

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



ITEM
1.6
(ID # 6447)

MEETING DATE:

Tuesday, March 13, 2018

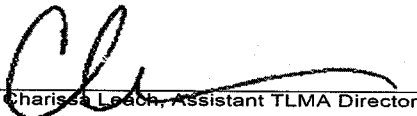
FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 35058 – Applicant: Hunsaker & Associates Irvine Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Tourist (CD:CT) (0.20 – 0.35 FAR), Light Industrial (CD-LI) (0.25-0.60 FAR), and Very High Density Residential (VHDR) (14-20 DU/AC) – Location: Northerly of Varner Road, southerly of Avenue 38, and westerly of Washington Street – 190 Acres – Zoning: Specific Plan (SP338) – APPROVED PROJECT DESCRIPTION: A schedule "C" subdivision of 190 acres into 16 lots ranging in size from two (2) acres to 20 acres and grading of the site to move approximately 2-million cubic yards of earth, with off-site road improvements approximately 3,575 feet east and 1,000 feet west of the project site on Varner Road – REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35058, extending the expiration date to February 3, 2021. [Applicant Fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Planning Commission's Notice of Decision for the above referenced case acted on by the Planning Commission on January 17, 2018. The Tentative Tract Map No. 35058 will now expire on February 3, 2021.

ACTION: Consent

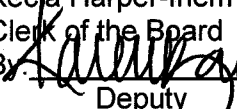

Charissa Leach, Assistant TLMA Director

3/5/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez 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: March 13, 2018
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

Tentative Tract Map No. 35058 was originally approved by the Planning Commission on February 3, 2010. It proceeded to the Board of Supervisors along with Specific Plan No. 338 and Substantial Conformance No. 1 where each application was approved on May 18, 2010.

The Second Extension of Time was received on November 11, 2017, ahead of the expiration date of February 3, 2018. The applicant and the County discussed conditions of approval and reached consensus on December 7, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends no further conditions of approval will be issued due to the seven (7) previous conditions of approval that were provided and approved on April 11, 2017. The applicant was informed of this recommendation 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 second extension of time for Tentative Tract Map No. 35058 on January 17, 2018. 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

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

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

ATTACHMENTS:

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



Scott Bruckner 3/6/2018



**PLANNING COMMISSION
MINUTE ORDER
JANUARY 17, 2018**

I. AGENDA ITEM 1.4

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35058 – Applicant: Hunsaker & Associates Irvine, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Tourist (CD-CT) (0.20 – 0.35 FAR) – Light Industrial (CD-LI) (0.25-0.60 FAR) – Very High Density Residential (VHDR) (14-20 DU/AC) – Location: Northerly of Varner Road, southerly of Avenue 38, and westerly of Washington Street – 190 Acres – Zoning: Specific Plan (SP338) – Approved Project Description: Schedule “C” Subdivision of 190 acres into 16 lots ranging in size from two (2) acres to 20 acres, and grading of the site to move approximately two-million cubic yards of earth, with off-site road improvements approximately 3,575 feet east and 1,000 feet west of the project site on Varner Road.

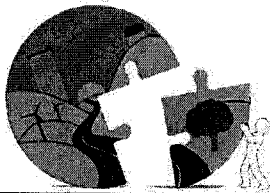
II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 35058, extending the expiration date to February 3, 2021.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Shaffer, 2nd by Commissioner Taylor-Berger
A vote of 5-0

APPROVED - Second Extension of Time Request for Tentative Tract Map No. 35058, extending the expiration date to February 3, 2021.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT**

Agenda Item No.:

1.4

Planning Commission Hearing: January 17, 2018

PROPOSED PROJECT

Case Number(s):	TR35058	Applicant(s):	
Area Plan:	Western Coachella Valley	Hunsaker & Associates Irvine Inc.	
Zoning Area/District:	Bermuda Dunes District	Representative(s):	
Supervisory District:	Fourth District		
Project Planner:	Gabriel Villalobos		


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 190 acres into 16 lots ranging in size from 2 acres to 20 acres and grading of the site to move approximately two-million cubic yards of earth, with off-site road improvements approximately 3,575 feet east and 1,000 feet west of the project site on Varner Road.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 35058**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 3, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP

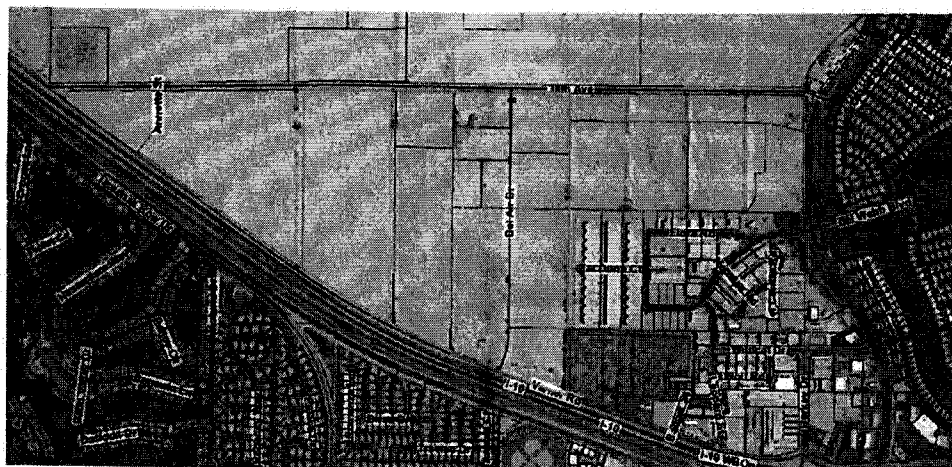


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 35058 was originally approved at Planning Commission on February 3, 2010. It proceeded to the Board of Supervisors along with Specific Plan No. 338 and Substantial Conformance No. 1 where each application was approved on May 18, 2010.

The Second Extension of Time was received November 11, 2017, ahead of the expiration date of February 3, 2018. The applicant and the County discussed conditions of approval and reached consensus on December 7, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends no further conditions of approval will be issued due to the seven (7) previous conditions of approval that were provided and approved on April 11, 2017. The applicant was informed of this recommendation and has agreed to accept. Included in this staff report package is the recommendation of no further conditions of approval, and the correspondence from the Extension of Time applicant (December 7, 2017) indicating the acceptance of the determination.

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

State Bills

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.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number years a map may be extended is 6 years. The 1st extension of time granted 1 year. 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, this second extension of time will grant another 3 years, pushing the tentative tract map's expiration date to February 3, 2021. If a final map has not been recorded prior this date, the third extension of time request must be filed 30-days prior to map expiration. The third extension of time will grant another 2 years, pushing the final expiration date of the tentative tract map to February 3, 2023.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

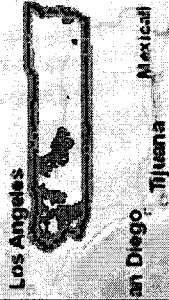
In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

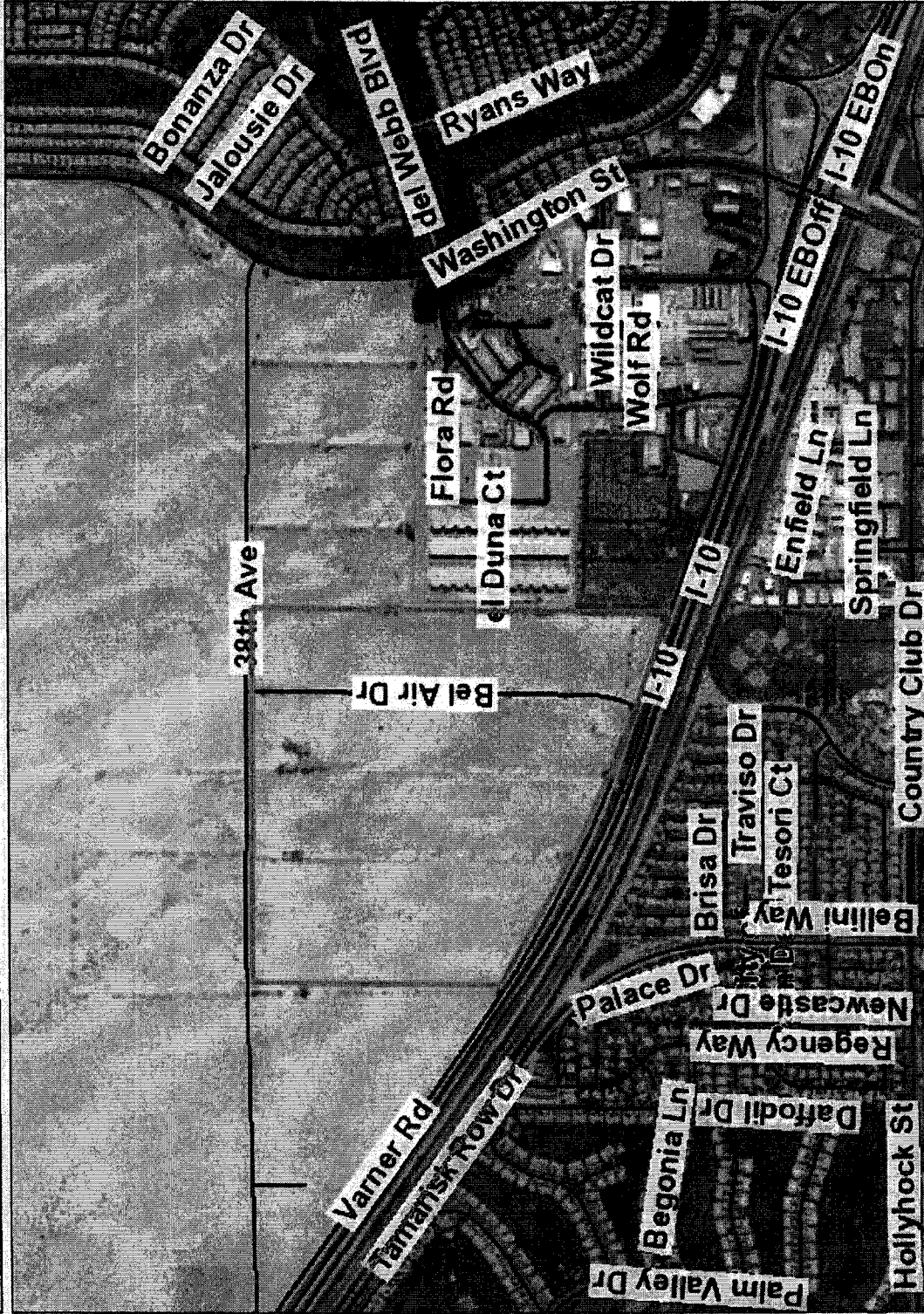
1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

2nd EOT for TR35058

Vicinity Map



- Legend**
- County Centerlines
 - Blue-line Streams
 - City Areas



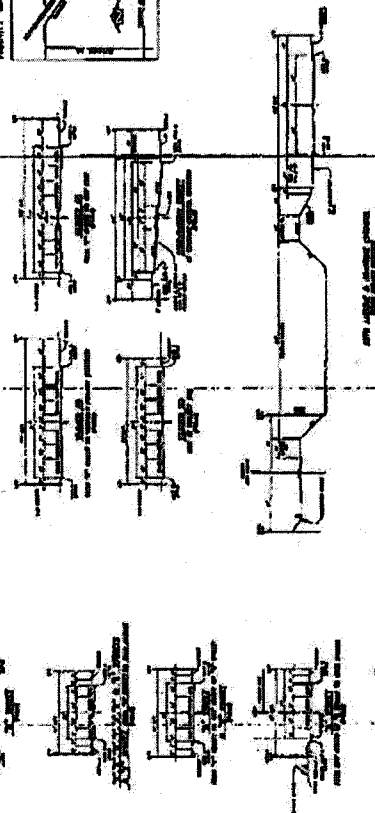
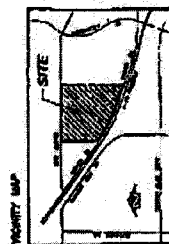
"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



REPORT PRINTED ON... 12/18/2017 2:05:57 PM

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Notes



1. The first part of the document is a list of names and their corresponding addresses. The names are listed in the first column, and the addresses are listed in the second column. The names are: J. A. Smith, J. B. Jones, J. C. Brown, J. D. White, J. E. Black, J. F. Green, J. G. Gray, J. H. Blue, J. I. Yellow, J. J. Purple, J. K. Pink, J. L. Red, J. M. Orange, J. N. Silver, J. O. Gold, J. P. Bronze, J. Q. Copper, J. R. Iron, J. S. Steel, J. T. Lead, J. U. Zinc, J. V. Tin, J. W. Nickel, J. X. Cobalt, J. Y. Manganese, J. Z. Magnesium, J. AA. Aluminum, J. AB. Silicon, J. AC. Boron, J. AD. Nitrogen, J. AE. Oxygen, J. AF. Fluorine, J. AG. Chlorine, J. AH. Sulfur, J. AI. Phosphorus, J. AJ. Arsenic, J. AK. Selenium, J. AL. Tellurium, J. AM. Antimony, J. AN. Bismuth, J. AO. Vanadium, J. AP. Chromium, J. AQ. Manganese, J. AR. Iron, J. AS. Cobalt, J. AT. Nickel, J. AU. Copper, J. AV. Zinc, J. AW. Cadmium, J. AX. Mercury, J. AY. Silver, J. AZ. Gold, J. BA. Platinum, J. BB. Palladium, J. BC. Rhodium, J. BD. Ruthenium, J. BE. Rhodium, J. BF. Ruthenium, J. BG. Rhodium, J. BH. Ruthenium, J. BI. Rhodium, J. BJ. Ruthenium, J. BK. Rhodium, J. BL. Ruthenium, J. BM. Rhodium, J. BN. Ruthenium, J. BO. Rhodium, J. BP. Ruthenium, J. BQ. Rhodium, J. BR. Ruthenium, J. BS. Rhodium, J. BT. Ruthenium, J. BU. Rhodium, J. BV. Ruthenium, J. BW. Rhodium, J. BX. Ruthenium, J. BY. Rhodium, J. BZ. Ruthenium, J. CA. Rhodium, J. CB. Ruthenium, J. CC. Rhodium, J. CD. Ruthenium, J. CE. Rhodium, J. CF. Ruthenium, J. CG. Rhodium, J. CH. Ruthenium, J. CI. Rhodium, J. CJ. Ruthenium, J. CK. Rhodium, J. CL. Ruthenium, J. CM. Rhodium, J. CN. Ruthenium, J. CO. Rhodium, J. CP. Ruthenium, J. CQ. Rhodium, J. CR. Ruthenium, J. CS. Rhodium, J. CT. Ruthenium, J. CU. Rhodium, J. CV. Ruthenium, J. CW. Rhodium, J. CX. Ruthenium, J. CY. Rhodium, J. CZ. Ruthenium, J. DA. Rhodium, J. DB. Ruthenium, J. DC. Rhodium, J. DD. Ruthenium, J. DE. Rhodium, J. DF. Ruthenium, J. DG. Rhodium, J. DH. Ruthenium, J. DI. Rhodium, J. 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ISSUING NOTES

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Abstracts

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STATEMENT OF PURPOSE



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Extension of Time Environmental Determination

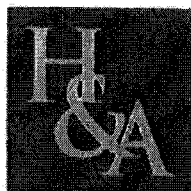
Project Case Number: TR35058
Original E.A. Number: EA42021
Extension of Time No.: 2nd EOT
Original Approval Date: February 3, 2010
Project Location: North of Varner Road, South of Avenue 38, and West of Washington Street
Project Description: Schedule C – subdivision of 190 acres into 16 lots ranging in size from two acres to twenty acres and grading of the site to move approximately two-million cubic yards of earth, with off-site road improvements approximately 3, 575 feet east and 1,000 feet west of the project site on Varner Road.

On February 3, 2010, 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: Gabriel Villalobos
Gabriel Villalobos, Project Planner

Date: 12/18/17
For Charissa Leach, Assistant TLMA Director



HUNSAKER & ASSOCIATES

IRVINE, INC.

PLANNING
ENGINEERING
SURVEYING
GOVERNMENT RELATIONS

IRVINE
LOS ANGELES
PALM DESERT
RIVERSIDE
SAN DIEGO

December 7, 2017

Mr. Gabriel Villalobos
RIVERSIDE COUNTY PLANNING
4080 Lemon Street, 12th Floor
Riverside CA 92501

Subject: 2nd EOT TR35058 Recommended Conditions

Dear Gabriel:

Per your e-mail correspondence request, this letter on behalf of the property owner, Mirasera Properties LLC, agrees with the county staff recommendation. That the recommendation "... no additional conditions of approval ..."

Mirasera Properties LLC concurs and wishes to move forward.

Should you have any questions, please do not hesitate to call.

Sincerely,

HUNSAKER & ASSOCIATES IRVINE, INC.


Robert K. Glessner
Sr. Planner

RKG:tl
W.O. 3479-35058X
(fclw\3479-35058X L02-rkg.docx)

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