



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council
From: Jason Simpson, City Manager
Prepared by: Remon Habib, City Engineer
Date: October 8, 2024
Subject: Tract No. 35337, Revision to Conditions of Approval No. 130

Recommendation

Approve the revision to Conditions of Approval No. 130 to state as follows:

130. The applicant shall construct full-street improvements from the Main Street/Camino Del Norte intersection to the Camino Del Norte/Elsinore Hills Road intersection, half-width improvements from the Main Street/Camino Del Norte intersection to the northern boundary of the property and dedicate full right-of-way on Camino Del Norte such that the ultimate right-of-way width conforms to General Plan and Spyglass Specific Plan right-of-way cross sections. In addition, the City shall provide applicant impact fee credits and reimbursements, as provided in Condition of Approval No. 142. The road improvements for Camino Del Norte shall be consistent with the Traffic Analysis (revised) dated August 18, 2009 (revised) and the General Plan Circulation Element, the Spyglass Specific Plan, and shall be built to the satisfaction of the City Engineer.

Background

The Spyglass Ranch Specific Plan was originally adopted on February 26, 2008. The Specific Plan allows the development of a maximum of 1,035 dwelling units consisting of a maximum of eight (8) estate residential dwelling units on 7.5 acres within the Estate Residential (0-2 du/ac) designation; 515 dwelling units on 115.6 acres within the Single-Family Residential (4-8 du/ac) designation, 222 dwelling units on 18.6 acres within the Courtyard Homes (8-15 du/ac) designation and 290 dwelling units on 14.5 acres of the Multi-Family Residential (15-20 du/ac) designation. The Specific Plan also includes a 6.5-acre park site, 85.8 acres of open space and 11.1 acres devoted to major circulation.

On June 28, 2016, City Council adopted a resolution to approve a six-year extension of Tentative Tract Map (TTM) No. 35337. TTM No. 35337 allows for the subdivision of 258.83 gross acres into 444 single-family residential lots, eight (8) estate residential lots, two (2) courtyard home lots, one

(1) multi-family residential or commercial lot, one (1) park lot and twenty-three (23) open space lots.

On July 26, 2022, City Council approve Final Tract Maps No. 35337-1 and 35337-2, which are the first two (2) phases of the five (5) phases within the Spyglass Ranch Specific Plan. Recordation of Tract Map No. 35337-1 and 35337-2 extends the expiration of Tentative Tract Map No. 35337 by 48 months pursuant to Subdivision Map Act 66452.6.

Discussion

On September 12, 2024, Spyglass Ranch (Riverside) ASLI V, LLLP sent a letter requesting a revision to Condition No. 130 to be revised for clarification. The original condition reads as follows:

130. The applicant shall construct full-street improvements from the Main Street/Camino Del Norte intersection to the Camino Del Norte/Elsinore Hills Road intersection, half-width improvements from the Main Street/Camino Del Norte intersection to the northern boundary of the property and dedicate full right-of-way on Camino Del Norte such that the ultimate right-of-way width conforms to General Plan and Spyglass Specific Plan right-of-way cross sections. Concerning the full-street improvements on Camino Del Norte from the Main Street/Camino Del Norte intersection to the Camino Del Norte/Elsinore Hills Road intersection, the City shall impose upon the developer of the South Shore project the obligation to reimburse applicant the South Shore developer's fair share of the full street improvement costs if applicant constructs the full street improvements. In addition, the City shall provide applicant impact fee credits and reimbursements, as provided in Condition of Approval No. 136 142. If the developer of the South Shore project is issued a rough grading permit by the City, before the applicant is issued a rough grading permit by the City, then the South Shore developer shall construct the full street improvements on Camino Del Norte, and the applicant shall provide to the City proof of reimbursement to the constructing party for the applicant's fair share of the costs to construct the full street improvements prior to issuance of a grading permit. The cross section of roadway improvements with a raised median (if applicable and if applicable, applicant shall pay cash-in-lieu of construction of ½ the raised median), parkway, street lights, and multiuse trail shall be consistent with other proposed development on Camino Del Norte, as recommended by the City. The road improvements for Camino Del Norte shall be consistent with the Traffic Analysis (revised) dated August 18, 2009 (revised) and the General Plan Circulation Element, the Spyglass Specific Plan, and shall be built to the satisfaction of the City Engineer.

Through the City's CIP program, Camino Del Norte was constructed to two full lanes between Main Street and Canyon Estates Drive. The Spyglass project will be responsible to construct ultimate street improvements for Camino Del Norte. Staff believes the revision to the condition will provide clarification and continuity of Conditions of Approval, and prevent any conflict with the neighboring tract development TTM No. 31593 Southshore.

Fiscal Impact

There is no direct fiscal impact to the recommendations for this item.

Attachments

Attachment 1 – Spyglass Ranch Revised COA Request

Attachment 2 – Revised Conditions of Approval

Engineering

