

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



ITEM
1.10
(ID # 7933)

MEETING DATE:

Tuesday, September 18, 2018

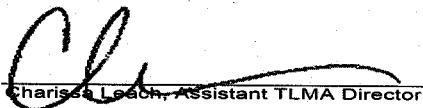
FROM : TLMA-PLANNING:

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. 35477 – Applicant: G8 Development, Inc. – Third Supervisorial District – Ramona Zoning District – San Jacinto Area Plan: Community Development: Very High Density Residential (CD-VHDR) (14-20 du/ac) – Location: North of Whittier Avenue, south of Mayberry Avenue, west of Girard Street – 2.69 Acres – Zoning: General Residential (R-3) – APPROVED PROJECT DESCRIPTION: Schedule “A” Subdivision of a 37-unit condominium complex on 2.69 gross acres. The proposal includes a 10,019 sq. ft. landscape area including two playgrounds, a 2,172 sq. ft. pool area, and a 5,725 sq. ft. front yard area. Total development proposal includes 28,152 sq. ft. of building footprint area, 18,740 sq. ft. of landscaping area (including pool), and 112 parking spaces – REQUEST: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35477, extending the expiration date to July 16, 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 August 15, 2018. The Tentative Tract Map No. 35477 will now expire on July 16, 2021.

ACTION: Consent




Charissa Leach, Assistant TLMA Director

9/11/2018

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Washington, Perez and Ashley
Nays: None
Absent: Tavaglione
Date: September 18, 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. 35477 was originally approved by the Planning Commission on July 16, 2014. It proceeded to the Board of Supervisors where it was approved on September 30, 2014.

The First Extension of time for Tentative Tract Map No. 35477 was approved at the Planning Commission hearing on September 20, 2017.

The Second Extension of Time was received on July 16, 2018, ahead of the expiration date of July 16, 2018. The applicant and the County discussed conditions of approval and reached consensus on July 20, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends no additional 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 second extension of time for Tentative Tract Map No. 35477 on August 15, 2018. The Planning Commission approved the project by a 4-0 vote (Commissioner Taylor Berger was absent).

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

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

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.

ATTACHMENTS:

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


Scott Bruckner 9/11/2018



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 15, 2018**

I. AGENDA ITEM 1.1

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35477 – Applicant: G8 Development, Inc. – Third Supervisorial District – Ramona Zoning District – San Jacinto Area Plan: Community Development: Very High Density Residential (CD-VHDR) (14-20 du/ac) – Location: Northerly of Whittier Avenue, southerly of Mayberry Avenue, and westerly of Girard Street – 2.69 Acres – Zoning: General Residential (R-3) – Approved Project Description: Schedule “A” Subdivision of a 37-unit condominium complex on 2.69 gross acres. The proposal includes a 10,019 sq. ft. landscape area including two (2) playgrounds, a 2,172 sq. ft. pool area, and a 5,725 sq. ft. front yard area. Total development proposal includes 28,152 sq. ft. of building footprint area, 18,740 sq. ft. of landscaping area (including pool), and 112 parking spaces.

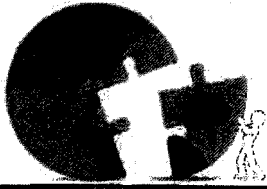
II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 35477, extending the expiration date to July 16, 2021.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Hake, 2nd by Commissioner Kroencke
A vote of 4-0 (Taylor-Berger Absent)

APPROVED Second Extension of Time Request for Tentative Tract Map No. 35477, extending the expiration date to July 16, 2021.



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

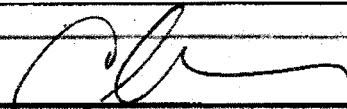
Agenda Item No.:

1.1

Planning Commission Hearing: August 15, 2018

PROPOSED PROJECT

Case Number(s):	TR35477	Applicant(s):	
Area Plan:	San Jacinto Valley		G8 Development, Inc.
Zoning Area/District:	Ramona District		c/o Philip Chodur
Supervisory District:	Third 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 2.69 gross acres for 37-unit condominium complex. The proposal includes a 10,019 sq. ft. landscape area including two playgrounds, a 2,172 sq. ft. pool area, and a 5,725 sq. ft. front yard area. Total development proposal includes 28,152 sq. ft. of building footprint area, 18,740 sq. ft. of landscaping area (including pool), and 112 parking spaces. The project is located north of Whittier Avenue, south of Mayberry Avenue, and west of Girard Street.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 35477**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 16, 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. 35477 was originally approved at Planning Commission on July 16, 2014. It proceeded to the Board of Supervisors where it was approved on September 30, 2014.

The First Extension of time for Tentative Tract Map No. 35477 was approved at the Planning Commission hearing on September 20, 2017.

The Second Extension of Time was received July 16, 2018, ahead of the expiration date of July 16, 2018. The applicant and the County discussed conditions of approval and reached consensus on July 20, 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 (July 20, 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 to 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 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 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 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 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 1st extension of time granted 1 year. This, 2nd extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 2 years and will expire on July 16, 2023.

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 July 16, 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.

2nd EOT for TR35477
Vicinity Map



- Legend**
- Parcels
 - County Centerlines
 - Blueline 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.



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376 Feet

188

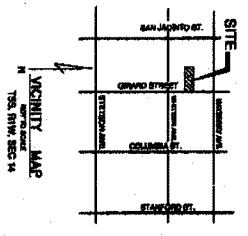
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© Riverside County GIS

TENTATIVE TRACT MAP NO. 35477

COUNTY OF RIVERSIDE, CALIFORNIA

AMENDMENT NO. 2



CONSTRUCTION NOTES:

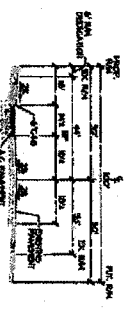
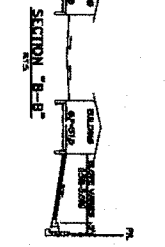
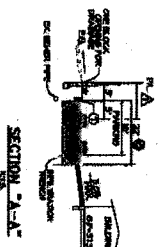
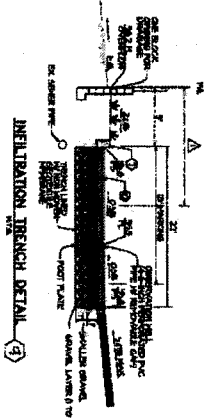
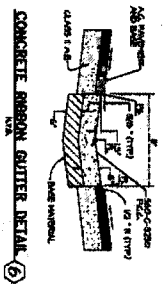
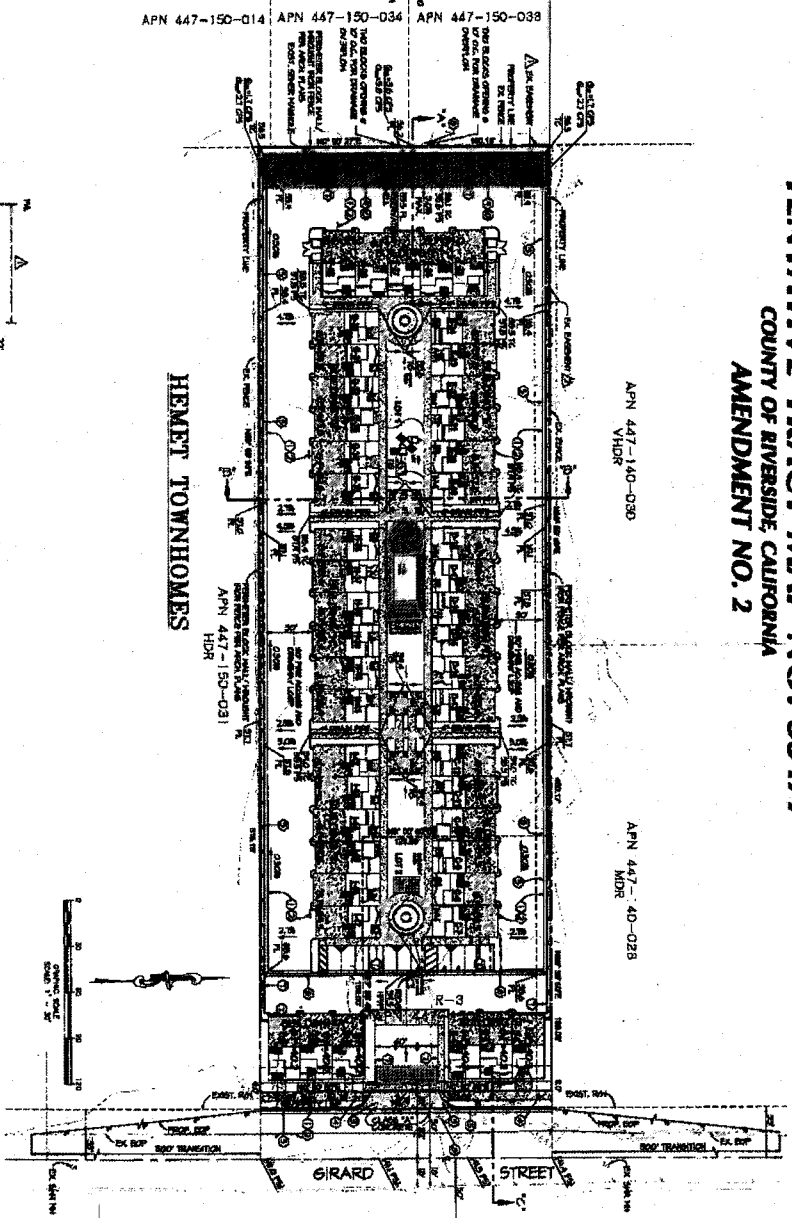
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EASEMENT NOTES:

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LEGEND:

- 1. FINISHED GRADE ELEVATION
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- 10. FINISHED GRADE ELEVATION



DATE: 11/15/2007
 TIME: 10:00 AM
 PROJECT: HENRY TOWNHOMES
 SHEET: 1 OF 1

LEGAL DESCRIPTION:
 TRACT MAP NO. 35477, COUNTY OF RIVERSIDE, CALIFORNIA, AMENDMENT NO. 2, PARCELS 1 THROUGH 10, AS SHOWN ON THE TRACT MAP FILED IN THE OFFICE OF THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA, ON 11/15/2007.

SOURCE OF TOPOGRAPHY:
 1:50,000 SCALE
 1984 DATUM

ASSESSOR PARCEL NUMBER:
 447-004-000

APPLICANT/OWNER:
 THE STATE OF CALIFORNIA
 COUNTY OF RIVERSIDE

SITE ADDRESS:
 1111 GRAND STREET

PROJECT INFORMATION:
 TRACT MAP NO. 35477, COUNTY OF RIVERSIDE, CALIFORNIA, AMENDMENT NO. 2, PARCELS 1 THROUGH 10, AS SHOWN ON THE TRACT MAP FILED IN THE OFFICE OF THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA, ON 11/15/2007.

GENERAL NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS SHALL BE AS SHOWN ON THIS TRACT MAP UNLESS OTHERWISE NOTED.
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BLINDING DATE:

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PREPARED BY:
 THE STATE OF CALIFORNIA
 COUNTY OF RIVERSIDE
 1111 GRAND STREET
 RIVERSIDE, CA 92501

DATE PREPARED: 11/15/2007



Extension of Time Environmental Determination

Project Case Number: TR35477
 Original E.A. Number: 41303
 Extension of Time No.: 2nd EOT
 Original Approval Date: July 16, 2014
 Project Location: North of Whittier Avenue, South of Mayberry Avenue, and West of Girard Street
 Project Description: Schedule "A" Subdivision of a 37-unit condominium complex on 2.69 gross acres. The proposal includes a 10,019 sq. ft. landscape area including two playgrounds, a 2,172 sq. ft. pool area, and a 5,725 sq. ft. front yard area. Total development proposal includes 28,152 sq. ft. of building footprint area, 18,740 sq. ft. of landscaping area (including pool), and 112 parking spaces. There currently exists one (1) residential structure.

On July 16, 2014, 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: 8/2/18
 For Charissa Leach, Assistant TLMA Director



Riverside County Planning Dept.
Gabriel Villalobos
4080 Lemon Street – 12th Floor
Riverside, CA 92501
951-955-0314

RE: SECOND EXTENSION OF TIME REQUEST for No. 35477.

The County Planning Department has determined it necessary to recommend the addition of no 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.

I have reviewed the proposed conditions of approval specifically listed as “no new conditions”:

These conditions are acceptable and I clearly state that I, the Extension of Time Applicant accept these conditions. This documentation will then be included in the staff report package.

If you have any questions, comments, or concerns regarding this correspondence from me, the EOT applicant, accepting the recommended conditions per the directions provided above please feel free to contact me as indicated below.

Thank you,

A handwritten signature in cursive script that reads 'Angela Hodgdon'.

Angela Hodgdon, General Manager
G8 Development, Inc.
7626 El Cajon Blvd.
La Mesa, CA 91943
Office: 619-354-8736
Fax: 619-465-0302
Cell: 619-322-7137

Cc: Philip Chodur