

## RESOLUTION NO. 2017-\_\_

### **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**

**Whereas**, Edwin Sauls, of Three Strands Properties, LLC, submitted a request for an extension of time for Tentative Tract Map (TTM) No. 32129 on September 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) requesting an Extension of Time on the map; and,

**Whereas**, on March 28, 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 32129 prior to making its decision to extend the life of the map for three (3) years to October 12, 2019.

**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 32129:

1. The proposed subdivision, together with the provisions for its design and improvements, is consistent with the City of Lake Elsinore General Plan (GP). The proposed subdivision is compatible with the objectives, policies, General Land Uses and programs specified in the GP (Government Code Section 66473.5).
  - a. *TTM 32129 is located in the Low Medium Density Residential (LMDR) GP Land Use designation of the GP. The LMDR designation provides for Single-Family detached residences with densities ranging between 1 and 6 dwelling units per net acre. TTM 32129 is a subdivision of approximately 10 acres into 27 Single Family Residential lots, 6 lettered lots, and a water quality basin. TTM 32129 will have 2.7 dwelling units per acre and is therefore consistent with the GP.*
  - b. *The map proposes Single Family Residential lots ranging in size from 6,000 square feet to 31,000 square feet, consistent with the R-1 Single Family Residential Zone.*
2. The site of the proposed division of land is physically suitable for the proposed density of development in accordance with the GP.
  - a. *The overall density and design is consistent and compatible with the adjacent Rosetta Canyon communities of the Ramsgate Specific Plan.*
  - b. *The map provides open space areas that protect the natural topography and views.*
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 GP. During the approval of the GP, 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 Community Facilities District No. 2015-1 (Safety and Law Enforcement, Fire and Paramedic Services, Mello-Roos) to offset the annual negative fiscal impacts of the Project on public safety operations and maintenance issues in the City.*
  - c. *The map has been conditioned to annex into the City of Lake Elsinore Community Facilities District No. 2015-2 (Maintenance Services) to fund the on-going operation and maintenance of the public right-of-way, landscaped areas, and neighborhood parks to be maintained by the City, and for street lights in the public right-of-way for which the City will pay for electricity and a maintenance fee to Southern California Edison, including parkways, open space and public storm drains constructed within the development and federal NPDES requirements to offset the annual negative fiscal 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 32129. 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 32129 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 32129 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 32129 has been designed in a manner consistent with the GP and does not divide previously established communities.*
  - b. *The map is conditioned to comply with all development standards of the R-1 Single Family Residential Zone. These standards are in place to benefit the public health, safety and welfare.*
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 32129.*

- b. *The adjacent property owner to the east requested access through TTM 32129. This map has been designed with "B" Street to stub at the easterly boundary, thereby allowing this connection.*
- 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 three-year extension of time for TTM 32129 to October 12, 2019, incorporating the attached Conditions of Approval.

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

**Passed and Adopted** this 28<sup>th</sup> day of March, 2017.

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Robert E. Magee, Mayor

**Attest:**

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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 March 28, 2017, and that the same was adopted by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Susan M. Domen, MMC  
City Clerk