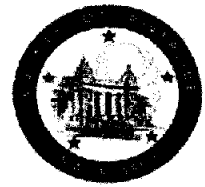


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Jeff Stone, 3rd District Supervisor

SUBMITTAL DATE:
December 8, 2010

SUBJECT: Conditions of Approval for Tract 29114 and Tract 32049

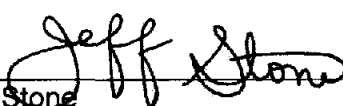
RECOMMENDED MOTION: That the Board join me in directing the Planning and Transportation Department to initiate a review and modification of the Conditions of Approval for these Tracts, subject to the outcome of the planning process.

BACKGROUND: Tract 29114 was recorded in March 2007 and Tract 32049 was recorded in July 2007. As part of their Conditions of Approval, they were required to extend Skyview Drive from the Tract boundaries westerly to SR 79. Tract 29114 is in a partially completed state and Tract 32049 is in a vacant state.

At the time that the Tracts were approved, it was envisioned that the extension of Skyview would be needed as their secondary access. Since then, other development has built around Tract 29114 which has provided secondary access. Tract 32049 (a condo project) can obtain gated, emergency secondary access to SR 79.

In light of the fact that the extension of Skyview does not appear to be needed for access for these developments to build out, I am supportive of conceptually relieving them of the condition to build it, and instead achieve a public benefit by having the developer of the tracts make a cash contribution to the County of \$500,000 for use on other Planning or Transportation priorities. The developer will still need to build certain improvements associated with the tracts, such as rock slope protection of the adjacent channel.

Since the tracts have been recorded, the change to conditions will need to be processed as a



Jeff Stone
3rd District Supervisor

Departmental Concurrence

Dept't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref

District: 3

Agenda Number:

3.85

The Honorable Board of Supervisors

RE: Conditions of Approval for Tract 29114 and 32049, Third Supervisorial District

December 8, 2010

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amendment to final map (to be paid by the developer), which involves a public hearing. This will allow the County to receive public input from any of the adjacent neighborhoods. Should the amendment be approved, the Transportation Department will prepare an Agreement for Board consideration to receive the in-lieu contribution of \$500,000.

The Skyview Bridge would be constructed at some future time when it is more urgently needed for circulation. The County has bonds in place to secure this improvement.