

**RESOLUTION NO. 2019-\_\_**

**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  
PARCEL MAP NO. 37465 IS CONSISTENT WITH THE WESTERN RIVERSIDE  
COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP)**

**Whereas**, Eric Werner, Nichols Road Partners, LLC, has filed an application with the City of Lake Elsinore (City) requesting approval of Tentative Parcel Map (TPM) No. 37465 for a subdivision of a 234.6-acre site into four (4) parcels ranging in size from 16.3 acres to 92 acres for the purpose of Financing and Conveyance only and to adjust lot lines to accommodate ultimate (i.e., long-range) improvements to Nichols Road. No grading permits, building permits or other development will be allowed with this approval. The Project is located on the easterly side of I-15 Freeway and westerly of Wood Mesa Court/El Toro Road. (APNs: 389-200-035, 036, 038, 039, 389-210-008, 032, 034, and 036); and,

**Whereas**, Section 6.0 of the Multiple Species Habitat Conservation Plan (MSHCP) requires that all discretionary projects within a MSHCP Criteria Cell undergo the Lake Elsinore Acquisition Process (LEAP) and the Joint Project Review (JPR) 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 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 the tentative map review; and,

**Whereas**, on March 19, 2019, 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 to recommending that the Council adopt 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 an MSHCP Consistency finding before approval.

*The Tentative Parcel Map is a subdivision of a 234.6-acre site into four (4) parcels for Financing and Conveyance purposes only. No grading permits, building permits, or other development will be allowed with this approval. Therefore, does not constitute as a project under the City's MSHCP Resolution. MSHCP Consistency findings will be made with a subsequent tentative tract map or tentative parcel map to subdivide this property.*

2. The Project is subject to the City's LEAP and the Western Riverside County Regional Conservation Authority's (RCA) Joint Project Review processes.

*The Tentative Parcel Map is a subdivision of a 234.6-acre site into four (4) parcels for Financing and Conveyance purposes only. No grading permits, building permits, or other development will be allowed with this approval. The LEAP or JPR processes will be completed with a subsequent tentative tract map or tentative parcel map to subdivide this property.*

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

*The Tentative Parcel Map is a subdivision of a 234.6-acre site into four (4) parcels for Financing and Conveyance purposes only. No grading or other development is proposed with this subdivision. As such, the Riparian/Riverine Areas and Vernal Pool Guidelines as set forth in Section 6.1.2 of the MSHCP are not applicable.*

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

*The Tentative Parcel Map is a subdivision of a 234.6-acre site into four (4) parcels for Financing and Conveyance purposes only. No grading or other development is proposed with this subdivision. Therefore, Protection of Narrow Endemic Plant Species Guidelines as set forth in Section 6.1.3 of the MSHCP are not applicable.*

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

*The Tentative Parcel Map is a subdivision of a 234.6-acre site into four (4) parcels for Financing and Conveyance purposes only. No grading or other development is proposed with this subdivision. Therefore, the provisions of MSHCP Section 6.3.2 are not applicable.*

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

*The Tentative Parcel Map is a subdivision of a 234.6-acre site into four (4) parcels for Financing and Conveyance purposes only. No grading or other development is proposed with this subdivision. Therefore, the Urban/Wildlands Interface Guidelines of MSHCP Section 6.1.4 are not applicable.*

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

*The Tentative Parcel Map is a subdivision of a 234.6-acre site into four (4) parcels for Financing and Conveyance purposes only. No grading or other development is proposed with this subdivision. Therefore, the mapping requirements set forth in MSHCP Section 6.3.1. are not applicable.*

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

*The Tentative Parcel Map is a subdivision of a 234.6-acre site into four (4) parcels for Financing and Conveyance purposes only. No grading or other development is proposed with this subdivision. Therefore, the Fuels Management Guidelines of MSHCP Section 6.4 are not applicable.*

9. The Project will be conditioned to pay the City's MSHCP Local Development Mitigation Fee.

*The Tentative Parcel Map is a subdivision of a 234.6-acre site into four (4) parcels for Financing and Conveyance purposes only. No grading or other development is proposed with this subdivision. The Project will be required to pay the City's MSHCP Local Development Mitigation Fee with a subsequent tentative tract map or tentative parcel map to subdivide this property.*

10. The Project is consistent with the MSHCP.

*The Tentative Parcel Map is a subdivision of a 234.6-acre site into four (4) parcels for Financing and Conveyance purposes only. No grading permits, building permits, or other development will be allowed with this approval. As described above, MSHCP Consistency findings will be made with a subsequent tentative tract map or tentative parcel map to subdivide this property.*

**Section 3:** Based upon the evidence presented, both written and testimonial, and the above findings, the Commission hereby recommends that the Council find that the Project is consistent with the MSHCP.

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

**Passed and Adopted** on this 19<sup>th</sup> day of March, 2019.

\_\_\_\_\_  
Myles Ross, Chairman

**Attest:**

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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. 2019-\_\_ was adopted by the Planning Commission of the City of Lake Elsinore, California, at a regular meeting held on the 19<sup>th</sup> day of March, 2019 and that the same was adopted by the following vote:

AYES  
NOES:  
ABSTAIN:  
ABSENT:

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Justin Kirk,  
Assistant Community Development Director