

RESOLUTION NO. 2019-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 37305

Whereas, Eric Werner, Nichols Road Partners, LLC, has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2017-29 (Specific Plan No. 2018-01, Specific Plan Amendment No. 2017-03, General Plan Amendment No. 2018-01, Zone Change No. 2018-01, and Tentative Tract Map No. 37305) to establish the Nichols Ranch Specific Plan (NRSP) over the 72.5-acre property that includes 168 residential homes on approximately 31.1 acres; 14.5 acres of commercial uses (130-room hotel, 6,000 Square Foot (SF) fast-food restaurant with a drive-through, 5,500 SF fast-food restaurant without a drive-through, 9,400 SF sit-down restaurant, 4,400 SF commercial retail uses, an 8,000 SF health and fitness club, a gas station (with market and car wash) with 16 fueling stations, and 43,000 SF office uses); 8.3 acres of recreation uses; drainage basins on 5.5 acres; 1.3 acres of open space; and roadways on 5.3 acres; and,

Whereas, the Project is located in the northeastern portion of the City of Lake Elsinore, and is located east of the I-15, south of Nichols Road, and west of Wood Mesa Court/El Toro Road. The Project site encompasses Assessor Parcel Numbers (APNs) 389-200-038, 389-210-008, 389-210-032, 389-210-034, and 389-210-036; and,

Whereas, Tentative Tract Map No. 37305 (TTM 37305) is a subdivision of the 72.5-acre site into 168 residential lots ranging in size from 4,549 SF to 9,468 SF (average 5,896 SF) on 22.74 acres, one (1) 14.22-acre commercial lot, one (1) 0.13-acre a sewer lift station lot, one (1) 6.49-acre park site, two (2) water quality/detention basin lots on 5.45 acres; nine (9) landscape lots on 1.45 acres; three (3) open space/landscape lots on 3.04 acres; two (2) open space lots on 6.49 acres; and public streets on 12.28 acres. TTM 37305 also proposes circulation improvements that include the realignment and construction of a segment of Nichols Road (off-site) along the Project's frontage, construction of the western half of Wood Mesa Court (onsite), a bridge over Stovepipe Creek (on site), and on-site local roadways; 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 tentative maps; and,

Whereas, on May 21, 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 and adopted a resolution recommending that the Council approve TTM 37305; and,

Whereas, pursuant to Section 16.24.120 of the LEMC, the Council has the responsibility of making decisions to approve, conditionally approve, or disapprove recommendations of the Commission for tentative maps; and,

Whereas, on June 11, 2019, at a duly noticed Public Hearing, the Council has considered the recommendation of the Commission as well as evidence presented by the Community Development Department and other interested parties with respect to this item.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1: The Council has reviewed and analyzed the proposed Project pursuant to the appropriate Planning and Zoning Laws, the Lake Elsinore General Plan (GP), the LEMC, and the proposed Nichols Ranch Specific Plan (NRSP), and Chapter 16 (Subdivisions) of the LEMC.

Section 2: The Council has certified the Final Environmental Impact Report (FEIR) (SCH No. 2018051051) and adopted the Mitigation Measures appertaining thereto. The FEIR was prepared pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines. Appropriate findings were made, and the FEIR provides the necessary environmental clearance for TTM 37305.

Section 3: That in accordance with State Planning and Zoning Law and the LEMC, the Commission makes the following findings for approval of Tentative Tract Map No. 37305:

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).
 - a. *The design of the proposed map, 168 residential lots on 22.74 acres, one (1) 14.22-acre commercial lot, one (1) 0.13-acre a sewer lift station lot, one (1) 6.49-acre park site, two (2) water quality/detention basin lots on 5.45 acres; nine (9) landscape lots; three (3) open space/landscape lots; two (2) open space lots; and public streets on 12.28 acres, is consistent with the proposed Nichols Ranch Specific Plan and the proposed General Plan Amendment.*
 - b. *The land uses and densities associated with the Nichols Ranch Specific Plan provide a variety of lot and home size product type in order to implement the objectives of the City's General Plan and the project proponents.*
 - c. *All offsite mitigation measures have been identified in a manner consistent with the General Plan.*
 - d. *All recreational amenities have been provided in a manner consistent with the General Plan.*
2. 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.
 - a. *TTM 37305 is consistent with the proposed Nichols Ranch Specific Plan land use plan, development and design standards, and programs, and all other appropriate requirements contained in the General Plan. TTM 37305 is consistent with Housing Element Policy 3.1 to "Use the City's General Plan, Municipal Code, other land use and development plans, and the development process to provide housing sites that meet the identified local need."*
3. The proposed division of land or type of improvements is not likely to result in any significant environmental impacts.
 - a. *The Project has been adequately conditioned by all applicable departments and agencies and will not therefore result in any significant environmental impacts. The proposed use, 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.

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

a. TTM 37305 has been designed in a manner consistent with the General Plan and the proposed Nichols Ranch Specific Plan and does not divide previously established communities.

5. The design of the proposed division of land or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed division of land.

a. All known easements or request for access have been incorporated into the design of TTM 37305.

b. The map has been circulated to City departments and outside agencies, and appropriate Conditions of Approval have been applied to the Project.

Section 4: Based upon all of the evidence presented, the above findings, and the conditions of approval imposed upon the Project, the Council hereby approves Tentative Tract Map No. 37305.

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

Section 6: The City Clerk shall certify to the adoption of this Resolution and enter it into the book of original Resolutions.

Passed and Adopted on this 11th day of June, 2019.

Steve Manos, Mayor

Attest:

Mark Mahan, Deputy City Clerk

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

I, Mark Mahan, Deputy City Clerk of the City of Lake Elsinore, California, do hereby certify that Resolution No. 2019-_____ was adopted by the City Council of the City of Lake Elsinore, California, at the regular meeting of June 11, 2019, and that the same was adopted by the following vote:

AYES:

NOES:

ABSENT:
ABSTAIN:

Mark Mahan, Deputy City Clerk