



## **REPORT TO PLANNING COMMISSION**

**To:** Honorable Chairman and Members of the Planning Commission

**From:** Justin Kirk, Principal Planner  
**Prepared by:** Damaris Abraham, Senior Planner

**Date:** October 17, 2017

**Subject:** Tentative Tract Map No. 37381 and Tentative Tract Map No. 37382 (Wasson Canyon)

**Applicant:** Ivano Stamegna, Nova Homes, Inc.

### **Recommendation**

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPT FINDINGS THAT TENTATIVE TRACT MAP NO. 37381 IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

adopt 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. 37381 SUBDIVIDING 19.54 ACRES INTO 73 SINGLE-FAMILY RESIDENTIAL LOTS AND FIVE LETTERED LOTS FOR OPEN SPACE AND A DETENTION BASIN; and,

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPT FINDINGS THAT TENTATIVE TRACT MAP NO. 37382 IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

adopt 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.

### **Background**

On August 14, 2007, the City Council approved Mitigated Negative Declaration (MND) No. 2007-01, Annexation No. 79, Ramsgate Specific Plan No. 89-1, Revision No. 6 (RSP#6), General Plan Amendment No. 2007-01, Pre-Annexation Zone Change No. 2007-01, Tentative Tract Map (TTM) No. 32537, and TTM No. 35422.

TTM 32537 and TTM 35422 were contiguous projects that were proposing a subdivision of 19.5 acres into 73 single-family residential lots and 55.06 acres into 199 single-family residential lots, respectively. Both TTM 32537 and TTM 35422 expired on August 14, 2016.

### **Project Description**

Tentative Tract Map No. 37381 is a subdivision of 19.54 acres into 73 single-family residential lots (ranging in size from 6,354 sq. ft. to 35,284 sq. ft.) and five (5) lettered lots for open space and a water quality/detention basin. The subject site is located southeasterly of Highway 74, westerly of Rosetta Canyon Drive, on the northern side of Third Street within the Ramsgate Specific Plan. (APNs: 347-330-001, 002, 065, 347-330-067 through 073).

Tentative Tract Map No. 37382 is 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 subject 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)

### **Environmental Setting**

	<b>EXISTING LAND USE</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>
Project Site	Vacant	Ramsgate SP No. 6	Medium Low Density (MLD) & Modified Medium Low Density (MMLD), RSP#6
North	Park & Apartments	Ramsgate SP No. 6	Apartment (AD) & Park (P), RSP#6
South	Vacant	Low Medium Residential	Single-Family Residential (R-1)
East	Vacant	Low Medium Residential	Single-Family Residential (R-1)
West	Vacant	Low Density Residential	Residential Estate (R-E)

### **Analysis**

The proposed tentative maps have been reviewed for consistency with the General Plan, the Lake Elsinore Municipal Code (LEMC), and 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. The tentative maps are consistent with the provisions of the RSP#6 and is therefore found to be consistent with the General Plan.

TTM 37381 is located within Planning Area 11 of the RSP#6 and is designated Medium Low Density (MLD) (3 to 5 Dwelling Units per Acre (D.U./Ac.)). Below are the relevant development standards applicable to the proposed tentative map as identified in the MLD designation of the RSP#6:

Development Standard (MLD)	Required	Proposed
Density	3 to 5 D.U./Ac.	3.5 D.U./Ac.
Minimum Lot Area	5,000 sq. ft.	6,354 sq. ft.
Minimum street frontage	50 ft.	50 ft.
Pie-shaped lots	40 ft.	40 ft.
Flag Lots	20 ft.	30 ft.

TTM 37382 is located within Planning Area 11 of the RSP#6 and is designated Modified Medium Low Density (MMLD) (3 to 6 D.U./Ac.). Below are the relevant development standards applicable to the proposed tentative map as identified in the MMLD designation of the RSP#6:

Development Standard (MMLD)	Required	Proposed
Density	3 to 6 D.U./Ac.	3.6 D.U./Ac.
Minimum Lot Area	4,600 sq. ft.	4,600 sq. ft.
Minimum street frontage	40 ft.	41 ft.
Pie-shaped lots	30 ft.	40 ft.
Flag Lots	20 ft.	30 ft.

The Design Review Committee that includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the proposed tentative maps. Appropriate Conditions of Approval have been included that to mitigate any potential impacts that could arise as a result of the project.

### **Environmental Determination**

Pursuant to CEQA Guidelines Section 15162, staff has determined the proposed project 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 (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.

1. 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. MND 2007-01 also analyzed the potential impact that could result from the development of the previous tentative maps (TTM 32537 and TTM 35422).
2. The new tentative maps (TTM 37381 and TTM 37382) have the same configuration as the previously analyzed maps. There is no increase in the density. The lot configuration and the proposed street layout for the tentative maps have not changed.
3. 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.

### **Exhibits:**

- A – TTM 37381 MSHCP Resolution
- B – TTM 37381 Resolution
- C – TTM 37381 Conditions of Approval
- D – TTM 37382 MSHCP Resolution
- E – TTM 37382 Resolution
- F – TTM 37382 Conditions of Approval
- G – Vicinity Map
- H – Aerial Map
- I – Land Use Map
- J – TTM 37381
- K – TTM 37382