

RESOLUTION NO. 2020-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING A TWO-YEAR EXTENSION OF TIME TO NOVEMBER 14, 2021 FOR TENTATIVE TRACT MAP NO. 37381

Whereas, Ivano Stamegna, Nova Homes, Inc., submitted a request for an extension of time for Tentative Tract Map (TTM) No. 37381 on October 25, 2019; and,

Whereas, the Lake Elsinore Municipal Code (LEMC) Section 16.24.160 requires that a land divider wishing to extend the life of a tentative map make a written application to the City Council (Council) not less than 30 days prior to the expiration of the tentative map requesting an extension of time on the map; and,

Whereas, on January 28, 2020, at a duly noticed Public Hearing the Council has considered the recommendation of City staff 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, and Chapter 16 (Subdivisions) of the LEMC.

Section 2: The Council finds and determines that and no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Mitigated Negative Declaration (MND). All potentially significant impacts have been avoided or mitigated pursuant to the earlier MND and none of the conditions described in Section 15162 exist. MND No. 2007-01 (SCH# 2007041063) was adopted in 2007 for the Ramsgate Specific Plan, Amendment No. 6 that evaluated environmental impacts that would result from maximum build-out of the Specific Plan. As part of the extension of time request, conditions of approval were updated to reflect the most current City requirements for development. These are standard conditions of approval and will not result in any modifications to the previously approved Project. No substantial changes that require major revisions to the MND exist and no new information of substantial importance that require revisions to the earlier MND exist.

Section 3: That in accordance with the California Subdivision Map Act (Cal. Gov. Code Section 66000 et. seq.) and the LEMC Section 16.24.160, the Council makes the following findings for the approval of an extension of time for TTM 37381:

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. *TTM 37381 is located within the Ramsgate Specific Plan No. 89-1, Amendment No. 6 (RSP#6). The original Ramsgate Specific Plan and the subsequent amendments were subject to a consistency finding with the General Plan prior to adoption. TTM 37381 is located within Planning Area 11 of the RSP#6 and is designated as Medium Low Density (MLD) (3 to 5 Dwelling Units per Acre (D.U./Ac.)). The density for TTM 37381 is 3.5 D.U./Ac. TTM 37381 is also consistent with all other consistent with the provisions of the RSP#6 and is therefore found to be 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. The Project is consistent with the City's General Plan. During the approval of the General Plan, housing needs, public services and fiscal resources were scrutinized to achieve a balance within the City.*
- 4. 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.*
- 5. The design of the proposed division of land or type of improvements is not likely to cause serious public health problems.
 - a. TTM37381 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 TTM 37381.*
 - 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 the evidence presented, both written and testimonial, and the above findings, and the Conditions of Approval imposed upon the project, the Council hereby approves a two-year extension of time for TTM 37381 to November 14, 2021.

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 28^h day of January, 2020.

Brian Tisdale, Mayor

Attest:

Candice Alvarez, MMC
City Clerk

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

I, Candice Alvarez, MMC, City Clerk of the City of Lake Elsinore, California, do hereby certify that Resolution No. 2020-_____ was adopted by the City Council of the City of Lake Elsinore, California, at the regular meeting of January 28, 2020, and that the same was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Candice Alvarez, MMC
City Clerk