

RESOLUTION NO. 2018-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE APPROVAL OF A REVISION TO TENTATIVE TRACT MAP NO. 31920.

Whereas, Brian Milich, DMB Pacific Ventures, has filed an application with the City of Lake Elsinore requesting approval of a modification to Tentative Tract Map No. 31920 for a project site located within the East Lake Specific Plan (the “Project”); and,

Whereas, the Planning Commission of the City of Lake Elsinore has been delegated with the responsibility of making recommendations to the City Council for revisions to Tentative Tract Maps; and,

Whereas, on March 6, 2018, at a duly noticed public hearing, the Planning 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 City Council, the Planning Commission has reviewed and analyzed the revision to Tract Map No. 31920 pursuant to the appropriate Planning and Zoning Laws, and Chapter 16 (Subdivisions) of the Lake Elsinore Municipal Code (“LEMC”).

Section 2. The Planning Commission hereby finds and determines that the revision to Tentative Tract Map No. 31920 is subject to the California Environmental Quality Act (Public Resources Code §§ 21000 *et seq.*: “CEQA”) and the Guidelines for Implementation of CEQA (14 California Code of Regulations §§ 15000 *et seq.*: “CEQA Guidelines”). Specifically, the Planning Commission finds that 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 Environmental Impact Report “EIR” (SCH #2016111029). All potentially significant impacts upon Aesthetics, Biological Resources, Cultural, Paleontological and Tribal Resources, Geology, Soils and Seismicity, Hazards and Hazardous Materials, Hydrology and Water Quality will be mitigated to below a level of significance through compliance with the mitigation measures set forth in the EIR. The EIR also determined that the proposed Project would have significant and unavoidable project-level and cumulative impacts related to Air Quality, Greenhouse Gas Emissions, Noise, Transportation and Circulation which cannot be mitigated to below a level of significance, resulting in the adoption of a Statement of Overriding. Pursuant to CEQA Guidelines Section 15162 no substantial changes, which require major revisions to the EIR, exist, and no new information of substantial importance, which require revisions to the earlier EIR, exist. Therefore, no further environmental documentation is necessary.

Section 3. That in accordance with State Planning and Zoning Law and the Lake Elsinore Municipal Code, the Planning Commission makes the following findings for approval of a revision to Tentative Tract Map No. 31920:

1. The proposed subdivision, together with the provisions for its design and improvement, is

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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).

The General Plan designates the site for a mixed land use Specific Plan. Consistent with that designation, the revised Tract Map can accommodate future residential land uses. The Tract Map is consistent with the designated land use, development and design standards, and all other appropriate requirements contained in the General Plan, the East Lake Specific Plan and Subdivision Map Act.

2. The effects this project is 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.

The modified Tract Map is consistent with the land use plan, development and design standards, and programs, and all other appropriate requirements contained in the General Plan. The modified Tentative Tract Map No. 31920 is consistent with the residential land uses within the specific plan and applicable development and design standards.

3. Subject to the attached conditions of approval, the proposed project is not anticipated to result in any significant environmental impact.

The project has been adequately conditioned by all applicable departments and agencies and will not therefore result in any significant environmental impacts. Furthermore environmental clearance and analysis for the proposed application is provided by EIR (SCH #2016111029) which was approved and adopted in 2017 for the East Lake Specific Plan Amendment No. 11. The EIR evaluated environmental impacts that would result from maximum build-out of the Specific Plan. The Project does not present changes or new information regarding the potential environmental impacts of development. No further environmental clearance is necessary.

SECTION 4. Based upon the evidence presented, the above findings, and the attached conditions of approval, the Planning Commission hereby recommends that the City Council approve the modification to Tentative Tract Map No. 31920.

SECTION 5. This Resolution shall take effect from and after the date of its passage and adoption.

PASSED, APPROVED AND ADOPTED this 5th day of April 2016, by the following vote:

Shelly Jordan, Chairman
City of Lake Elsinore Planning Commission

ATTEST:

Justin Kirk,
Principal Planner

**STATE OF CALIFORNIA
COUNTY OF RIVERSIDE
CITY OF LAKE ELSINORE** } **SS**

I, Justin Kirk, Principal Planner of the City of Lake Elsinore, California, hereby certify that Resolution No. 2016-31 as adopted by the Planning Commission of the City of Lake Elsinore at a regular meeting held on the 6th day of March 2018, and that the same was adopted by the following vote:

AYES

NOES:

ABSTAIN:

ABSENT:

Justin Kirk,
Principal Planner