

RESOLUTION NO. 2017-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVAL OF TENTATIVE TRACT MAP NO. 37382 SUBDIVIDING 55.06 ACRES INTO 199 SINGLE-FAMILY RESIDENTIAL LOTS AND 23 LETTERED LOTS FOR OPEN SPACE, UTILITY EASEMENTS, AND DETENTION BASINS

Whereas, Nova Homes, Inc. has filed an application with the City of Lake Elsinore (City) requesting approval of Tentative Tract Map (TTM) No. 37382 for a subdivision of 55.06 acres into 199 single-family residential lots (ranging in size from 4,600 sq. ft. to 17,445 sq. ft.) and 23 lettered lots for open space, utility easements, and water quality/detention basins. The project site is located southeasterly of Highway 74, westerly of Rosetta Canyon Drive, northeasterly of Cambern Avenue, on the southern side of Third Street within the Ramsgate Specific Plan. (APNs: 347-330-022, 023, 066, 347-360-001, 002, 377-100-006, 009, and 010); and,

Whereas, pursuant to Lake Elsinore Municipal Code (LEMC) Chapter 16.24 (Tentative Map) the Planning Commission (Commission) has been delegated with the responsibility of making recommendations to the City Council (Council) pertaining to tentative maps; and,

Whereas, on October 17, 2017, at a duly noticed Public Hearing, the Commission considered evidence presented by the Community Development Department and other interested parties with respect to this item.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1: Prior to making a recommendation to the Council, the Commission has reviewed and analyzed the proposed Project pursuant to the appropriate Planning and Zoning Laws, and Chapter 16 (Subdivisions) of the LEMC.

Section 2: The Commission finds and determines that and no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Mitigated Negative Declaration (MND). All potentially significant impacts have been avoided or mitigated pursuant to the earlier MND and none of the conditions described in Section 15162 exist. MND No. 2007-01 (SCH# 2007041063) was adopted in 2007 for the Ramsgate Specific Plan, Amendment No. 6 that evaluated environmental impacts that would result from maximum build-out of the Specific Plan. No substantial changes that require major revisions to the MND exist and no new information of substantial importance that require revisions to the earlier MND exist.

Section 3: That in accordance with State Planning and Zoning Law and the LEMC, the Commission makes the following findings for approval of Tentative Tract Map No. 37382:

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the 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. *The proposed tentative map is located within the Ramsgate Specific Plan No. 89-1, Amendment No. 6 (RSP#6). The original Ramsgate Specific Plan and the subsequent*

amendments were subject to a consistency finding with the General Plan prior to adoption. TTM 37382 is located within Planning Area 11 of the RSP#6 and is designated Modified Medium Low Density (MMLD) (3 to 6 Dwelling Units per Acre (D.U./Ac.)). The density for TTM 37382 is 3.6 D.U./Ac. TTM 37382 is also consistent with all other consistent with the provisions of the RSP#6 and is therefore found to be 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 subdivision 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 this 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.*
4. The proposed division of land or type of improvements is not likely to result in any significant environmental impacts.
 - a. The Project has been adequately conditioned by all applicable departments and agencies and will not therefore result in any significant environmental impacts. The proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.*
5. The design of the proposed division of land or type of improvements is not likely to cause serious public health problems.
 - a. TTM37382 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 37382.*
 - b. The map has been circulated to City departments and outside agencies, and appropriate Conditions of Approval have been applied to the Project.*

Section 4: Based upon all of the evidence presented, the above findings, and the conditions of approval imposed upon the Project, the Commission hereby recommends that the Council approve Tentative Tract Map No. 37382.

Section 5: This Resolution shall take effect immediately upon its adoption.

Passed and Adopted on this 17th day of October, 2017.

John Gray, Chairman

Attest:

Justin Kirk,
Principal Planner

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

I, Justin Kirk, Principal Planner of the City of Lake Elsinore, California, hereby certify that Resolution No. 2017-__ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on the 17th day of October, 2017 and that the same was adopted by the following vote:

AYES
NOES:
ABSTAIN:
ABSENT:

Justin Kirk,
Principal Planner