

## **RESOLUTION NO. 2019-**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING VESTING TENTATIVE TRACT MAP NO. 36557, REVISION NO. 1**

**Whereas**, David Salene, Spectrum Communities, LLC has filed an application with the City of Lake Elsinore (City) requesting approval of Revision No. 1 to Vesting Tentative Tract Map (VTTM) No. 36557 proposing to revise the previously approved tentative map to include a phasing plan and to relocate the public park due to an existing 30-inch water line. The revision relocates the public park within Phase 1 (Village 3), reduces the number of lots by two (2), and allows the tentative map to be developed in seven (7) phases. VTTM 36557, Revision No. 1 will reflect a subdivision of 150.8 acres into 450 single-family residential lots, one 5.1-acre gross (4.3-acre net) park site, seven (7) landscape lots, four (4) open space lots, one (1) sewer lift station, and three (3) water quality and drainage basin lots that will be developed in seven (7) phases (Project). The Project is located southwesterly of Interstate 15 on the northern side of existing Lakeshore Drive between Dryden Street and Terra Cotta Road (APNs: 378-040-004 thru 007, 012, 389-180-001, 002, and 389-190-002); 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 revisions to the tentative map; and,

**Whereas**, on June 18, 2019, at a duly noticed Public Hearing, the Commission considered evidence presented by the Community Development Department and other interested parties with respect to this item; 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 revisions to tentative maps; and,

**Whereas**, on July 23, 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 Terracina Specific Plan, Chapter 16 (Subdivisions) of the LEMC, and the Subdivision Map Act.

**Section 2:** The Council finds and determines that no new CEQA documentation is necessary. Pursuant to CEQA Guidelines Section 15162, the proposed revision would not have a significant effect on the environment and no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier mitigated negative declaration. All potentially significant impacts have been avoided or mitigated pursuant to the earlier mitigated negative declaration and none of the conditions described in Section 15162 exist. MND No. 2015-01 (SCH # 2013091083) was adopted by the City Council on July 14, 2015. VTTM 36557 was revised to relocate the public park within Phase 1 (Village 3), reduce the number of lots by two (2), and allow the tentative map to be developed in seven (7) phases. The phasing

plan will not increase the intensity of the project, but will allow the previously approved project to be developed in phases. In addition, the park relocation is a minor reconfiguration of the project layout, which has resulted in the loss of two (2) lots. No substantial changes which require major revisions to the mitigated negative declaration exist and no new information of substantial importance which require revisions to the earlier mitigated negative declaration exist.

**Section 3:** That in accordance with State Planning and Zoning Law and the LEMC, the Council makes the following findings for approval of VTTM 36557, Revision No. 1:

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. *VTTM 36557, Revision No. 1 is located within the Terracina Specific Plan. The land uses and densities associated with the Terracina 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. The Terracina Specific Plan allows a maximum of 452 homes. The proposed revision reduces the proposed units to 450 homes. The proposed revision is consistent with the Terracina Specific Plan. The Terracina Specific Plan was found to be consistent with the General Plan. Therefore, the Project is consistent with the General Plan.*
  - b. *All offsite mitigation measures have been identified in a manner consistent with the General Plan.*
  - c. *All recreational amenities have been provided in a manner consistent with 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.
  - a. *The overall density and design is consistent and compatible with the adjacent communities.*
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.
  - a. *VTTM 36557, Revision No. 1 is consistent with the proposed Terracina Specific Plan land use plan, development and design standards, and programs, and all other appropriate requirements contained in the General Plan. VTTM 36557, Revision No. 1 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."*
4. Subject to the attached Conditions of Approval, the proposed division of land or type of improvements is not likely to result in any significant environmental impacts.
  - a. *An Initial Study (MND 2015-01) was prepared for the VTTM 36557. The Initial Study identified potentially significant environmental effects but proposals made or agreed to by the applicant avoid the effects or mitigate the effects to a point where no significant effects would occur. Mitigation measures are required to ensure all potentially significant*

*impacts are reduced to levels of insignificance. VTTM 36557 has been conditioned to comply with these mitigation measures.*

- b. The revisions that occurred with Revision No. 1 to VTTM 36557 are minor and only include relocating the public park within Phase 1 (Village 3), reducing the number of lots by two (2), and allowing the tentative map to be developed in seven (7) phases. No substantial changes that require major revisions to the mitigated negative declaration have occurred.*
5. The design of the proposed division of land or type of improvements is not likely to cause serious public health problems.
- a. VTTM 36557, Revision No. 1 has been designed in a manner consistent with the General Plan and does not divide previously established communities.*
6. 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 VTTM 36557, Revision No. 1.*
  - 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 VTTM 36557, Revision No. 1.

**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 23<sup>rd</sup> day of July 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 July 23, 2019, and that the same was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Mark Mahan, Deputy City Clerk