

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



**ITEM**  
1.12  
(ID # 7751)

**MEETING DATE:**

Tuesday, August 28, 2018

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE THE THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 35465 – Applicant: MSA Consulting, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac) – Location: North of 64th Ave., east of Lincoln St., south of 63rd Ave., west of Johnson St. – 60 Acres – Zoning: Residential Incentive (R-6) – APPROVED PROJECT DESCRIPTION: Schedule “A” subdivision of 60 gross acres into 291 single family residential lots with open space and drainage lots – REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35465, extending the expiration date to April 14, 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 June 20, 2018. The Tentative Tract Map No. 35465 will now expire on April 14, 2021.

**ACTION:** Consent

Charissa Leach, Assistant TLMA Director 8/16/2018

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**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: August 28, 2018  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b> N/A	
			<b>For Fiscal Year:</b> N/A	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

Tentative Tract Map No. 35465 was originally approved by the Planning Commission on November 19, 2008. It proceeded to the Board of Supervisors along with General Plan Amendment No. 905 and Change of Zone No. 7621 where all applications were approved on April 14, 2009.

The Third Extension of Time was received March 19, 2018, ahead of the expiration date of April 14, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 24, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends no addition 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 this.

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 third extension of time for Tentative Tract Map No. 35465 on June 20, 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 Planning Department and the Planning Commission.

**Supplemental**

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

**Additional Fiscal Information**

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

**ATTACHMENTS:**

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

  
Scott Bruzner 8/20/2018



**PLANNING COMMISSION  
MINUTE ORDER  
JUNE 20, 2018**

**I. AGENDA ITEM 1.6**

**THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35465** – Applicant: MSA Consulting, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of 64<sup>th</sup> Avenue, easterly of Lincoln Street, southerly of 63<sup>rd</sup> Avenue, and westerly of Johnson Street – 60 Acres – Zoning: Residential Incentive (R-6) – Approved Project Description: Schedule “A” subdivision of 60 gross acres into 291 single family residential lots with open space and drainage lots.

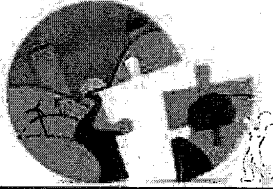
**II. PROJECT DESCRIPTION:**

Third Extension of Time Request for Tentative Tract Map No. 35465, extending the expiration date to April 14, 2021.

**III. PLANNING COMMISSION ACTION:**

Motion by Commissioner Hake, 2<sup>nd</sup> by Commissioner Sanchez  
A vote of 5-0

**APPROVED** Third Extension of Time Request for Tentative Tract Map No. 35465, extending the expiration date to April 14, 2021.



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

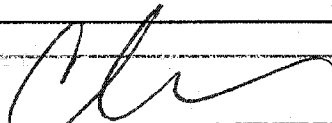
**Agenda Item No.:**

**1.6**

**Planning Commission Hearing: June 20, 2018**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	TR35465	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Eastern Coachella Valley	<b>MSA Consulting, Inc.</b>	
<b>Zoning Area/District:</b>	Lower Coachella Valley District	<b>c/o Nicole Vann</b>	
<b>Supervisory District:</b>	Fourth District		
<b>Project Planner:</b>	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 60 gross acres into 291 single family residential lots with open space and drainage lots. The project is located north of 64<sup>th</sup> Ave, east of Lincoln St, south of 63<sup>rd</sup> Ave, and west of Johnson St.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **THIRD 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, 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. 35465 was originally approved at Planning Commission on November 19, 2008. It proceeded to the Board of Supervisors along with General Plan Amendment No. 905 and Change of Zone No. 7621 where all applications were approved on April 14, 2009.

The Third Extension of Time was received March 19, 2018, ahead of the expiration date of April 14, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 24, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no 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 (May 24, 2018) indicating the acceptance of no new recommended conditions.

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 to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.

**Riverside County Tentative Map Extensions**

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 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.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1<sup>st</sup> and 2<sup>nd</sup> extension of time each granted 1 year for a total of 2 years. This, 3<sup>rd</sup> extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 1 year and will expire on April 14, 2022.

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, this Tentative Map's expiration date will become April 14, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

### **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**

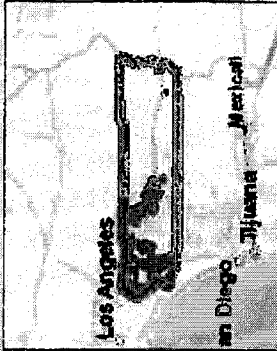
**In order for the County to approve a proposed project, the following findings are required to be made:**

#### *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 (Land Use) 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 Tentative Tract 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.

# 3rd EOT for TR35465

## Vicinity Map



**Legend**

- Parcels
- County Centerlines
- Blue-line Streams
- City Areas

**Notes**

**\*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... 6/4/2018 1:02:05 PM

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NO.	REVISIONS	APPROVED	DATE
1	INITIAL DESIGN, P.L.S. PER CIVIL, M.S.A.		08/20/06
2	REVISION, P.L.S. PER CIVIL, M.S.A.		09/20/06

JANUARY 2008  
IN THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA  
**TENTATIVE TRACT  
MAP NO. 35465  
SCHEDULE "A"  
FTA 2007-08**

**LEGAL DESCRIPTION**  
THE SOUTHWEST QUARTER OF SECTION 2 AND THE WEST HALF OF SECTION 3 IN THE TOWNSHIP 2 NORTH RANGE 1 EAST OF THE SAN ANTONIO MERIDIAN IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL TRACT MAP, RECORD 2007-08.

THENCE BEGINS BY BE OF EAST ALONG THE NORTHERLY LINE OF SAID TRACT MAP NO. 2007-08 AT THE NORTHWEST CORNER OF SAID TRACT MAP NO. 2007-08 TO THE CENTERLINE OF LINCOLN STREET, A DISTANCE OF 610 FEET.

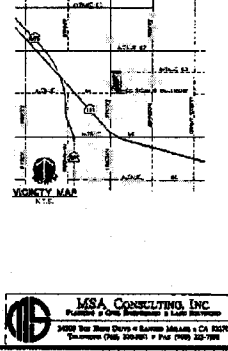
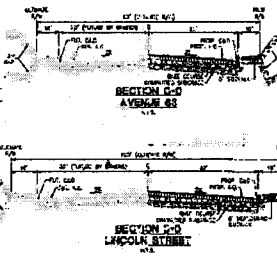
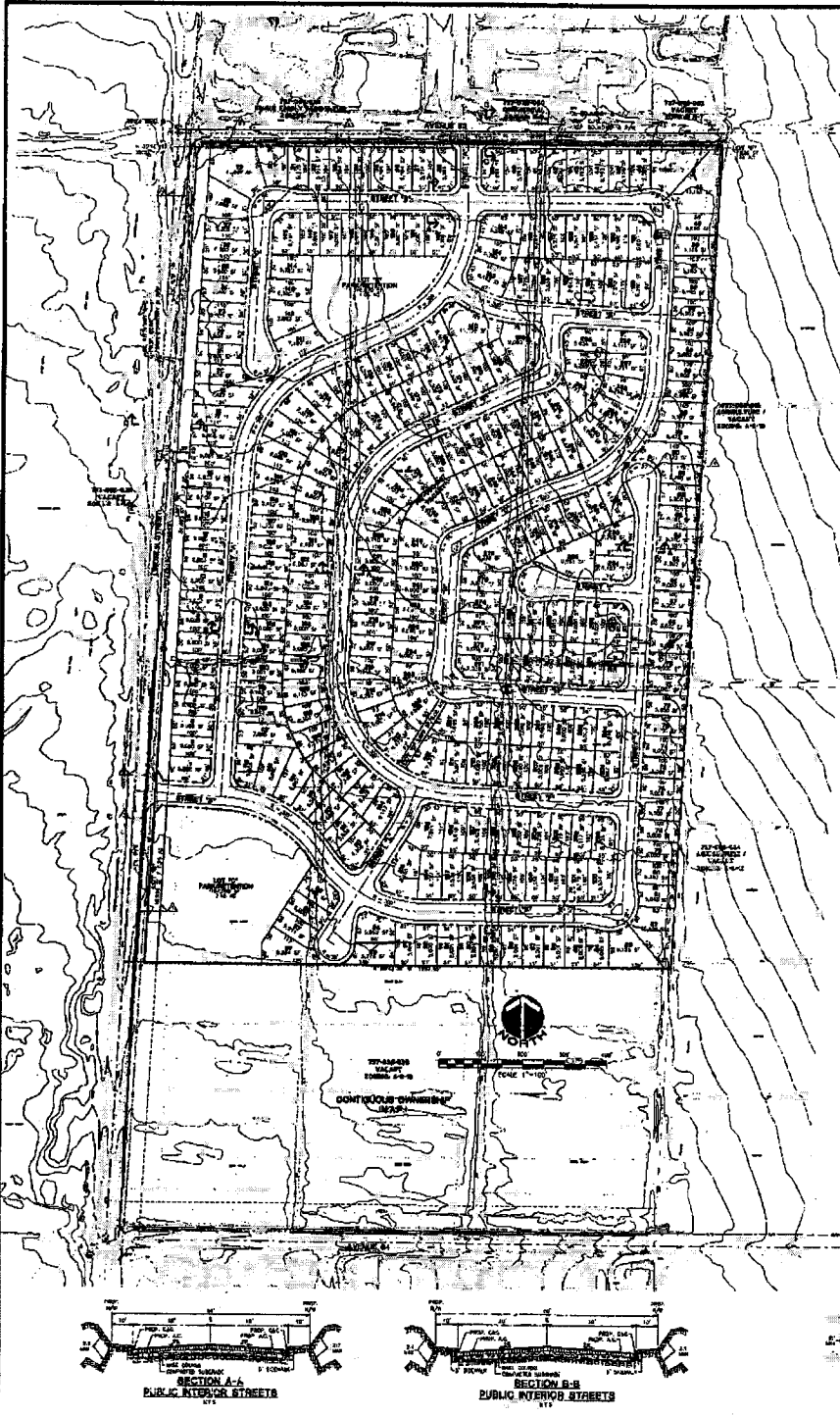
**ADJACENT PARCELS, OWNERS, DEVELOPERS**  
CONTIGUOUS OWNER'S MAP  
STATE OF CALIFORNIA, PUBLIC UTILITY DISTRICT NO. 1

**ABBREVIATIONS**  
B.L.S. BOUNDARY LINE SURVEY  
C.D. COUNCIL DISTRICT  
C.P. CORNER POINT  
E.C. EASEMENT CORNER  
E.C.P. EASEMENT CORNER POINT  
E.C.P. EASEMENT CORNER POINT  
E.C.P. EASEMENT CORNER POINT  
E.C.P. EASEMENT CORNER POINT  
E.C.P. EASEMENT CORNER POINT

**LEGEND**  
SOLID BOUNDARY LINE SURVEY  
DOTTED BOUNDARY LINE SURVEY  
DOTTED BOUNDARY LINE SURVEY  
DOTTED BOUNDARY LINE SURVEY  
DOTTED BOUNDARY LINE SURVEY  
DOTTED BOUNDARY LINE SURVEY

**MEASUREMENT FACTOR**  
ALL MEASUREMENTS IN FEET OF CONGRESSIONAL WATER DISTRICT BY METERS TO INCHES SHALL BE AS SHOWN ON MAP OF

**LIMITS**  
UNLAWFUL: VIOLETS, WEEDS, BRUSH, AND ALL OTHER PLANTS, TREES AND SHRUBS OF ANY KIND, UNLESS SPECIFICALLY PERMITTED BY THE TOWNSHIP TRACT MAP



SECTION A-A  
PUBLIC INTERIOR STREETS

SECTION B-B  
PUBLIC INTERIOR STREETS

SECTION C-C  
LINCOLN STREET

**MSA CONSULTING, INC.**  
PLANNING & CIVIL ENGINEERING & LAND DEVELOPMENT  
2007 West Drive in Riverside, CA 92506  
Telephone (951) 514-1111 Fax (951) 514-1121

# Extension of Time Environmental Determination

Project Case Number: TR35465  
 Original E.A. Number: 41710  
 Extension of Time No.: 3<sup>rd</sup> EOT  
 Original Approval Date: April 19, 2009  
 Project Location: North of 64th Ave, East of Lincoln St, South of 63rd Ave, West of Johnson St  
 Project Description: Schedule "A" subdivision of 60 gross acres into 291 single family residential lots with open space and drainage lots

On April 19, 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> 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 <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<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 <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature: \_\_\_\_\_  
 Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
 For Charissa Leach, Assistant TLMA Director



## Coachella Valley Housing Coalition

45-701 Monroe Street, Suite G, Indio, CA 92201  
TEL: (760) 347-3157 FAX: (760) 342-6466

May 23, 2018

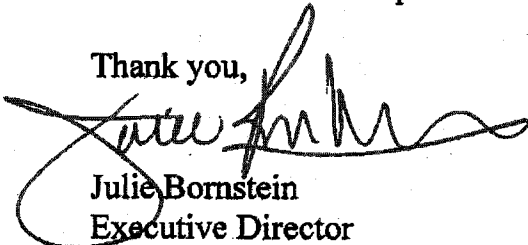
Mr. Gabriel Villalobos  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Fl.  
Riverside CA, 92501

Subject: Extension of Time for TR 35645 – 3<sup>rd</sup> Request

Dear Mr. Villalobos,

Coachella Valley Housing Coalition (CVHC) understands that the previous conditions adopted for the 2<sup>nd</sup> TR extension for the Nuestro Orgullo property in Mecca, will carry over to the 3<sup>rd</sup> extension request, and no new or additional conditions have been added. This letter is to advise you that we are in acceptance of these conditions and request that you continue to move forward with this 3<sup>rd</sup> Extension of Time request for Planning Commission Approval.

Thank you,



Julie Bornstein  
Executive Director  
Coachella Valley Housing Coalition  
45701 Monroe Street, Suite G  
Indio, CA 92201  
Phone: 760-347-3157  
[www.cvhc.org](http://www.cvhc.org)

