

REPORT TO THE PLANNING COMMISSION



DATE: November 22, 2016

TITLE: First Extension of Time - Tentative Tract Maps 35009 & 35448: Located West of State Route 62 within the Rancho Royale Specific Plan encompassing most of Section 20, Range 4 East, Township 2 South; San Bernardino Baseline and Meridian.

Prepared by: Scott Taschner, Associate Planner

Reviewed by: Daniel Porras P.E. Public Works Manager

RECOMMENDATION

1. Receive Staff Report;
2. Allow Questions of Staff from Planning Commission;
3. Open the Public Hearing;
4. Take Testimony from Applicant;
5. Take Public Testimony
6. Close the Public Hearing;
7. Allow Opportunity for Applicant Rebuttal;
8. Conduct Planning Commission discussion and questions to staff;
9. Approve the FIRST EXTENSION OF TIME REQUEST, extending the expiration to August 7, 2019, for the subdivision of 481+/- acres into with 73 residential and commercial lots, 35 lettered lots for street connections, main spine road system and open space areas for financial and conveyance purposes (TENTATIVE TRACT NO. 35448) and to further subdivide the 481 acre project site with 1,126 single family lots, 8 multiple family residential/recreational commercial lots (923 residential units), and 32 acres divided into 3 lots for commercial and residential (171 residential units) uses (TENTATIVE TRACT MAP 35009) subject to the previously approved conditions, amended conditions of approval and EIR Addendum No. 3 Mitigation Measures.

BACKGROUND

Tentative Tract Maps 35448 and 35009 were originally approved in 2007 at Planning Commission on July 10, 2007. The Tentative Maps proceeded to the City Council and were approved on August 7, 2007. With the downturn in the economy the California State Assembly, State Senate, and our Governor(s), have approved five (5) various Assembly Bills and Senate Bills giving projects that qualified under specific conditions an automatic extension of the approved maps. The latest Bill, AB 1303, included a condition that the county in which the map was approved in cannot exceed 80% of the mean annual household income in comparison to the state level. According to the 2013 American Community Survey published by the US Census Bureau. Riverside County's mean annual household income level is at 89% when compared to the state level. Therefore, previously approved maps in Riverside County no longer qualify for the last automatic extension granted by Governor Brown in October 2015.

The unchanged project proposes to allow for a subdivision resulting in 1,126 single family residential lots, eight (8) multiple family residential/recreational commercial lots (923 residential units), and a 32-acre lot for commercial and residential (171 residential units) uses. Tentative Map No. 35448 is for financial and conveyance purposes to create the master planned community. Tentative Tract Map 35009 creates the specific lots for the residential and

commercial lots proposed for the project, which will be accessed from private and public streets. Mission Creek Road will be a public street that will provide main access from the north. The Developer is conditioned to build a road from the south of the project connecting the development to Pierson Boulevard. The project site is located within the Rancho Royale Specific Plan, which is planned for approximately 8,360 single-family and multi-family residential units, commercial land uses, golf courses, and resort commercial uses on approximately 2,206 acres of land. In April of 1993, the Final Environmental Impact Report (EIR) for Rancho Royale Specific Plan was approved by the City Council.

The original proposal (2007) for master planned community contained language that the site will be developed in four (4) major phases. The original phasing plan includes the construction and provision of utilities that will be taken from south of the project site to the north. The applicant then plans to develop the four (4) phases in a clockwise direction ending with the 32-acre commercial lot located on the northeast side of Mission Creek Road.

As proposed, the project will have an overall density of 4.62 dwelling units per acre (481 acres, gross). The single-family residential lots will be developed with 4,000, 5,000, 6000, and 7,000 square foot lots. The smallest single-family lot is 4,041 square feet and the largest residential lot is 20,704 square feet. The Rancho Royale Specific Plan minimum lot size is 3,500 square feet in area.

The Applicant will need to submit the following components to the Planning Commission to obtain Development and Design Review Permits: project landscaping, wall details, entry areas, residential and commercial components.

The original City Council Staff Report and Resolution are attached (Exhibit 3) which provide detailed information regarding the project.

To approve this time extension the City needs to determine the following findings:

1. The applicant has satisfied all aspects of Section 16.24170 (Time Extensions for Subdivisions) of the City of Desert Hot Springs Municipal Code;
2. There have been no substantial changes to the project since it was initially approved;
3. The Owner/Applicant has presented good cause for requesting the extension of time in that economic conditions along with the size of the project and the extent of required improvements to complete the project have made the project impossible to market at this time. The applicant is hopeful that this extension will give him the opportunity to re-energize the original developer/applicant without losing entitlements that were incurred a great cost and many years of work.
4. There is no change to environmental circumstances.

ENVIRONMENTAL REVIEW

In 2007 the City undertook and completed an addendum # 3 to the certified Final Environmental Impact report (FEIR) for the Rancho Royale Specific Plan (SCH # 92042024) in accordance with the California Environmental Quality Act (CEQA). The addendum showed that the project will have no significant effects on the environment which has not already been examined and addressed in the previously certified Rancho Royale specific Plan FEIR.

Pursuant to Section 15162(a) of the CEQA regulations, once an EIR has been adopted for a project, no subsequent environmental review needs to be completed unless there are substantial changes in the project that warrant additional review. The planning commission only needs to make a finding that the time extension is consistent with the original EIR addendum # 3 and no further analysis is required. Note that no changes have been proposed for the project

by the applicant in conjunction with this proposed extension of time. Refer to the attached Extension of Time Environmental Determination (Exhibit 2).

FISCAL IMPACT

The applicant has paid the required application fee of \$4,250.00 to request a time extension.

EXHIBIT(S)

1. Tentative Tract Map Nos. 35009 and 35448
2. Extension of Time Environmental Determination
3. CAL FIRE Comment Letter Dated 11/2/2016 RE: EOT TTM's 35009 & 35448
4. Amended Conditions of Approval - November 22, 2016
5. City Council Staff Report and Resolution No. 2007-71 & Conditions of Approval