

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

342 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 24, 2007

SUBJECT: GENERAL PLAN AMENDMENT NO. 754 / SPECIFIC PLAN NO. 340 / CHANGE OF ZONE NO. 6922 / TENTATIVE TRACT MAP NO. 31736 / PLOT PLAN NO. 18966 – CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 478 – Applicant: Nexus Residential Communities – Engineer / Representative: Fuscoe Engineering, Inc. - First Supervisorial District – Rancho California Zoning Area – Elsinore Area Plan: Community Development: Community Center (CD-CC) (5 - 40 Dwelling Units Per Acre and 0.10 - 0.30 Floor Area Ratio) and Light Industrial (CD-LI) (0.25 - 0.60 Floor Area Ratio) – Location: Southerly of Clinton Keith Road and westerly of Inland Valley Drive – 48.15 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) and Industrial Park (I-P) - **REQUEST:** The General Plan Amendment proposes to amend the Elsinore Area Plan from Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) to Community Development: Community Center (CD:CC) (5 – 40 Dwelling Units Per Acre and 0.10 – 0.30 Floor Area Ratio) on 14.35 net acres and to establish the boundaries of Specific Plan No. 340 (48.15 net acre Project Site) in the Elsinore Area Plan. The Specific Plan proposes a Land Use Plan, Design Guidelines, and the Designation of Planning Areas incorporated with the development of a 48.15 net acre project site for a Residential Community. The project consists of Small Lot Single-Family and Multi-Family Residential Dwelling Units. The Specific Plan proposes a maximum of 415 Residential Dwelling Units with an overall net density of 8.6 Dwelling Units Per Acre on the 48.15 net acre project site. Three (3) Planning Areas make up the Specific Plan: Planning Area 1 consists of 20.91 net acres for a maximum of 312 Multi-Family Residential Dwelling Units at a proposed density of 14.9 Dwelling Units Per Acre; Planning Area 2 consists of 12.89 net acres for a maximum of 103 Small Lot Single-Family Residential Dwelling Units at a proposed density of 8.0 Dwelling Units Per Acre; and Planning Area 3 consists of 14.35 net acres that will be preserved as Natural Open Space in perpetuity. The Change of Zone proposes to change the project site's current zoning classification from Scenic Highway Commercial (C-P-S) and Industrial Park (I-P) to Specific Plan (SP) and to establish the boundaries of the Specific Plan Planning Areas. The Tentative Tract Map is a Schedule "A" subdivision of 48.15 net acres into


Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 9/25/07

Tina Grande
Departmental Concurrence

Policy

Policy

Consent

Consent

Dept's Recomm.:

Per Exec. Ofc.:

10/1/07 11:50

Prev. Agn. Ref.

District: First

Agenda Number:

15.3

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 754 / SPECIFIC PLAN NO. 340 / CHANGE OF
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106 lots out of which 103 are proposed as Single-Family Residential Lots with a minimum lot size of 2,730 square feet (net) all within Planning Area 2 of Specific Plan No. 340. A 4.43 net acre Common Area Lot is proposed within Planning Area 2 of Specific Plan No. 340. All of the recreational amenities proposed for the 103 Single-Family Residential Lots will be constructed within the Common Area Lot, these amenities include a 1,110 square feet Recreation Building, a Pool, two (2) Basketball Half Courts, a Sand Volleyball Court, a Tot Lot, Play Areas, Picnic Areas, Trails, a Par Course, a 2-Acre Detention Basin, 206 Garage Parking Spaces, and 59 Guest Parking Spaces. A 20.91 net acre lot is proposed as a Multi-Family Residential Lot within Planning Area 1 of Specific Plan No. 340. A 14.35 net acre Open Space Lot is proposed within Planning Area 3 of Specific Plan No. 340. The subdivision is proposed to be developed in two (2) phases, Phase I consists of the Multi-Family Residential Lot and the Open Space Lot and Phase II consists of the 103 Single-Family Residential Lots and the Common Area Lot. The Plot Plan proposes to construct 18 3-Story Multi-Family Residential Buildings on 20.91 net acres all within the Multi-Family Residential Lot of Tentative Tract Map No. 31736 (Planning Area 1 of Specific Plan No. 340). A total of 312 Attached Dwelling Units are proposed with several recreational amenities, which include a 5,412 square feet Recreation Building, a 2,157 square feet Fitness Center, a 376 square feet Pool Building, two (2) Pools, a Kid's Water Play Area, two (2) Basketball Half Courts, a Tot Lot, Play Areas, Picnic Areas, a Trail, a Par Course, a 2.5-Acre Detention Basin, 482 Garage Parking Spaces, and 198 Guest Parking Spaces. The Environmental Impact Report has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with the development of the proposed project per the California Environmental Quality Act (CEQA) and the Riverside County Rules to Implement CEQA.

BACKGROUND:

On August 29, 2007, GPA754-SP340-CZ6922-TR31736-PP18966-EIR478 appeared before the Riverside County Planning Commission, this hearing body approved the proposed project with the following modification: monitoring for mountain lions on site was required. The Planning Commission conditioned the project to install remotely triggered cameras to monitor possible wildlife movement at the entrances of an existing 84" culvert under Clinton Keith Road located on the northeast corner of the project site. The commission recommended the cameras be installed 30-days after the final board action on the project and be removed prior to the last final inspection of the last building permit of the multi-family component of the project as shown on the Tentative Tract Map; furthermore, the Planning Commission asked Planning staff to coordinate the logistics of this condition. The monitoring is solely for research purposes with the intent to better understand the project site's role in regards to regional wildlife movement.

Planning staff has consulted with the Environmental Programs Department (EPD) on the specifics of the condition including the scope of work; however, EPD has determined that the proposed mountain lion monitoring condition is not warranted or necessary for the following reasons:

1. The project site is not within the MSHCP Criteria Area and is therefore not required for reserve assembly. There are no requirements in the MSHCP that would warrant consideration of a wildlife corridor/linkage through the project site. The project has been found to be consistent with the requirements of the MSHCP. See *August 3,*

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2007 letter to Applicant from the Western Riverside County Regional Conservation Authority.

2. The MSHCP provides a long term strategy to balance land use and public infrastructure needs with the conservation of biological resources. It does not incorporate all possible wildlife corridors but includes the best options for corridors that are sustainable over time. Two corridors, specifically planned for mountain lions, exist approximately 15 miles to the north of the project site and approximately 10.5 miles to its south. Based on known mountain lion dispersal distances, the lack of a mountain lion specific corridor adjacent to the project site will not prohibit immigration and emigration between the Santa Ana Mountains to the west and the Palomar Mountains and Sedco Hills to the east. Beier and Barrett (1993) identify the "Pechanga Linkage" (MSHCP Linkage 10 and Constrained Linkage 14) as the most important corridor for immigration of mountain lions into the Santa Ana Mountain Range. They also suggest that this is the only viable corridor capable of providing new individuals to the Santa Ana Range, due to various anthropogenic barriers that exist to the north and south. The presence of riparian vegetation in addition to the topographic setting of the Pechanga Linkage, to the south, and MSHCP Extension of Existing Corridor 2, to the north, more closely mirror preferred mountain lion movement habitats than those present within the vicinity of the project site. For these reasons, the MSHCP already preserves the most suitable and important corridors and core habitat areas for mountain lions within the region in question. See *August 22, 2007 letter to Applicant from PCR.*
3. The Final EIR has determined that the project will not have a significant affect on biological resources including the mountain lion and any mountain lion specific wildlife corridor. See *Final EIR for Oak Springs Ranch Project; Responses to Comment Letter 02 – Live Oaks Associates, Inc.; and August 22, 2007 letter to Applicant from PCR.*

As such, the Environmental Programs Department and the Planning Department recommend that the project be not condition to monitor for mountain lions on site. At this time, the project has not been conditioned to conduct any monitoring.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDED:

TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 478**, which has been completed in compliance with the EIR Guidelines and the Riverside County Rules to Implement CEQA; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 754**, amending the Land Use Designation from Community Development: Light Industrial (CD-LI) (0.25 to 0.60 Floor Area Ratio) to Community Development: Community Center (5 – 40 Dwelling Units Per Acre and 0.10 – 0.30 Floor Area Ratio), in accordance with Exhibit #6, and based on the findings and conclusions incorporated in the staff report; and,

The Honorable Board of Supervisors

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TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 340**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6922**, from Scenic Highway Commercial (C-P-S) and Industrial Park (I-P) to Specific Plan (SP), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 31736**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 18966**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.