

RESOLUTION NO. 2018-____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE
ELSINORE, CALIFORNIA, FINDING THAT VARIANCE NO. 2018-01 IS
CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES
HABITAT CONSERVATION PLAN (MSHCP)**

Whereas, Ed Sauls, Three Strands Properties, LLC, has filed an application with the City of Lake Elsinore (City) requesting approval of Variance No. 2018-01 to reduce the minimum street frontage width from 60 ft. required by the R-1 zone to 50 ft. for 10 lots (lot numbers 3, 4, 5, 6, 8, 10, 11, 12, 13, and 24) of Tentative Tract Map (TTM) No. 32129. The variance also includes a request to reduce the minimum lot size from 6,000 sq. ft. required by the R-1 zone to 4,500 sq. ft. for 12 lots (lot numbers 3, 4, 5, 6, 9, 10, 11, 12, 13, 15, 16, and 21) of TTM 32129 (Project). The Project is located northeasterly of Rosetta Canyon Drive, southerly of Sharon Street, and easterly of Trellis Lane (APNs: 347-110-021 and 347-581-008); and,

Whereas, Section 6.0 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) requires that all discretionary projects within a MSHCP Criteria Cell undergo the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) process to analyze the scope of the proposed development and establish a building envelope that is consistent with the MSHCP criteria; and,

Whereas, Section 6.0 of the MSHCP further requires that the City adopt consistency findings demonstrating that the proposed discretionary entitlement complies with the MSHCP Criteria Cell, and the MSHCP goals and objectives; and,

Whereas, pursuant to the Lake Elsinore Municipal Code (LEMC) Chapter 17.172 (Variances), the Planning Commission (Commission) of the City of Lake Elsinore (City) has been delegated with the responsibility of reviewing and approving, conditionally approving, or denying variances; and,

Whereas, on November 6, 2018, at a duly noticed Public Hearing, the Commission has 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: The Commission has considered the Project and its consistency with the MSHCP prior adopting Findings of Consistency with the MSHCP.

Section 2: That in accordance with the MSHCP, the Commission makes the following findings for MSHCP consistency:

1. The Project is a project under the City's MSHCP Resolution, and the City must make a MSHCP Consistency finding before approval.

Pursuant to the City's MSHCP Resolution, the Project is required to be reviewed for MSHCP consistency, including consistency with other "Plan Wide Requirements." The Project site is not located within a MSHCP Criteria Cell. Based upon the site reconnaissance survey there are no issues regarding consistency with the MSHCP's other "Plan Wide Requirements." The only requirements potentially applicable to the Project

were the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pool Guidelines (Section 6.1.2 of the MSHCP) and payment of the MSHCP Local Development Mitigation Fee (Section 4 of the MSHCP Ordinance

2. The Project is not subject to the City's LEAP and the Western Riverside County Regional Conservation Authority's (RCA) JPR processes.

As stated above, the Project is not located within a Criteria Cell and therefore was not required to go through the LEAP and JPR processes.

3. The Project is consistent with the Riparian/Riverine Areas and Vernal Pools Guidelines.

TTM 32129 has been previously approved for the Project site. The Project is only requesting a variance for development standards to allow an efficient development of the subject property. The scope and nature of the Project have not been modified from that which was previously approved.

4. The Project is consistent with the Protection of Narrow Endemic Plant Species Guidelines.

TTM 32129 has been previously approved for the Project site. The Project is only requesting a variance for development standards to allow an efficient development of the subject property. The scope and nature of the Project have not been modified from that which was previously approved. It is for these reasons that the Project is consistent with the aforementioned guidelines.

5. The Project is consistent with the Additional Survey Needs and Procedures.

TTM 32129 has been previously approved for the Project site. The Project is only requesting a variance for development standards to allow an efficient development of the subject property. The scope and nature of the Project have not been modified from that which was previously approved. The Project is consistent with the Additional Survey Needs and Procedures of the MSHCP.

6. The Project is consistent with the Urban/Wildlands Interface Guidelines.

TTM 32129 has been previously approved for the Project site. The Project is only requesting a variance for development standards to allow an efficient development of the subject property. The scope and nature of the Project have not been modified from that which was previously approved

7. The Project is consistent with the Vegetation Mapping requirements.

TTM 32129 has been previously approved for the Project site. The Project is only requesting a variance for development standards to allow an efficient development of the subject property. The scope and nature of the Project have not been modified from that which was previously approved

8. The Project is consistent with the Fuels Management Guidelines.

TTM 32129 has been previously approved for the Project site. The Project is only requesting a variance for development standards to allow an efficient development of the

subject property. The scope and nature of the Project have not been modified from that which was previously approved

9. The Project is consistent with the MSHCP.

Section 3: Based upon all of the evidence presented and the above findings, the Commission hereby finds that the Project is consistent with the MSHCP.

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

Passed and Adopted on this 6th day of November, 2018.

Myles Ross, Chairman

Attest:

Justin Kirk,
Assistant Community Development Director

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

I, Justin Kirk, Assistant Community Development Director of the City of Lake Elsinore, California, hereby certify that Resolution No. 2018-__ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on November 6, 2018 and that the same was adopted by the following vote:

AYES
NOES:
ABSTAIN:
ABSENT:

Justin Kirk,
Assistant Community Development Director