

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, APPROVE TENTATIVE PARCEL MAP NO. 37465 FOR THE SUBDIVISION OF A 234.6-ACRE SITE INTO FOUR PARCELS FOR FINANCING AND CONVEYANCE PURPOSES LOCATED AT APNS: 389-200-035, 036, 038, 039, 389-210-008, 032, 034, AND 036

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, 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: Prior to making a recommendation to the Council, the Commission has reviewed and analyzed Tentative Parcel Map No. 37465 pursuant to the appropriate Planning and Zoning Laws, and Chapter 16 (Subdivisions) of the LEMC and the Subdivision Map Act.

Section 2: The Commission hereby finds and determines that the Project is categorically exempt from California Environmental Quality Act (Cal. Publ. Res. Code §§21000 et seq. "CEQA") and the State CEQA Guidelines (14. Cal. Code Regs §§15000 et seq.), specifically pursuant to Section 15315 (Class 15: Minor Land Divisions). Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years and the parcel does not have an average slope greater than 20 percent.

Section 3: That in accordance with State Planning and Zoning Law and the Lake Elsinore Municipal Code, the Commission makes the following findings for approval of Tentative Parcel Map No. 37465:

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 Project has a General Plan Land Use designation of General Commercial (GC) and Commercial/Specific Plan (C-SP) and Open Space (OS) of Alberhill Ranch Specific Plan (ARSP). The Tentative Parcel Map is a subdivision of a 234.6-acre site into four (4) parcels for Financing and Conveyance purposes only. No development is proposed with this application. Any future development for this area is required to conform to all standards set forth in the applicable Specific Plan as well as the General Plan.

2. The site of the proposed subdivision of land is physically suitable for the proposed density of development in accordance with the General Plan.

The Project has a General Plan Land Use designation of General Commercial (GC) and Commercial/Specific Plan (C-SP) and Open Space (OS) of Alberhill Ranch Specific Plan (ARSP). The Tentative Parcel Map is a subdivision of a 234.6-acre site into four (4) parcels for Financing and Conveyance purposes only. No development is proposed with this application. Any future development for this area is required to conform to all standards set forth in the applicable Specific Plan as well as the General Plan.

3. The effects that this project are 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 Tentative Parcel Map is a subdivision of a 234.6-acre site into four (4) parcels for Financing and Conveyance purposes only. No development is proposed with this application. The Project will not have a direct impact on housing.

4. The design of the proposed division of land or type of improvements is not likely to cause serious public health problems.

The Tentative Parcel Map has been adequately conditioned by all applicable departments and agencies and will not result in any significant environmental impacts. The proposed subdivision, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

Section 4: Based upon all of the evidence presented, the above findings, and the conditions of approval imposed upon the Tentative Map, the Commission hereby recommends that the Council approve Tentative Parcel Map No. 37465.

Section 5: This Resolution shall take effect immediately upon its adoption.

Passed and Adopted on this 19th day of March, 2019.

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

AYES
NOES:
ABSTAIN:
ABSENT:

Justin Kirk,
Assistant Community Development Director