



## REPORT TO PLANNING COMMISSION

**To:** Honorable Chairman and Members of the Planning Commission

**From:** Justin Kirk, Principal Planner

**Date:** March 20, 2018

**Subject:** **Planning Application 2016-77:** A proposed revision to VTTM 35773 for the subdivision of 136.25 acres into approximately 275 residential lots, one large for future development/subdivision and various lettered lots for the purposes of maintenance, utilities and recreation. The proposed residential lots would range approximately 6,000 SF to 12,000 SF in size.

**Applicant:** Ken Crawford, KWC Engineers

### **Recommendation**

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING FINDINGS THAT PLANNING APPLICATION NO. 2016-77 (VTTM 35773) IS EXEMPT FROM THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN (MSHCP); AND,

ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE APPROVAL OF A REVISION TO VESTING TENTATIVE TRACT MAP NO. 35773.

### **Project Request/Location**

The applicant has requested approval of a subdivision of 136.25 acres into 275 residential lots, one large for future development/subdivision and various lettered lots for the purposes of maintenance, utilities and recreation. The proposed residential lots would range in size from 6,000 SF to 12,000 SF. The project is located westerly of Interstate 15 and northerly and southerly of Nichols Road and is more specifically referred to as Assessor Parcel Numbers 389-080-036 thru 039, 389-080-038 & 039, 389-110-010, 389-100-008, 389-100-010, 389-100-014, 389-100-029 thru 035, 389-110-011 thru 015, 389-151-008, 389-153-001 thru 005, 389-152-010, 389-153-002 thru 005, 389-161-001 thru 003, 389-162-001 thru 006, 389-100-016 & 017, 389-100-019, 389-100-028, and 389-100-036 thru 038.

### **Environmental Setting**

	EXISTING LAND USE	ZONING	GENERAL PLAN
Project Site	Vacant	Specific Plan (RSF) and Residential Mixed Use	Specific Plan/RMU
North	Vacant/Open Space	Specific Plan – Open Space	Specific Plan
South	Vacant/Residential	R-1	Low Medium Density Residential
East	Vacant/Open Space	Specific Plan – Open Space	Specific Plan
West	Vacant/Open Space	Specific Plan – Open Space	Specific Plan

## **Background**

The Murdock Alberhill Ranch Specific Plan (Specific Plan) encompasses 511.4 acres in the City and was originally adopted by the City Council in June 1992. The Specific Plan consists of a mix of single-family and multi-family residential housing, and a commercial site with a multi-family residential overlay zone, resulting in a maximum of 1,819 dwelling units for the property.

On January 13, 2004, the City Council approved Vesting Tentative Tract Map 30836 ("VTTM 30836") and Vesting Tentative Tract Map 28214 ("VTTM 28214"). Both maps had an initial two-year term and, absent an extension, would expire on January 13, 2006. VTTM 30836 was subdivided into 208 residential units.

In December of 2005, the City Council approved an amendment, made various adjustments to the boundaries and densities within the Planning Sub-Areas of the Specific Plan, and relocated the elementary school site per the school district's request. The total number of units within the Specific Plan and the overall residential density did not change because of Amendment No. 1.

On January 9, 2006, the City received a letter from the subdivider referencing both VTTM 28214 and VTTM 30836 and requesting confirmation from City staff that the VTTM 30836 was eligible for a three year extension of time pursuant to Section 66452.6 (a)(1) of the Subdivision Map Act. Section 66452.6 (a)(1) provides for automatic three year extensions up to a maximum of 10 years, when two specific criteria are met: (i) a requirement to expend \$236,790 in offsite public improvements, and (ii) recordation of a phased final map. Despite the fact that a phased final map had not been recorded for VTTM 30836 as required by Section 66452.6, by letter dated February 27, 2006, the then Community Development Director and the City Engineer confirmed an extension of VTTM 30836 to January 13, 2009.

On November 25, 2008, the City Council approved Vesting Tentative Tract Map No. 35773 ("VTTM 35773") to create 72 residential lots and adopted the second amendment to the Specific Plan. The map had an initial two-year term and due to several legislative extensions of time was originally set to expire on November 25, 2016. The Specific Plan Amendment No. 2 modified configuration of the neighborhood park site located at the eastern edge of the specific plan, in Sub-area "K". The amendment did not alter the number of dwelling units, land uses or density within the Specific Plan.

On February 23, 2016, the City Council took action to deny an extension of time for VTTM 30836. While VTTM 30836 expended the required \$236,790 in offsite improvements, no final map had been approved or recorded in order to qualify VTTM 30836 for the original extension request under Section 66452.6 and would not qualify for any further extensions of time as granted by the State Legislature as the map had expired. Once expired, a tentative map is not eligible for a discretionary extension.

On October 16, 2016, in accordance with Lake Elsinore Municipal Code (LEMC) Section 16.24.160 and California Government Code Section 66452.6(e), Castle Cooke submitted applications to extend VTTM 35773 past its November 25, 2016 expiration date and entered into a Tolling Agreement with the City to stay the expiration of the VTTM 35773.

On May 24, 2017, Castle and Cooke submitted a revised VTTM 35773, which incorporated the previously approved and expired VTTM 30836 subdivision. In addition to the incorporating VTTM

30836 to 35773 the applicant modified the map to conform to current requirements pertaining to water quality, fuel modifications, cul-de-sac lengths and street widths.

### **Discussion**

With the 2005 approval of Specific Plan Amendment #1, the school site was relocated and created an un-subdivided large lot in the middle of VTTM 30836. VTTM 35773 was approved to subdivide the large lot on the once school site. VTTMs 30836 and 35773 share access, water quality features, fuel modification zones and other tract amenities. With the denial of the extension of time for VTTM 30836 based upon the determination that the map had previously expired on January 13, 2006, VTTM 35773 became land locked and no longer had the necessary access or other tract improvements to be developed. Based upon the potential issues associated with a land locked map, the applicant working with City staff found an amenable solution that would merge both VTTM 30836 and 35773 into a revised map. In addition the revised map incorporates areas to the south creating a large lot to be further subdivided in the future and lettered lots that serve as water quality features for the new map and an existing sewer lift station. Furthermore, the revised map was updated to incorporate conformance to current requirements pertaining to water quality, fuel modifications, cul-de-sac lengths and street widths. The proposed subdivision is consistent with the previous approvals for the both VTTM 30836 and 35773 in terms of lot sizes, roadway configuration and reduces the total number of lots from 280 to 275. Approval of the revised VTTM 35773 constitutes the approval of a new a map and thus provides for an initial two-year term and, absent an extension, would expire two years from the date of the approval by the City Council.

### **Analysis**

The proposed subdivision is located within, and regulated by, the Murdock Alberhill Ranch Specific Plan, is located in Planning Area 2 and has a land use designation of Residential Single Family and Open Space. The Specific Plan specifies land uses consistent with the Vesting Tentative Tract Map, including detached single-family residential development and open space areas. The proposed Vesting Tentative Tract Map does not conflict with the intended land uses and their respective locations, nor does the map conflict with the standards, objectives, and guidelines contained in the Murdock Alberhill Ranch Specific Plan. Table 1 details the consistency with the lot creation standards.

Table 1 - Medium Density Residential Development Standards		
Development Criteria	Standard	Proposed
Density Up to	3.9 du/ac	2.02 du/ac
Lot Area Minimum - Corner	6,000 SF	7,091 SF
Lot Area Minimum - Interior	5,500 SF	5,649 SF
Minimum Lot Width - Corner	60'-0"	78'-0"
Minimum Lot Width – Interior	55'-0"	55'-0"
Minimum Lot Width – Cul-de-sac	35'-0" Min/60'-0" Avg	32'-0" Min/82'-0" Avg <sup>1</sup>

Since the applicant is only considering subdivision of the project site, architectural and/or building plans for future residences, plotting plans, preliminary wall and fence plans, etc, are not proposed at this time. These issues will be addressed when the applicant submits for Design Review

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<sup>1</sup> A Condition of Approval has been added that prior to the recordation of the final map the substandard cul-de-sac lot will be remapped to meet the minimum standard.

approval in the future. Overall, the proposed map creates an efficient subdivision of land that allows for development in a manner consistent with the originally approved Specific Plan. The Design Review Committee that includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the revision to TTM 35773 and support the proposed application. The Conditions of Approval have been revised to reflect the most current City requirements for development.

### **Environmental Determination**

Environmental clearance and analysis for VTTM 30836 is provided by Addendum No. 2 to the Alberhill Ranch Specific Plan Final EIR ("EIR"), approved by the City Council on January 24, 2004. Environmental clearance and analysis for VTTM 35773 is provided by Negative Declaration No. 2008-12 ("ND") approved by the City Council on November 25, 2008. The proposed project is consistent with the Alberhill Ranch Specific Plan, VTTM No. 30836 and VTTM 35773 and therefore, does not conflict with the findings and discussions contained in the Addendum No. 2 document or the Negative Declaration. The EIR concluded that significant environmental impacts will not result with implementation of those mitigation measures contained in the original 1989 Final Alberhill Ranch Specific Plan EIR and the 2004 Addendum No. 2 EIR for VTTM 30836. The Negative Declaration concluded that the development of VTTM 35773 would not create any adverse impacts. Pursuant to CEQA Guidelines Section 15162 no substantial changes, which require major revisions to the EIR or ND, exist, and no new information of substantial importance, which require revisions to the earlier EIR or ND, exist. Future development or further subdivision of land will be further evaluated for consistency with CEQA. Therefore, no further environmental documentation is necessary.

### **Exhibits**

- A. MSHCP Resolution
- B. VTTM Resolution
- C. Conditions of Approval
- D. Vicinity Maps
- E. Aerial Maps
- F. Revised VTTM 35773