

Agenda Item No.: 5.12
Area Plan: Winchester/Harvest Valley
Zoning Areas: Winchester
Supervisory District: Third
Project Planner: Russell Brady
Planning Commission: February 4, 2009
Continued from: December 3, 2008

SPECIFIC PLAN NO. 293 AMENDMENT NO. 5
GENERAL PLAN AMENDMENT NO. 1061
CHANGE OF ZONE NO. 7461
TENTATIVE TRACT MAP NO. 30976
TENTATIVE TRACT MAP NO. 30977
TENTATIVE TRACT MAP NO. 34677
EA 41176
Applicant: Rancon Group/Lisle 320/Ranchos
Property, LTD
Engineer: Albert A. Webb & Associates
Engineer: ACD Engineering
Representative: T&B Planning Consultants

COUNTY OF RIVERSIDE PLANNING DEPARTMENT

STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Specific Plan No. 293 Amendment No. 5 proposes the following changes to the Specific Plan

- 1) Adjust boundaries for Planning Areas 7, 8, 9, 10, 11, and 12;
- 2) Replace Planning Area 8, 9, and 10 with Planning Areas 8A, 8B, 9A, 9B, 10A, and 10B;
- 3) Reallocate dwelling units within Planning Areas 7, 8, and 9;
- 4) Designate Planning Area 9A and 9B as High Density Residential;
- 5) Designate Planning Areas 8A and 8B as Medium High Density Residential;
- 6) Designate Planning Areas 10A and 10B as Open Space;
- 7) Adjust boundaries for Planning Areas 46, 47, 50A, 50B, 53, and 54;
- 8) Reallocate dwelling units within Planning Areas 47, 50A, 50B, and 53;
- 9) Replace Planning Areas 47, 50A, 50B, and 54 with Planning Areas 47A, 47B, 47C, 50A, 50B, 50C, 50D, 54A, and 54B;
- 10) Designate Planning Area 47A as Medium Density Residential;
- 11) Designate Planning Area 47B as Medium Density Residential;
- 12) Remove Planning Area 47C from the Specific Plan;
- 13) Designate Planning Area 50C as Medium High Density Residential;
- 14) Designate Planning Area 50D as Medium Density Residential;
- 15) Designate Planning Area 53 as High Density Residential;
- 16) Designate Planning Area 54B as open space;
- 17) Redesignate Planning Area 49 as Planning Areas 49A and 49B;
- 18) Create Planning Areas 62A and 62B and designate as Open Space;
- 19) Increase the total dwelling units for Planning Area 19 if a school does not develop from 52 to 74 dwelling units;
- 20) Redesignate Planning Area 39 from Commercial to High Density Residential;
- 21) Expand Planning Area 40, thereby expanding the Specific Plan boundaries;
- 22) Contract Planning Area 45B, thereby contracting the Specific Plan boundaries;
- 23) Decrease the total Specific Plan dwelling units from 5,638 to 5,245 (5,690 to 5,324 with School Planning Areas' dwelling units);
- 24) Provide requirements for fair share participation in infrastructure improvements with other projects in the Specific Plan;
- 25) Adjust park construction triggers in accordance with updated funding plans for the parks.

General Plan Amendment No. 1061 proposes to amend the Riverside County General Plan Land Use Element to modify the boundaries of an established Specific Plan (SP293 – Winchester Hills).

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Change of Zone No. 7461 proposes to modify the Specific Plan zoning ordinance in accordance with the proposed land use designation changes and modify the zoning classifications associated with the adjustment to the Specific Plan boundary changes.

Tentative Tract Map No. 30976 proposes a schedule A subdivision of 53.39 acres into 162 single family residential lots with a minimum lot size of 7,200 square feet and 28 open space lots for drainage/water quality, paseos, expanded parkways, and fire access.

Tentative Tract Map No. 30977 proposes a schedule A subdivision of 260.5 acres into 414 single family residential lots, one 7.56-acre park, 13 open space lots for paseos and drainage/water quality totaling 18.26 acres, one 107.33-acre natural open space lot, and three remainder lots for future development. Planning Area 47B has 154 lots with a minimum lot size of 7,000 square feet, Planning Area 50A has 93 lots with a minimum lot size of 6,000 square feet, Planning Areas 50B and 50D have 138 lots with a minimum lot size of 5,000 square feet, and Planning Area 50C has 122 lots with a minimum lot size of 4,500 square feet.

Tentative Tract Map No. 34677 proposes a Schedule A subdivision of 73.22 acres into 200 front-loaded single family residential lots with a minimum lot size of 3,500 square feet, 220 alley-loaded single family residential lots with a minimum lot size of 2,900 square feet, one 2.0-acre park, one 2.1-acre park, 2 lots for a flood control channel, 14 lots for water quality swales and drainage, and 10 lots for expanded parkways.

The entire Specific Plan is located northerly of Holland Road, easterly of Briggs Road, southerly of McCall Boulevard, and westerly of Rice Road. Tentative Tract Map No. 30976 is located northerly of Ano Crest Road, westerly of Leon Road, and southerly of Busby Road. Tentative Tract Map No. 30977 is located northerly of Ano Crest Road, easterly of Leon Road, and southerly of Busby Road. Tentative Tract Map No. 34677 is located northerly of Olive Avenue, westerly of Leon Road, and southerly of Simpson Road.

FURTHER PLANNING CONSIDERATIONS:

January 12, 2009

At the December 3, 2008 Planning Commission hearing issues were brought up regarding the inclusion of properties within proposed Planning Area 47C, the vacation of Ano Crest related to TR30977, and the design and density of TR34677. Planning staff met with the applicant and Commissioner Petty to discuss these issues.

Regarding Planning Area 47C, it was concluded that those property owners within this Planning Area (on Norma Lane) would best be served by removing their properties from the Specific Plan and instead zone the properties One Family Dwellings 20,000 sq. ft. minimum (R-1-20,000) and would keep their underlying General Plan Land Use designation of Medium Density Residential (MDR).

A condition has been added to TR30977 (50.TRANS.46) that requires the developer to design and construct an alternative driveway onto Holcomb Road instead of Ano Crest for the property located at the southwest corner of Holcomb Road and Ano Crest Road prior to the vacation of Ano Crest Road. It

is possible that this alternative driveway will not be necessary if the current proposed TR34363 on the affected property is developed prior to or concurrently with TR30977.

Planning staff and the applicant discussed the design concept of TR34677 as a traditional, short block grid pattern development with traditional front loaded and alley loaded small lots. This type of product is not available elsewhere in the Specific Plan or in the surrounding area. In addition, staff provided information on the overall provision of parks within the Specific Plan which is a total of 82.4 acres which provides for approximately 5.13 acres of active park area per 1,000 residents (the current Specific Plan only provides 57.2 acres which equates to 3.17 acres per 1,000 residents).

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1): | Vacant, Single Family Residential |
| 2. Surrounding Land Use (Ex. #1): | Vacant, Single Family Residential |
| 3. Existing Zoning (Ex. #3): | Specific Plan (SP 293) |
| 4. Surrounding Zoning (Ex. #3): | Rural Residential (R-R) one One Family Dwelling (R-1) to the north, Rural Residential (R-R) and Specific Plan (SP 288) to the east, Rural Residential (R-R) and One Family Dwelling to the south, Specific Plan (SP 301), Residential Agricultural five-acre minimum (R-A-5), Rural Residential (R-R), Light Agriculture 2 ½-acre minimum (A-1-2 ½), and Heavy Agriculture 2 ½-acre minimum (A-2-2 ½) to the west |
| 5. General Plan: | Medium Density Residential (MDR) (2-5 dwelling units per acre), Low Density Residential (LDR) (1-2 dwelling units per acre), High Density Residential (HDR) (5-8 dwelling units per acre), Commercial Retail (CR) (0.20-0.35 floor area ratio), Light Industrial (LI) (0.25-0.6 floor area ratio), Open Space – Recreation (OS-R), Open Space – Conservation (OS-C) |
| 6. Project Data: | Total Specific Plan acreage: 2,840.7
Total Proposed Specific Plan dwelling units: 5,354
Total Tentative Tract Map No. 30976 Acreage: 53.39
Total Tentative Tract Map No. 30976 units: 162
Total Tentative Tract Map No. 30977 Acreage: 260.5
Total Tentative Tract Map No. 30977 units: 414
Total Tentative Tract Map No. 34677 acreage: 73.22
Total Tentative Tract Map No. 34677 units: 420 |

Schedule: A

7. Environmental Concerns:

See attached Environmental Assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41176**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 1061** amending the Riverside County General Plan Land Use Element to modify the boundaries of an established Specific Plan (SP293) in accordance with Exhibit #6, based upon final adoption by the Board of Supervisors;

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 293 AMENDMENT NO. 5** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7461** in accordance with Exhibit #3, based upon final adoption by the Board of Supervisors;

APPROVAL of **TENTATIVE TRACT MAP NO. 30976**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **TENTATIVE TRACT MAP NO. 30977**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

APPROVAL of **TENTATIVE TRACT MAP NO. 34677**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and

ADOPTION of a **RESOLUTION** recommending adoption of the Specific Plan No. 293 Amendment No. 5 and General Plan Amendment No. 1061 to the Board of Supervisors;

CONCLUSIONS:

1. The proposed project is in conformance with the Medium Density Residential (MDR) (2-5 dwelling units per acre), Low Density Residential (LDR) (1-2 dwelling units per acre), High Density Residential (HDR) (5-8 dwelling units per acre), Commercial Retail (CR) (0.20-0.35 floor area ratio), Light Industrial (LI) (0.25-0.6 floor area ratio), Open Space – Recreation (OS-R), Open Space – Conservation (OS-C) designations of the General Plan and all elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Specific Plan (SP 293) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

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3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).
8. The proposed project is in conformance with the Highway 79 Policy Area.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Medium Density Residential (MDR) (2-5 dwelling units per acre), Low Density Residential (LDR) (1-2 dwelling units per acre), High Density Residential (HDR) (5-8 dwelling units per acre), Commercial Retail (CR) (0.20-0.35 floor area ratio), Light Industrial (LI) (0.25-0.6 floor area ratio), Open Space – Recreation (OS-R), Open Space – Conservation (OS-C).
2. The project site is surrounded by properties that are designated Medium Density Residential (MDR) (2-5 dwelling units per acre), Very Low Density Residential (VLDR) (1 acre minimum), Light Industrial (LI) (0.26-0.6 floor area ratio), and Public Facilities (PF) to the north, Medium Density Residential (MDR) (2-5 dwelling units per acre), Open Space – Recreation (OS-R), Open Space – Conservation (OS-C), and Rural Mountainous (RM) (10 acre minimum) to the east, Medium Density Residential (MDR) (2-5 dwelling units per acre), Rural Mountainous (RM) (10 acre minimum), Estate Density Residential (EDR) (2 acre minimum), and Agriculture (AG) to the south, Medium Density Residential (MDR) (2-5 dwelling units per acre), Rural Mountainous (RM) (10 acre minimum), and Commercial Retail (CR) 0.20-0.35 floor area ratio) to the west.
3. The zoning for the subject site is Specific Plan (SP 293).
4. The project site is surrounded by properties that are zoned Rural Residential (R-R) one One Family Dwelling (R-1) to the north, Rural Residential (R-R) and Specific Plan (SP 288) to the east, Rural Residential (R-R) and One Family Dwelling to the south, Specific Plan (SP 301), Residential Agricultural five-acre minimum (R-A-5), Rural Residential (R-R), Light Agriculture 2 ½-acre minimum (A-1-2 ½), and Heavy Agriculture 2 ½-acre minimum (A-2-2 ½) to the west.
5. The proposed TR30976, TR30977, and TR34677 are permitted in the proposed Specific Plan (SP 293) zone.

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6. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
7. In accordance with Section 3.2.J. of Ordinance No. 460, the applicant shall provide written assurance(s) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as detailed within the conditions of approval) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.
8. The following environmental impacts have been found to be less than significant with mitigation incorporated through those measures identified in Environmental Assessment No. 41176:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Geology/Soils
 - d. Hydrology/Water Quality
 - e. Noise

INFORMATIONAL ITEMS:

1. As of this writing, no letters in support or opposition have been received.
2. The project site is not located within:
 - a. An Alquist-Priolo earthquake fault hazard study zone; or
 - b. A city sphere of influence.
3. The project site is located within:
 - a. The boundaries of the Romoland Union and Perris Union High School Districts;
 - b. The Highway 79 Policy Area;
 - c. A hazardous fire area;
 - d. The Diamond Valley Lake dam inundation area;
 - e. A flood hazard zone;
 - f. Winchester Hills Master Drainage Plan;
 - g. Mt. Palomar Lighting Ordinance Zone B;
 - h. Valleywide Recreation & Parks District; and
 - i. The San Jacinto Valley Watershed.
4. The subject site is currently designated as Assessor's Parcel Numbers 466-340-020, et. al.