



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

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

Date: February 14, 2017

Subject: **Planning Application 2016-109:** A request of an approval for an extension of time for Tentative Parcel Map No. 33486.

Recommendation

adopt 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.

Background

On February 28, 2006, the City Council approved Mitigated Negative Declaration No. 2005-05 (SCH No. 2005121086) (MND), Zone Change No. 2005 -02, and Tentative Tract Map No. 33486. Tentative Tract Map 33486 proposed to subdivide approximately 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.

On February 26, 2008, the City Council approved a three (3) year extension of time, which extended the expiration date of the map to February 28, 2011. The map has qualified for three (3) automatic extensions of time due to legislative actions which extended the expiration date of the map to February 28, 2017.

On December 14, 2016, the applicant submitted an application for an extension of time, thereby staying the original expiration date of February 28, 2017 until City Council action.

Discussion

TTM 33486 is located in the northern section of the City on Machado Street between Zieglinde and Lakeshore Drives (APN 379-150-001, 002, 041 thru 044).

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. TPM 33486 is eligible for extension of time for three (3) 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 Planning and Engineering Departments have recommended revised Conditions of Approval consistent with section 66452.6 (e) of the Subdivision Map Act and sections 65961 (a) (1-2) and 65961 (f) of the Planning and Zoning Laws. These updated Conditions of Approval were reflective of the most current City requirements for development.

Environmental Determination

Pursuant to CEQA Guidelines Section 15162, staff has determined that this extension of time request 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. The MND was adopted by the City Council on February 28, 2016 for TTM 33486. No substantial changes which require major revisions to the MND exist and no new information of substantial importance which require revisions to the earlier MND exist. Therefore, no further environmental documentation is necessary.

Fiscal Impact

The time and costs related to processing this extension of time request 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. The approval of the extension of time 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.

Exhibits

- A – EOT Resolution
- B – Conditions of Approval
- C – Vicinity Map
- D – Aerial Map
- E – TPM 33486