

RESOLUTION NO. 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 38512 TO SUBDIVIDE 23.05 ACRES INTO A 6.6-ACRE PARCEL FOR AN APARTMENT DEVELOPMENT, TWO LOTS FOR CONDOMINIUM PURPOSES TOTALING 3.8 ACRES, AND 137 SINGLE-FAMILY RESIDENTIAL LOTS FOR THE DEXTER VILLAGE PROJECT LOCATED ON DEXTER AVENUE BETWEEN SECOND STREET AND THIRD STREET (APN: 377-090-013, 377-090-037, 377-090-039, AND 377-090-040)

Whereas, James Walters, Fairbrook Communities LLC, has filed an application with the City of Lake Elsinore (City) requesting approval of Planning Application No. 2024-15 for a 451-unit residential development with 137 single-family homes, 84 townhomes, and 230 apartment units including 22 affordable units on an existing vacant 23.05-acre site. The project's requests include Tentative Tract Map No. 38512 to subdivide the 23.05-acre project site into a 6.6-acre parcel for the apartments, two lots totaling 3.8-acres for condominium purposes for the townhomes, and 137 lots for the single-family homes; Conditional Use Permit No. 2024-08 to allow the development of condominiums (townhomes) in in the Commercial Mixed Use (CMU) zone; and, Residential Design Review No. 2024-07 for the proposed building designs and related improvements including new parking, walls and fencing, and landscaping. The project is located on Dexter Avenue between Second Street and Third Street (APN: 377-090-013, 377-090-037, 377-090-039, 377-090-040);

Whereas, pursuant to CEQA Guidelines Section 15063, the City conducted an Initial Study to determine if the Project would have a significant effect on the environment. The Initial Study revealed that the Project would have potentially significant environmental impacts but those potentially significant impacts could be mitigated to less than significant levels;

Whereas, based upon the results of the Initial Study (Environmental Review No. 2023-02), and based upon the standards set forth in CEQA Guidelines Section 15070, it was determined that it was appropriate to prepare and circulate a Mitigated Negative Declaration (MND) for the project. In accordance with CEQA Guidelines Section 15073, the MND was made available for public review and comment for a minimum of 30 days beginning on November 12, 2025, and ending at 5:00 p.m. on December 12, 2025;

Whereas, on February 24, 2026, at a duly noticed Public Hearing, the City Council (Council) by resolution adopted the MND (SCH No. 2025110457) for the Project and adopted a Mitigation Monitoring and Reporting Program;

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 the tentative map review;

Whereas, on December 16, 2025, and subsequently on January 20, 2026, at a duly noticed Public Hearings, 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 Tentative Tract Map No. 38412; and

Whereas, on February 24, 2026, 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 foregoing recitals are true and correct and are hereby incorporated into these findings by this reference.

Section 2: The Council has reviewed and analyzed Tentative Parcel Map No. 38512 pursuant to the appropriate Planning and Zoning Laws and Chapter 16 (Subdivisions) of the LEMC and the Subdivision Map Act.

Section 3: That in accordance with State Planning and Zoning Law and the Lake Elsinore Municipal Code, the Council makes the following findings for approval of Tentative Tract Map No. 38512:

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).

The City's General Plan designates the subject project site as Commercial Mixed Use (CMU). The proposed project is exempt from the General Plan land use designation objectives as requested (Cal. Gov. Code §§ 65915 et seq.). More specifically, the project application is eligible for unlimited waivers from the development code with the provision of 5% very low-income dwelling units, or 22 on-site units. The applicant has requested waivers from the land use designation, dwelling unit density, and other use-related provisions of the General Plan. However, the proposal does support the Housing Element with the provision of additional housing units that will aid the City in achieving required Regional Housing Needs Assessment (RHNA) units, particularly protected affordable units for very low-income households. Although, the proposed project deviates from some standards and regulations in the City's General Plan and Zoning Code, it remains compliant with State and Local laws through the application of Density Bonus Law.

2. The site of the proposed subdivision of land is physically suitable for the proposed density of development in accordance with the General Plan.

The overall density and design are 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.

The proposed land division supports the City's Housing Element with the provision of additional housing units that will aid the City in achieving required Regional Housing Needs Assessment (RHNA) units, particularly protected affordable units for very low-income households. The City's 2021-2029 Housing Element indicates that the City has a RHNA of 6,681 housing units to accommodate during the 2021-2029 housing element period. Of these 6,681 housing units, 28.1 percent or 1,878 housing units should be provided at the very low-

income level. The proposed project would provide 22 very low-income housing units towards that goal.

Furthermore, the project supports goals of the Housing Element through the following:

- *Provides for the development of a variety of housing opportunities.*
- *Provides housing opportunities for persons of lower and moderate incomes.*
- *Preserves the quality of the existing housing stock in Lake Elsinore.*
- *Promotes equal housing opportunities for all residents.*

In addition, the project has been conditioned to annex into a Community Facilities District in order to fund the ongoing operation and maintenance of the public right of way, landscaped areas, any neighborhood parks to be maintained by the City, and for street lights in the public right-of-way to offset the annual fiscal impacts of the project.

4. The proposed division of land or type of improvements is not likely to result in any significant environmental impacts.

Pursuant to California Environmental Quality Act (CEQA) Section 21080(c), the proposed project could have a significant effect on the environment as evidenced in the Initial Study, however there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent and mitigation measures have been applied to the project as documented in the Mitigated Negative Declaration (MND) (SCH# 2025110457). With the incorporation of the detailed mitigation measures, potential impacts would be reduced to a level of less than significant.

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

The proposed tentative map has been adequately conditioned by all applicable City departments and outside agencies and will not result in any significant environmental impacts. In addition, any potential impacts will be reduced to less than significant levels through the incorporation of mitigation measures as identified by the MND. The proposed subdivision, together with the conditions applicable thereto, will not be detrimental to public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

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.

All known easements or requests for access have been incorporated into the design of the proposed map. In addition, the tentative map has been circulated to City departments and outside agencies for review, and appropriate Conditions of Approval have been applied to the project.

Section 4: Based upon the evidence presented and the above findings, and the conditions of approval imposed upon the project, the Council hereby approves Tentative Tract Map No. 38512.

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 at a regular meeting of the City Council of the City of Lake Elsinore, California on this 24th day of February 2026.

Robert E. Magee
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, hereby certify that Resolution No. 2026-__ was adopted by the City Council of the City of Lake Elsinore, California, at a regular meeting held on February 24, 2026, and that the same was adopted by the following vote:

AYES
NOES:
ABSTAIN:
ABSENT:

Candice Alvarez, MMC
City Clerk