



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: January 28, 2020

Subject: Extension of Time Request for Tentative Tract Map No. 37381 and Tentative Tract Map No. 37382 (Wasson Canyon)

Applicant: Ivano Stamegna, Nova Homes, Inc.

Recommendation

adopt 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; and,

adopt 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. 37382.

Background

On August 14, 2007, the City Council approved Mitigated Negative Declaration (MND) No. 2007-01, Annexation No. 79, Ramsgate Specific Plan No. 89-1, Revision No. 6 (RSP#6), General Plan Amendment No. 2007-01, Pre-Annexation Zone Change No. 2007-01, Tentative Tract Map (TTM) No. 32537, and TTM No. 35422.

TTM 32537 and TTM 35422 were contiguous projects that were proposing a subdivision of 19.5 acres into 73 single-family residential lots and 55.06 acres into 199 single-family residential lots, respectively. Both TTM 32537 and TTM 35422 expired on August 14, 2016.

On June 14, 2017, the applicant filed two new tentative maps (TTM 37381 and TTM 37382) to replace the expired tentative maps. Both maps were approved by the City Council on November 14, 2017.

TTM 37381 and TTM 37382 were originally approved with a two-year life and were set to expire on November 14, 2019. The extension of time request for both maps was submitted by the applicant on October 25, 2019 and stayed the expiration until action by the City Council.

Section 16.24.160 of the Lake Elsinore Municipal Code (LEMC) provides one or more extensions of time totaling a maximum of 36 months. Staff is recommending a two-year extension of time to November 14, 2021.

Discussion

Tentative Tract Map No. 37381 is a subdivision of 19.54 acres into 73 single-family residential lots (ranging in size from 6,354 sq. ft. to 35,284 sq. ft.) and five (5) lettered lots for open space and a water quality/detention basin. The subject site is located southeasterly of Highway 74, westerly of Rosetta Canyon Drive, on the northern side of Third Street within the Ramsgate Specific Plan. (APNs: 347-330-001, 002, 065, 347-330-067 through 073).

Tentative Tract Map No. 37382 is a subdivision of 55.06 acres into 199 single-family residential lots (ranging in size from 4,600 sq. ft. to 17,445 sq. ft.) and 23 lettered lots for a 5.6-acre park, open space, utility easements, and water quality/detention basins. The subject site is located southeasterly of Highway 74, westerly of Rosetta Canyon Drive, northeasterly of Cambern Avenue, on the southern side of Third Street within the Ramsgate Specific Plan. (APNs: 347-330-022, 023, 066, 347-360-001, 002, 377-100-006, 009, and 010).

The Community Development (Fire and Planning), Community Services, Engineering, and the Administrative Services Departments have recommended revised Conditions of Approval consistent with section 66452.6 (e) of the Subdivision Map Act and sections 65961 (a) (1-2) and 65961 (f) of the Planning and Zoning Laws. These updated Conditions of Approval were reflective of the most current City requirements for development.

Environmental Determination

Pursuant to CEQA Guidelines Section 15162, staff has determined the proposed project 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 (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.

1. 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. MND 2007-01 also analyzed the potential impact that could result from the development of the previous tentative maps (TTM 32537 and TTM 35422).
2. The new tentative maps (TTM 37381 and TTM 37382) have the same configuration as the previously analyzed maps. There is no increase in the density. The lot configuration and the proposed street layout for the tentative maps have not changed.
3. 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.
4. 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.

Fiscal Impact

The time and costs related to processing this project have been covered by fees 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 – TTM 37381 EOT Resolution
- B – TTM 37382 EOT Resolution
- C – TTM 37381 Conditions of Approval
- D – TTM 37382 Conditions of Approval
- E – Vicinity Map
- F – Aerial Map
- G – Land Use Map
- H – Illustrative Map
- I – TTM 37381
- J – TTM 37382