

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



ITEM
1.7
(ID # 4386)

MEETING DATE:
Tuesday, June 20, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 35465 - Applicant: Coachella Valley Housing Coalition - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Community Development: High Density Residential (CD:HDR) - Location: Northerly of 64th Avenue, southerly of 63rd Avenue, and easterly of Lincoln Street - 60.54 Gross Acres - Zoning: Residential Incentive (R-6) - APPROVED PROJECT DESCRIPTION: Schedule A - subdivision of 60.54 gross acres into 291 single family residential lots with open space and drainage lots - REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 35465, extending the expiration date to April 14, 2017. Applicant Fees 100%.

RECOMMENDED MOTION: The Planning Department recommends that the Board of Supervisors:

RECEIVE AND FILE the Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on September 7, 2016. The Tentative Tract Map No. 35465 will now expire on April 14, 2017.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 6/7/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: June 20, 2017
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Tentative Tract Map No. 35465 originally was approved by the Planning Commission on November 11, 2008. It proceeded to the Board of Supervisors along with Change of Zone No. 7621 and both were approved on April 14, 2009.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them.

The Tentative Tract Map also benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208), and Assembly Bill No. 116 (AB116), which granted statutory extensions of time for tentative maps statewide.

The Planning Commission heard the first Extension of Time for Tentative Tract Map No. 35465 on September 7, 2016. The Planning Commission approved the project by a 5-0 vote.

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and the Planning Commission.

Supplemental

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

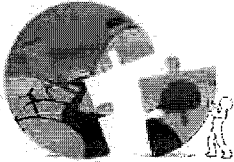
**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

ATTACHMENTS:

- A. PLANNING COMMISSION MINUTES**
- B. PLANNING COMMISSION STAFF REPORT**



Tina Grande, Principal Management Analyst 6/13/2017



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 7, 2016**

I. AGENDA ITEM 1.4

FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 35465 – Applicant: Coachella Valley Housing Coalition – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: High Density Residential (CD:HDR) – Location: Northerly of 64th Ave., southerly of 63rd Ave., and easterly of Lincoln St. – 60.54 Gross Acres – Zoning: Residential Incentive (R-6) – Approved Project Description: Schedule A subdivision of 60.54 gross acres into 291 single family residential lots with open space and drainage lots.

II. PROJECT DESCRIPTION:

FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 35465, extending the expiration date to April 14, 2017.

III. PLANNING COMMISSION ACTION:


Motion by Chairman Leach, 2nd by Commissioner Valdivia
A vote of 5-0,

APPROVED FIRST EXTENSION OF TIME TO APRIL 14, 2017.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

104
Agenda Item No.
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisorial District: Fourth
Project Planner: Tim Wheeler
Planning Commission Hearing: September 7, 2016

TENTATIVE TRACT MAP NO. 35465
FIRST EXTENSION OF TIME
Applicant: Coachella Valley Housing
Coalition


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 60.54 gross acres into 291 single family residential lots with open space and drainage lots

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35465

BACKGROUND:

The Tentative Tract Map No. 35465 originally was approved by the Planning Commission on November 11, 2008. It proceeded to the Board of Supervisors along with Change of Zone 7621 and both were approved on April 14, 2009.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated July 29, 2016) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become April 14, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35465, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 14, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

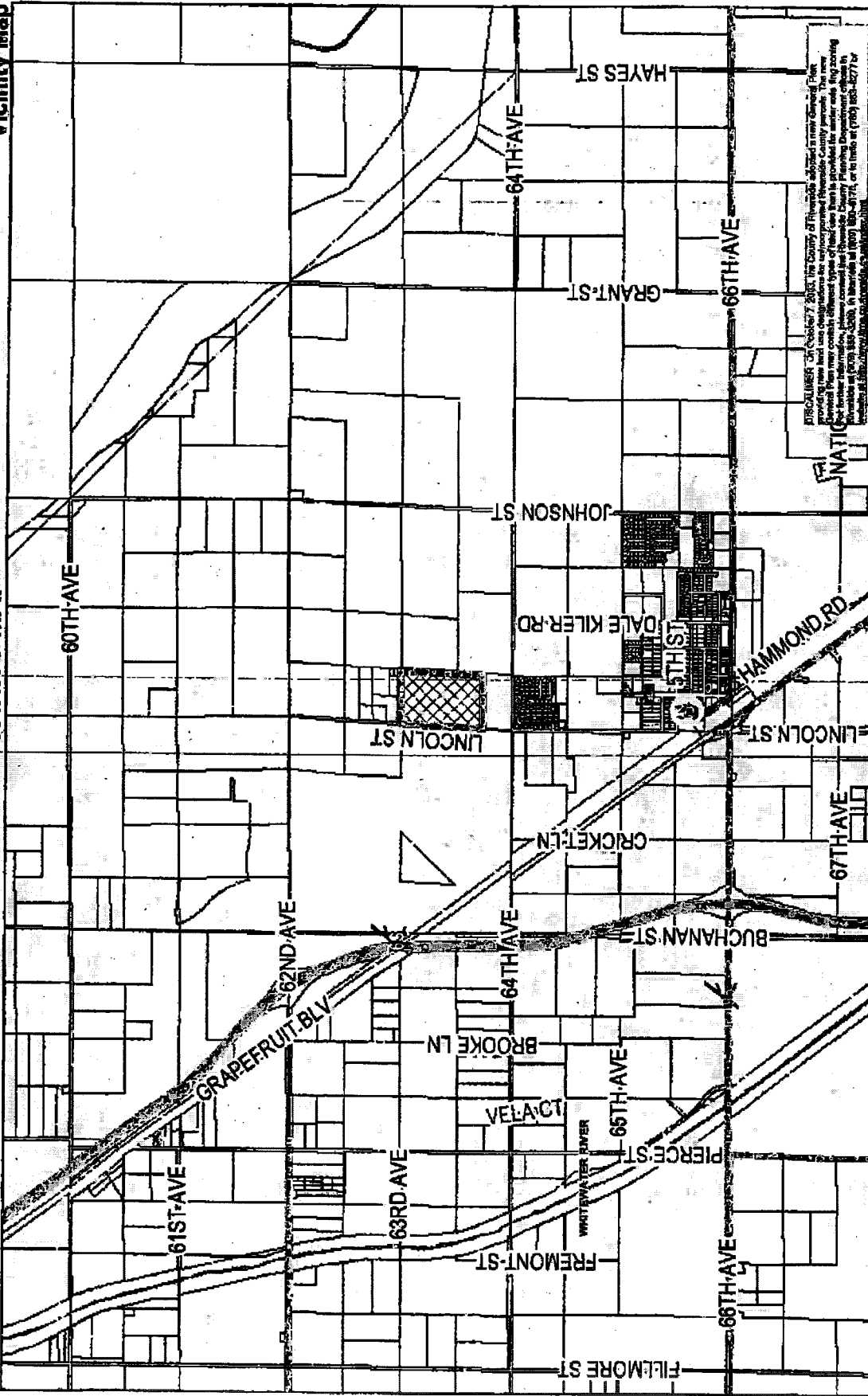
Supervisor Perez
District 4

Date Drawn: 4/17/08

CZ07621 TR35465 GPA00905

VICINITY MAP

Planner: Judy Deertrack
Date: 6/25/08
Vicinity Map



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lower Coachella Valley
Township/Range: T7SR9E
Section: 5

Assessors
BK. Pg. 727-03
Thomas

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Supervisor Perez
District 4

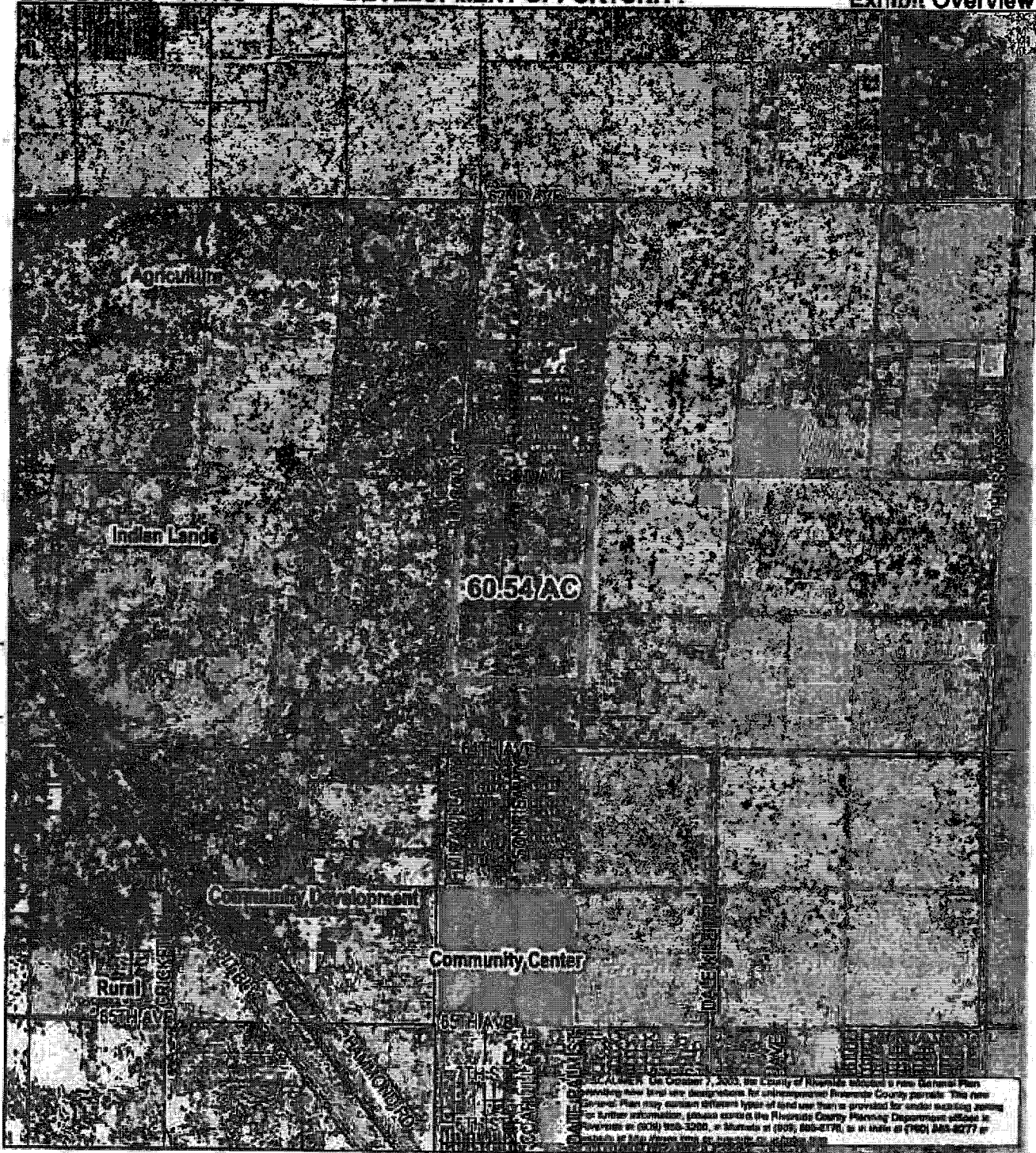
CZ07621 TR35465 GPA00905

Planner: Judy Deertrack
Date: 6/25/08

Date Drawn: 4/17/08

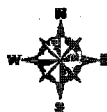
DEVELOPMENT OPPORTUNITY

Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Lower Coachella Valley
Township/Range: T7SR9E
Section: 5



Assessors
Bk. Pg. 727-03
Thomas
Bros. Pg. 5592 F4

Supervisor Perez
District 4

CZ07621 TR35465 GPA00905

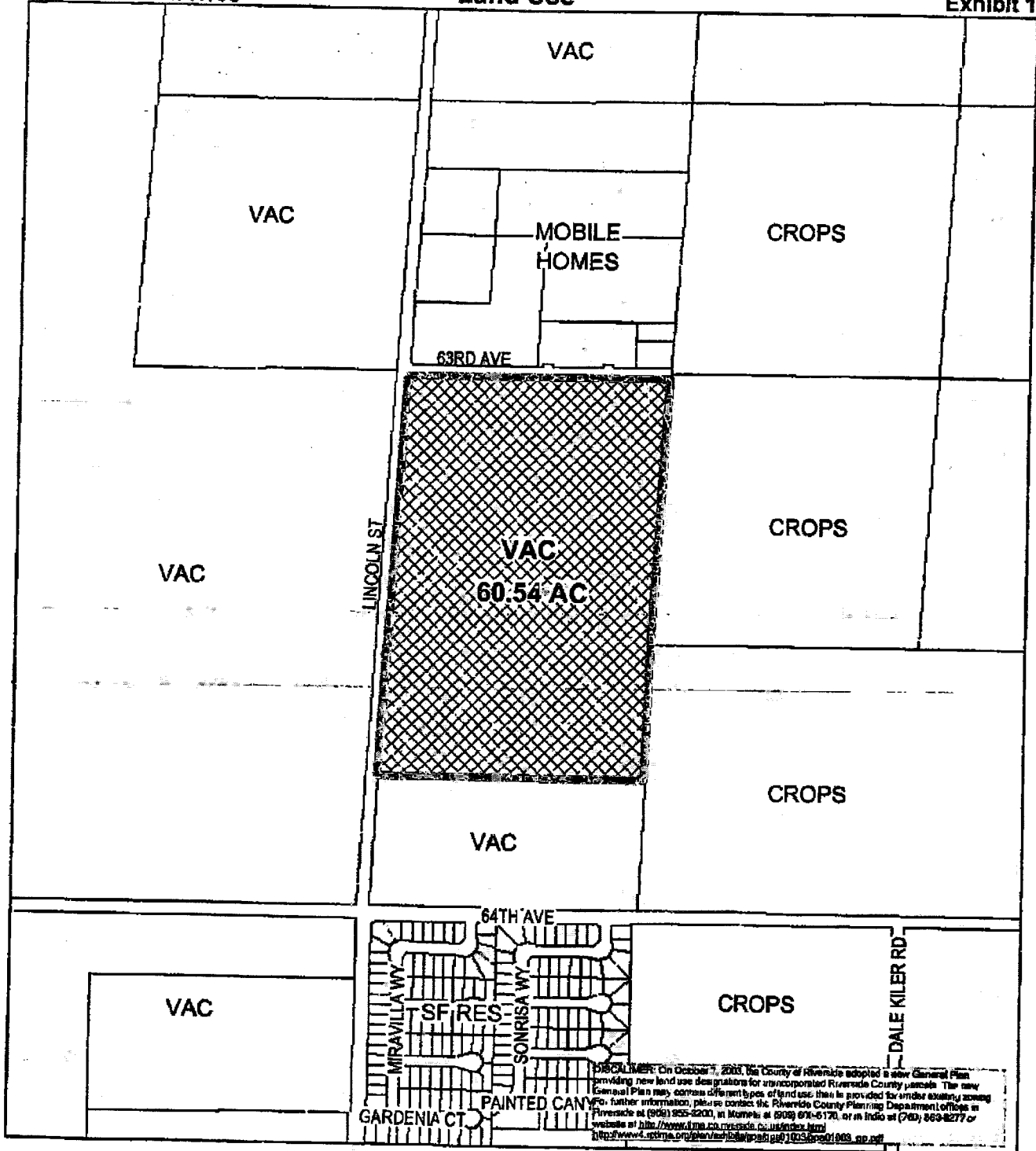
Planner: Judy Deertrack

Date Drawn: 4/17/08

Land Use

Date: 6/25/08

Exhibit 1



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department Offices in Riverside at (951) 955-5203, in Moreno at (951) 671-6170, or in Indio at (760) 860-8277 or website at <http://www4.crrpa.org/plan/landuse/plan.htm> 10/25/03/001003.ap.pdf

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lower Coachella Valley
Township/Range: T7SR9E
Section : 5



Assessors
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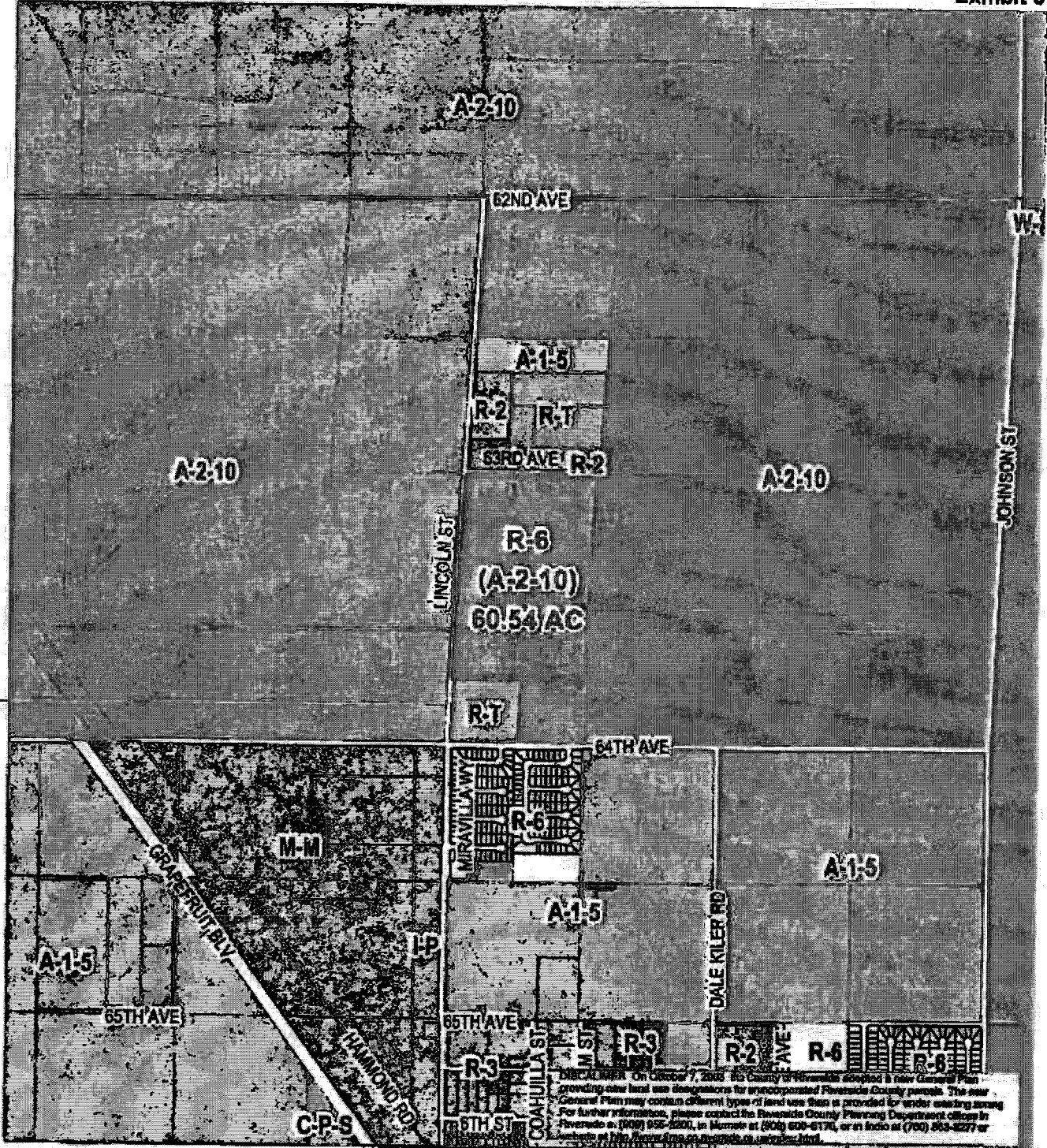
Supervisor Perez
District 4

CZ07621 TR35465 GPA00905

Planner: Judy Deertrack
Date: 6/25/08
Exhibit 3

Date Drawn: 4/17/08

PROPOSED ZONING



On October 7, 2008, Riverside County Board of Supervisors adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 958-2221, in Murietta at (951) 628-6174, or in Indio at (760) 863-8277 or visit us at <http://www.riversidecountyplanning.com>.

Zone
District: Lower Coachella Valley
Township/Range: T7SR9E
Section : 5

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
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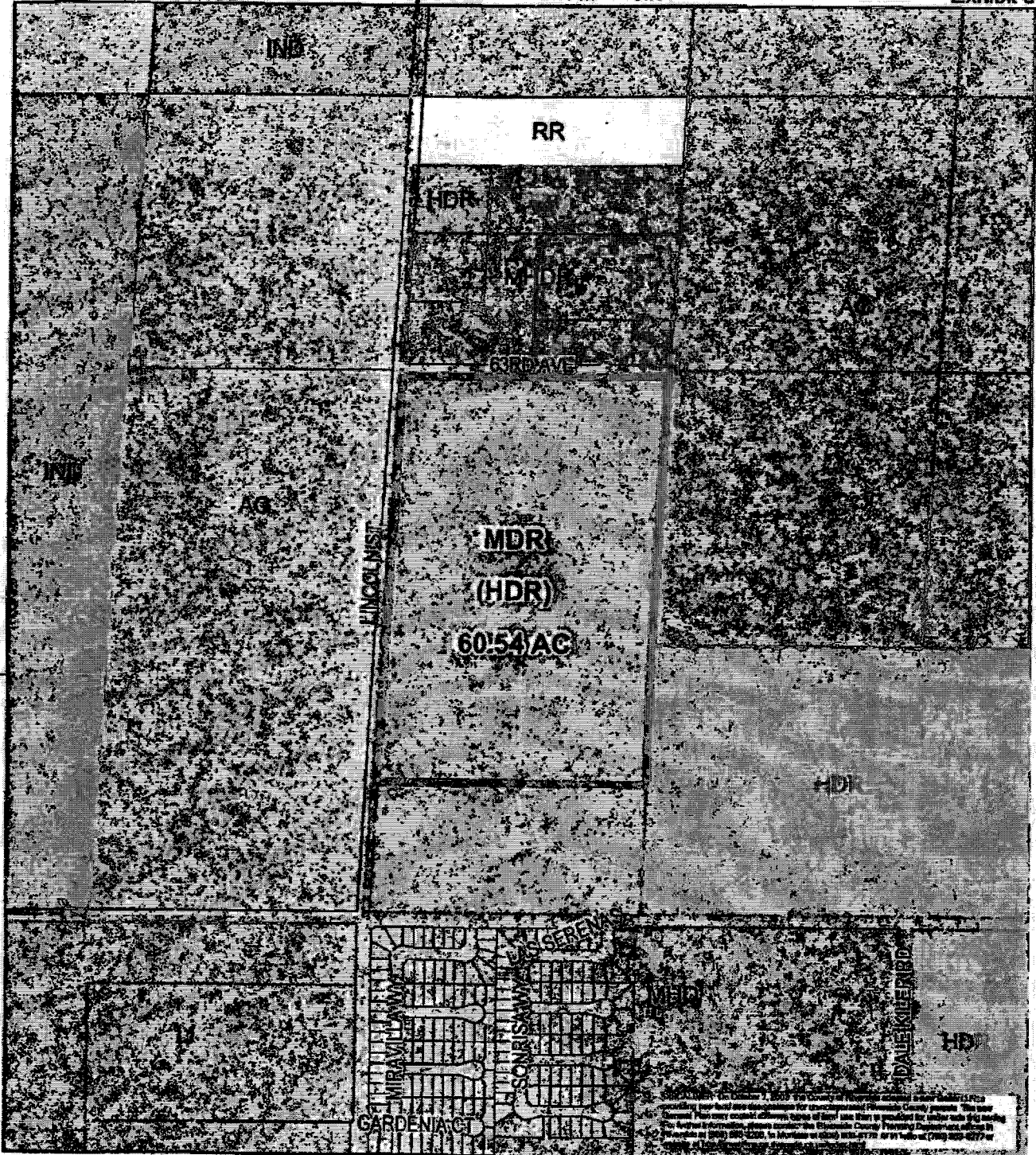
Supervisor Perez
District 4

CZ07621 TR35465 GPA00905

Planner: Judy Deertrack
Date: 6/25/08
Exhibit 6

Date Drawn: 4/17/08

Proposed General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lower Coachella Valley
Township/Range: T7SR9E
Section : 5

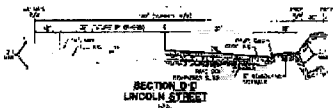
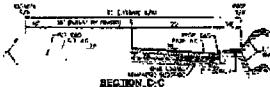
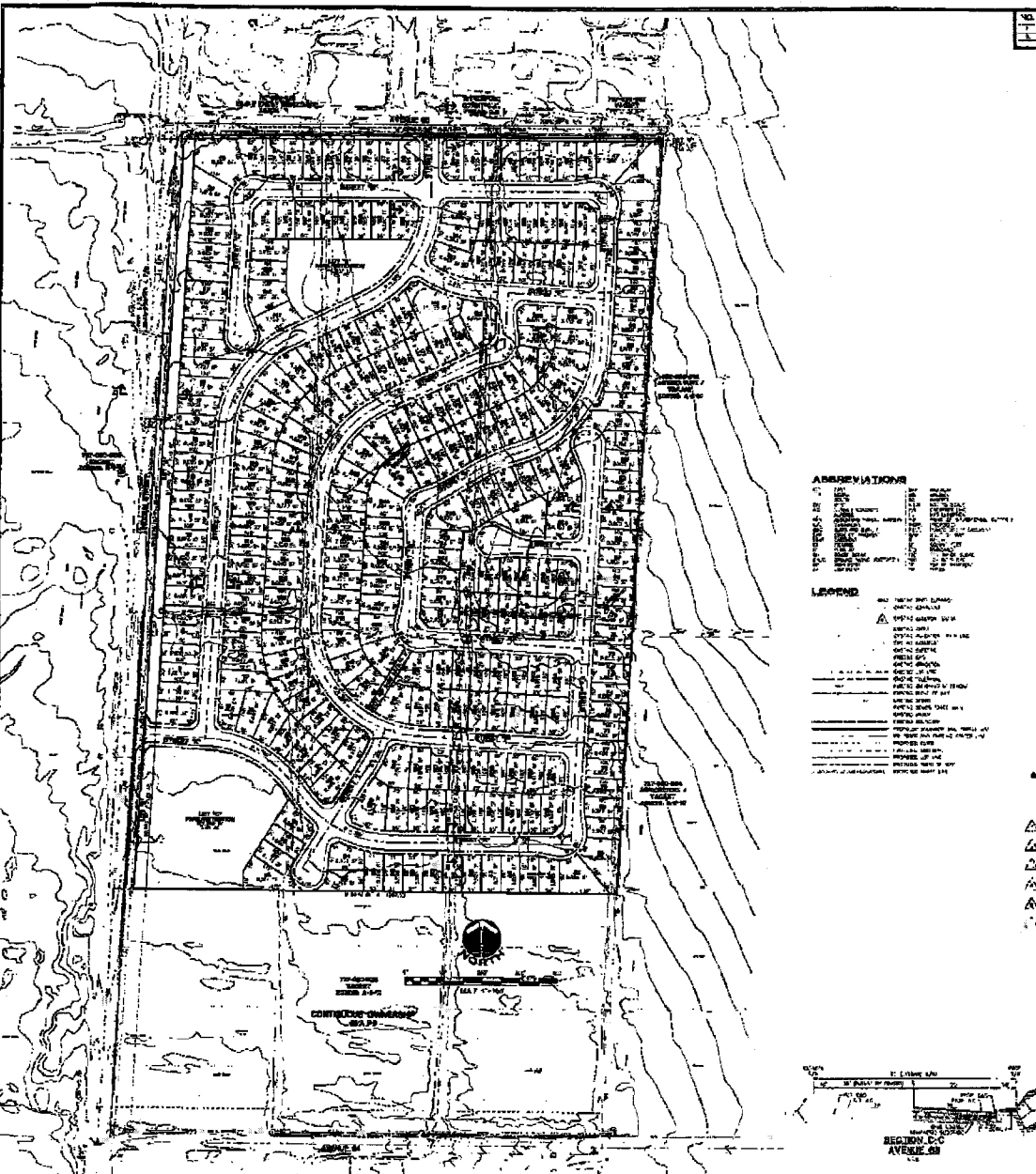


Assessors
Bk.Pg. 727-03
Thomas
Bros. Pg. 5592 F4



TENTATIVE TRACT
MAP NO. 35465
SCHEDULE "A"
FTA 2007-08

LEGAL DESCRIPTION
THE portion of the block of the...
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ABBREVIATIONS
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LEGEND
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GENERAL NOTES
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CONTRACTING
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ADDITIONAL SCHEDULE
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CITY/STATE / DEVELOPER
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ENVIRONMENTAL
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GENERAL NOTES
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PROPERTY / SECTION / EASEMENT / ENCUMBRANCE
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PUBLIC RIGHTS
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ADVERSE POSSESSION
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RIGHT OF WAY
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EXISTING UTILITIES
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STREET LINES
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SECTION B-B
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SECTION C-C
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SECTION D-D
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Extension of Time Environmental Determination

Project Case Number: TR35465
Original E.A. Number: EA41710
Extension of Time No.: First
Original Approval Date: April 14, 2009
Project Location: North of 64th Ave, south of 63rd Ave, east of Lincoln St.

Project Description: Schedule A subdivision of 60.54 gross acres into 291 single family residential lots with open space and drainage lots.

On April 14, 2009, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 

Tim Wheeler, Urban Regional Planner III

Date: August 2, 2016

For Steve Weiss, Planning Director



COACHELLA VALLEY HOUSING COALITION

45-701 Monroe Street, Suite G Indio, CA 92201 Ofc (760) 347-3157 Fax (760) 342-6466

July 29, 2016

Mr. Tim Wheeler
Riverside County Planning Department
4080 Lemon Street, 12th FL
Riverside CA. 92501

Subject: Extension of Time for TR 35645-1st Request

Dear Mr. Wheeler,

Coachella Valley Housing Coalition (CVHC) has reviewed the County's new conditions for the Nuestro Orgullo property located in Mecca, CA. Planning Case No. TR35465 and is in acceptance of the following conditions:

Waste Department

- 10. Waste. 1
- 10. Waste. 2

Environmental Health

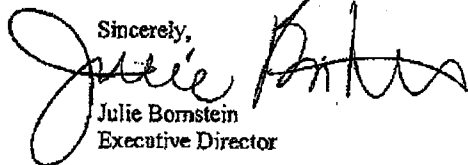
- 50. E Health. 1
- 50. E Health. 2
- 50. E Health. 3

Waste Department

- 80 Waste. 1
- 90 Waste. 1

Please continue to process this Extension of Time request for Planning Commission approval. Any further correspondence should be directed to Slawomir Rutkowski at Slawomir.Rutkowski@cvhc.org and Emilia Mojica at Emilia.Mojica@cvhc.org.

Sincerely,


Julie Bornstein
Executive Director

08/02/16
10:41

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR35465

Parcel: 727-030-037

10. GENERAL CONDITIONS

WASTE DEPARTMENT

10.WASTE. 1 MAP -(EOT1)HAZARDOUS MATERIALS RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

10.WASTE. 2 MAP -(EOT1)LANDSCAPE PRACTICES RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 EOT1- LEA CLEARANCE RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

50.E HEALTH. 2 EOT1- WATER & SEWER WILL SERVE RECOMMND

Provide a current "Will-Serve" letter from the appropriate purveyor for both water and sewer, PRIOR TO MAP RECORDATION.