



## REPORT TO PLANNING COMMISSION

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

**From:** Justin Kirk, Assistant Community Development Director

**Prepared by:** Damaris Abraham, Senior Planner

**Date:** March 19, 2019

**Subject:** **Tentative Parcel Map No. 37465** – A subdivision of a 234.6-acre site into four (4) parcels ranging in size from 16.3 acres to 92 acres for the purpose of Financing and Conveyance only.

**Applicant:** Eric Werner, Nichols Road Partners, LLC

### Recommendation

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPT FINDINGS THAT TENTATIVE PARCEL MAP NO. 37465 IS CONSISTENT WITH 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 THAT THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVE TENTATIVE PARCEL MAP NO. 37465 FOR THE SUBDIVISION OF A 234.6-ACRE SITE INTO FOUR PARCELS FOR FINANCING AND CONVEYANCE PURPOSES LOCATED AT APNS: 389-200-035, 036, 038, 039, 389-210-008, 032, 034, AND 036.

### Discussion

#### Project Request and Location

Tentative Parcel Map (TPM) No. 37465 is a subdivision of a 234.6-acre site into four (4) parcels ranging in size from 16.3 acres to 92 acres for the purpose of Financing and Conveyance only and to adjust lot lines to accommodate ultimate (i.e., long-range) improvements to Nichols Road. No grading permits, building permits or other development will be allowed with this approval.

TPM 37465 proposes to consolidate the existing seven parcels (two parcels north of Nichols Road and five parcels south of Nichols Road) into four separate parcels, with two parcels on each side of Nichols Road. The two parcels proposed north of Nichols Road would include 92 acres and 65.2 acres. The two parcels proposed south of Nichols Road would include 16.3 acres and 61.1 acres. Additionally, TPM 37465 would adjust lot lines abutting Nichols Road to accommodate future improvements to this roadway as an Urban Arterial (120-foot ROW).

The Project is located on the easterly side of I-15 Freeway and westerly of Wood Mesa Court/El Toro Road. (APNs: 389-200-035, 036, 038, 039, 389-210-008, 032, 034, and 036).

#### Environmental Setting

	<b>EXISTING LAND USE</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>
Project Site	Vacant/mining	Alberhill Ranch Specific Plan & General Commercial (GC)	Alberhill Ranch Specific Plan & Commercial Mixed Use
North	Vacant/mining	Alberhill Ranch Specific Plan	Alberhill Ranch Specific Plan
South	High School	Public Institutional (PI)	Public Institutional (PI)
East	Vacant/Residential	County of Riverside	County of Riverside
West	I-15 Freeway	I-15 Freeway	I-15 Freeway

#### Analysis

##### General Plan Consistency

The Project has a General Plan Land Use designation of General Commercial (GC) and Commercial/Specific Plan (C-SP) and Open Space (OS) of Alberhill Ranch Specific Plan (ARSP). The Tentative Parcel Map is a subdivision of a 234.6-acre site into four (4) parcels for Financing and Conveyance purposes only. No development is proposed with this application. Any future development for this area is required to conform to all standards set forth in the applicable Specific Plan as well as the General Plan.

##### Municipal Code Consistency

The current zoning for the subject site is Commercial Mixed Use (CMU) and Commercial/Specific Plan (C-SP) and Open Space (OS) of Alberhill Ranch Specific Plan (ARSP). The Tentative Parcel Map is a subdivision of a 234.6-acre site into four (4) parcels for Financing and Conveyance purposes only. No development is proposed with this application. Any future development for this area shall conform to all standards set forth in the Lake Elsinore Municipal Code (LEMC) and the applicable Specific Plan.

The Tentative Map complies with Chapter 16.24 (Tentative Map) of the LEMC and the Subdivision Map Act. The Design Review Committee that includes staff from Planning, Building and Safety, Fire, and Engineering have reviewed the proposed Project, and have conditioned the Project to mitigate any potential concerns.

##### Environmental Determination

The proposed Tentative Parcel Map is exempt from the California Environmental Quality Act (Cal. Pub. Res. Code §§21000 et seq.: "CEQA") and the CEQA Guidelines (14 C.C.R. §§ 15000 et seq.) pursuant to Section 15315 (Class 15: Minor Land Divisions). Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The Tentative Parcel Map is a subdivision of a 234.6-acre site into four (4) parcels for Financing and Conveyance

purposes only. All services and access to the proposed parcels are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. No grading permits, building permits, or other development will be allowed with this approval. A subsequent tentative tract map or tentative parcel map shall be required to subdivide this property. Any future development for this area shall conform to all standards set forth in the LEMC, the applicable Specific Plan, and the General Plan.

### **Exhibits**

- A – MSHCP Resolution
- B – TPM Resolution
- C – Conditions of Approval
- D – Vicinity Map
- E – Aerial Map
- F – Tentative Parcel Map