time afforded to the map.

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.

Discussion

The current National Pollution Discharge Elimination System (NPDES) requirement dictates that water quality treatments use infiltration or biofiltration as a preferred method over proprietary treatment devices. The original approved TTM 31957 had proprietary treatment devices at Running Deer Drive and Mountain Street as well as a small detention basin in the northern part of the development. The revised TTM 31957 will remove the proprietary treatment devices and direct all the storm water runoff into a larger detention/water quality basin. The basin was increased in size resulting in the loss of four lots and the half cul-de-sac that served two of those lots. In addition, the road connection to Mountain Street was removed and replaced by a knuckle. The knuckle had the added benefit of creating a more standardized lot configuration.

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 31957 is eligible for extension of time for additional four (4) years through the City's Map Extension process and represents the final extension of time allowed by the Subdivision Map Act and the LEMC.

The Design Review Committee that includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the revision to TTM 31957 as well as the extension of time request and support the proposed application. The Conditions of Approval have been revised to reflect the most current City requirements for development.

Environmental Determination

Pursuant to CEQA Guidelines Section 15162, staff has determined that this extension of time and

revision 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. 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. Mitigated Negative Declaration (MND) No. 2005-06 was adopted by the City Council on September 13, 2005. 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 documentation is necessary.

Prepared by: Damaris Abraham,
Senior Planner

Approved by: Justin Kirk,
Principal Planner

Exhibits:

- A – MSHCP Resolution
- B – TTM Revision #1 Resolution
- C – EOT Resolution
- D – Conditions of Approval
- E – Vicinity Map
- F – Aerial Map
- G – Original TTM 31957
- H – Revised TTM 31957