



## **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:** March 28, 2017

**Subject:** Extension of Time for Tentative Tract Map No. 32129 (Sauls/Simard)

### **Recommendation**

adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A THREE-YEAR EXTENSION OF TIME TO OCTOBER 12, 2019 FOR TENTATIVE TRACT MAP NO. 32129.

### **Background**

On October 12, 2004, the City Council approved Mitigated Negative Declaration (MND) No. 2004-05, Zone Change No. 2004-01 and Tentative Tract Map (TTM) No. 32129 for the subdivision of approximately 10 acres into 27 residential lots and seven (7) open space lots.

On October 24, 2006, the City Council approved a two (2) year extension of time for TTM 32129 to October 12, 2008.

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 32129 for an additional seven (7) years to October 12, 2015.

On October 13, 2015 the City Council approved a one-year extension of time for TTM 32129 to October 12, 2016.

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 32129 is eligible for extension of time for additional 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.

### **Discussion**

Tentative Tract Map (TTM) No. 32129 is a subdivision of approximately ten (10) acres into 27 single family residential lots, 6 open space lots, and a water quality basin (Project). The Project

is located approximately two miles northeast of the Interstate 15/State Highway 74 (Central Avenue) interchange, at the southern end of Trellis Lane, south of Sharon Street (Assessor Parcel Numbers 347-110-021 and 347-581-008).

The Community Development (Planning) and Public Works (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 are 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. Mitigated Negative Declaration (MND) No. 2004-05 was adopted by the City Council on October 12, 2004. As part of the extension of time request, conditions of approval were updated to reflect the most current City requirements for development. These are standard conditions of approval and will not result in any modifications to the previously approved Project. 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.

### **Fiscal Impact**

The City's costs for processing this extension of time request requested have been paid in full by the applicant. As such, no General Fund were expended in the processing of this time extension and the developer approved Mitigation Measures included in the Conditions of Approval protect the City fiscally from the burden of these costs.

### **Exhibits**

- A – EOT Resolution
- B – Conditions of Approval
- C – Vicinity Map
- D – Aerial Map
- E – TTM 32129