

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. 35773.

Whereas, Castle and Cooke Alberhill Homebuilding, Inc. ("Applicant") has submitted an application for the revision of Vesting Tentative Tract Map 35773 for the subdivision of 136.25 acres into 275 residential lots, one large for future development/subdivision and various lettered lots for the purposes of maintenance, utilities and recreation (collectively the "Project"). The proposed residential lots would range in size 6,000 SF to 12,000 SF. The project is located westerly of Interstate 15 and northerly and southerly of Nichols Road and is more specifically referred to as Assessor Parcel Numbers 389-080-036 thru 039, 389-080-038 & 039, 389-110-010, 389-100-008, 389-100-010, 389-100-014, 389-100-029 thru 035, 389-110-011 thru 015, 389-151-008, 389-153-001 thru 005, 389-152-010, 389-153-002 thru 005, 389-161-001 thru 003, 389-162-001 thru 006, 389-100-016 & 017, 389-100-019, 389-100-028, and 389-100-036 thru 038 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 20, 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 environmental clearance and analysis for VTTM 30836 is provided by Addendum No. 2 to the Alberhill Ranch Specific Plan Final EIR ("EIR"), approved by the City Council on January 24, 2004. Environmental clearance and analysis for VTTM 35773 is provided by Negative Declaration No. 2008-12 ("ND") approved by the City Council on November 25, 2008. The proposed project is consistent with the Alberhill Ranch Specific Plan, VTTM No. 30836 and VTTM 35773 and therefore, does not conflict with the findings and discussions contained in the Addendum No. 2 document or the Negative Declaration. The EIR concluded that significant environmental impacts will not result with implementation of those mitigation measures contained in the original 1989 Final Alberhill Ranch Specific Plan EIR and the 2004 Addendum No. 2 EIR for VTTM 30836. The Negative Declaration concluded that the development of VTTM 35773 would not create any adverse impacts. Pursuant to CEQA Guidelines Section 15162 no substantial changes, which require major revisions to the EIR or ND, exist, and no new information of substantial importance, which require revisions to the earlier EIR or ND, exist. Future

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development or further subdivision of land will be further evaluated for consistency with CEQA. 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. 35773:

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).

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 VTTM 35773 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 VTTM 30836 is provided by Addendum No. 2 to the Alberhill Ranch Specific Plan Final EIR ("EIR"), approved by the City Council on January 24, 2004. Environmental clearance and analysis for VTTM 35773 is provided by Negative Declaration No. 2008-12 ("ND") approved by the City Council on November 25, 2008. The proposed project is consistent with the Alberhill Ranch Specific Plan, VTTM No. 30836 and VTTM 35773 and therefore, does not conflict with the findings and discussions contained in the Addendum No. 2 document or the Negative Declaration. The EIR concluded that significant environmental impacts will not result with implementation of those mitigation measures contained in the original 1989 Final Alberhill Ranch Specific Plan EIR and the 2004 Addendum No. 2 EIR for VTTM 30836. The Negative Declaration concluded that the development of VTTM 35773 would not create any adverse impacts. Pursuant to CEQA Guidelines Section 15162 no substantial changes, which require major revisions to the EIR or ND, exist, and no new information of substantial importance, which require revisions to the earlier EIR or ND, exist. Future development or further subdivision of land will be further evaluated for consistency with CEQA. Therefore, no further environmental documentation 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. 35773.

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

PASSED, APPROVED AND ADOPTED this 20th day of March 2018, by the following vote:

John Gray, 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. 2018-XX 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