

RESOLUTION NO. 2017-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A SIX YEAR EXTENSION OF TIME TO JULY 14, 2023, FOR TENTATIVE TRACT MAP NO. 33140

Whereas, Tripod Investments, LLC, submitted a request for an extension of time for Tentative Tract Map (TTM) No. 33140 on June 23, 2015; 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 July 25, 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 33140 prior to making its decision to extend the life of the map for six years to July 14, 2023.

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 33140:

1. The proposed subdivision, together with the provisions for its design and improvements, is consistent with the City of Lake Elsinore (City) 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 33140 is designated for Low-Medium Density Residential in the General Plan. Its design and improvements are consistent with the development standards of the R-1 Zone of the LEMC. Therefore, it is consistent with the General Plan.
 - b. The map proposes single family residential lots ranging in size from 7,200 square feet (s.f.) to 14,365 s.f., and averaging 8,494 s.f., consistent and compatible with the R-1 Zone.
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 for the project is 2.73 dwelling units per buildable acre, consistent with the Low-Medium Density range of between 1 and 6 dwelling units per acre.
 - b. The map provides approximately 36 acres of open space, protecting natural habitat and steep slopes.

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 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 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 National Pollutant Discharge Elimination System 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 and Mitigated Negative Declaration No. 2005-10 was prepared for TTM 33140 by Matthew Fagan Consulting Services, revised November 2006.
 - b. The map has been conditioned to comply with the Mitigation Measures identified by MND No. 2005-10. Therefore any significant environmental impacts have been addressed and mitigated.
5. The design of the proposed division of land or type of improvements is not likely to cause serious public health problems.
 - a. The map has been designed in a manner consistent with the General Plan, and does not divide previously established communities.
 - b. The map is conditioned to comply with all development standards required by the R-1 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 requests for access have been incorporated into the design of TTM 33140.
 - b. The map has been circulated to City departments and outside agencies, and in accordance with their comments 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 six year extension of time for TTM 33140 to July 14, 2023, incorporating the attached Conditions of Approval.

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

Section 5: The City Clerk shall certify to the adoption of this Resolution and enter it into the book of original Resolutions.

Passed and Adopted on this 25th day of July, 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 July 25, 2017, and that the same was adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Susan M. Domen, MMC
City Clerk