

RESOLUTION NO. 2016-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE,
CALIFORNIA, APPROVING A THREE-YEAR EXTENSION OF TIME TO FEBRUARY 28,
2020 FOR TENTATIVE PARCEL MAP NO. 33486**

Whereas, Eric Lunde, of Pacific Coves Investments, LLC, submitted a request for an extension of time for Tentative Tract Map (TTM) No. 33486 on December 14, 2016; and,

Whereas, the Lake Elsinore Municipal Code (LEMC) Section 16.24.160 requires that a land divider wishing to extend the life of a tentative map make a written application to the City Council (Council) not less than 30 days prior to the expiration of the tentative map requesting an extension of time on the map; and,

Whereas, on February 14, 2017, 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 TTM 31593 prior to making its decision to extend the life of the map for three (3) years to February 28, 2020.

Section 2. 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 TTM 31593:

1. The proposed subdivision, together with the provisions for its design and improvements, is consistent with the City of Lake Elsinore 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 33486 was located in the Low Medium Density Residential (LMDR) General Plan Land use designation of the General Plan. The LMDR designation provides for single-family detached residences with densities ranging between 1 and 6 dwelling units per net acre. TTM 33486 is a subdivision of 24 acres into 83 single family residential lots(including two existing single family residences). Lots ranged in size from 7,200 square feet to 12, 166 square feet averaging 9,437 square feet.. TTM 33486 will have 3.5 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 division 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 the 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.*
 - b. *The map has been conditioned to annex into or form applicable Landscape and Lighting Maintenance District and/or Community C Facility Districts to offset any potential negative financial impacts of the project.*
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 was prepared for the TTM 33486. 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.*
 - b. *When examining the Project in light of the conditions of approval and mitigation measures there is no substantial evidence that the TTM 33486 may have a significant effect on the environment.*
 - c. *Mitigation measures are required to ensure all potentially significant impacts are reduced to levels of insignificance. TTM 33486 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. *TTM 33486 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 33486.*
 - b. *The map has been circulated to City departments and outside agencies, and appropriate Conditions of Approval have been applied to the Project.*

Section 3. Based upon the evidence presented, both written and testimonial, and the above findings, the Council hereby approves a four-year extension of time for TTM 33486 to February 28, 2020, incorporating the attached Conditions of Approval.

Section 4. This Resolution shall take effect immediately upon its adoption.

Passed and Adopted at a regular meeting of the City Council of the City of Lake Elsinore, California, on the 14th day of February, 2017.

Robert E. Magee, Mayor

ATTEST:

Susan M. Domen, MMC
City Clerk

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

I, Susan M. Domen, MMC, City Clerk of the City of Lake Elsinore, California, do hereby certify that Resolution No. 2017-____ was adopted by the City Council of the City of Lake Elsinore, California, at the regular meeting of February 14, 2017, and that the same was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Susan M. Domen, MMC
City Clerk