



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Grant Yates, City Manager
Prepared by: Damaris Abraham, Senior Planner

Date: July 23, 2019

Subject: **Vesting Tentative Tract Map No. 36557, Revision No. 1 (Terracina)** – A revision to a previously approved tentative map to include a phasing plan and to relocate the public park due to an existing 30-inch water line.

Applicant: David Salene, Spectrum Communities, LLC

Recommendation

adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, FINDING THAT VESTING TENTATIVE TRACT MAP NO. 36557, REVISION NO. 1 IS CONSISTENT WITH THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); and,

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

Background

On July 14, 2015, the City Council approved Mitigated Negative Declaration (MND) No. 2015-01, Specific Plan No. 2012-03 (Terracina), General Plan Amendment No. 2012-03, Zone Change No. 2012-05, Tentative Tract Map (TTM) No. 36577, and Vesting Tentative Tract Map (VTTM) No. 36557 for the subdivision of 150.8 acres into 452 single-family residential lots, one 5.1-acre gross (4.3-acre net) park site, seven landscape lots, four open space lots, one sewer lift station, and three water quality and drainage basin lots.

On August 8, 2017, the City Council approved a six-year extension of time to July 14, 2023 for VTTM 36557. Pursuant to the Subdivision Map Act, Government Code Section 66452.6(e), the six (6) year extension represents the final extension of time allowed by the Subdivision Map Act and the LEMC.

Planning Commission Action

On June 18, 2019, the Planning Commission unanimously recommended approval of Vesting Tentative Tract Map No. 36557, Revision No. 1 by a vote of 4-0.

Project Description

VTTM 36557, Revision No. 1 is 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.

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).

Discussion

This map revision proposes to relocate the public park relocated in Phase 1 (Village 3) in an effort to reduce the complication involved with relocating the Elsinore Valley Municipal Water District's (EVMWD) 30-inch water line. The proposed public park will remain consistent with the originally approved in terms of size and design. The new configuration will only affect lots located within Phase 1 (Village 3). Lot sizes will remain the same; however, two (2) lots will be lost with the new configuration. The redesign has the added benefit of locating the public park in a more central location to the overall development with better public visibility and street parking.

The revised tentative map will include a phasing plan to develop the project site in seven (7) phases. The Design Review Committee that includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the proposed phasing plan to ensure that each phase of development will have safe access and site circulation. Conditions of Approval have been updated to reflect the proposed revisions to the tentative map.

Environmental Determination

Pursuant to CEQA Guidelines Section 15162, staff has determined that 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. Therefore, no further environmental documentation is necessary.

Fiscal Impact

The time and costs related to processing this Project have been covered by the Developer Deposit paid for by the applicant. No General Fund budgets have been allocated or used in the processing of this application. The approval of the Project does not fiscally impact the City's General Fund. Mitigation Measures to protect the City fiscally have already been included in the Conditions of Approval.

Exhibits

- A – MSHCP Resolution
- B – VTTM Revision #1 Resolution
- C – Conditions of Approval
 - C1 – Signed Wall Agreement
- D – Vicinity Map
- E – Aerial Map
- F – Original VTTM 36557
- G – Revised VTTM 36557
- H – Phasing Plan