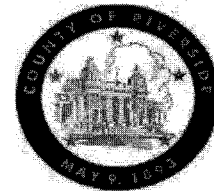


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
1.4
(ID # 3089)

MEETING DATE:

Tuesday, December 13, 2016

FROM : TLMA-PLANNING:

SUBJECT: TLMA-PLANNING: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30752 – Applicant: CA Boulder Springs Holdings, LLC – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Public Facilities (CD:PF) and Rural Community: Low Density Residential (RC:LDR) – Location: Southerly of Cajalco Road, westerly of Wood Road, and northerly of Lake Mathews Drive – 117 Gross Acres Zoning: Open Area Combining Zone – Residential Development (R-5) and Residential Agriculture – 0.5 Acre Minimum (R-A-0.5) – APPROVED PROJECT DESCRIPTION: Schedule B subdivision of 117 gross acres into 112 single-family residential lots with a minimum lot size of 0.5 acre, and nine (9) open space lots – REQUEST: FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30752. Applicant Fees 100%

RECOMMENDED MOTION: The Planning Department recommends that the Board of Supervisors:

RECEIVE AND FILE: The Planning Commission Notice of Decision for the above referenced case acted on by the Planning Commission on November 16, 2016. The Tentative Tract Map No. 30752 will now expire on July 30, 2017.

ACTION: Consent

Steven Weiss 11/28/2016 *Juan C. Rivera* 11/29/2016
Steven Weiss, Director Juan C. Rivera, Director of Transportation & Land Management

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			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: Benoit
Date: December 13, 2016
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By *[Signature]*
Deputy
1-4

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

BACKGROUND:

Summary

The Tentative Tract Map No. 30752 was originally approved at Planning Commission on June 19, 2013. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7796, which was approved on July 30, 2013.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of three (3) 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.

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 extension of time for Tentative Tract Map No. 30752 on November 16, 2016. The Planning Commission approved the project by a 4-0 vote (Commissioner Hake 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

The impacts of this project have been evaluated through the environmental review and public hearing process by 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**

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



Tina Grande, Principal Management Analyst

12/5/2016



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 16, 2016**

I. AGENDA ITEM 1.1

FIRST EXTENSION OF TIME for **TENTATIVE TRACT MAP NO. 30752** – Applicant: CA Boulder Springs Holdings, LLC – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Public Facilities (CD:PF) and Rural Community: Low Density Residential (RC:LDR) – Location: Southerly of Cajalco Road, westerly of Wood Road, and northerly of Lake Mathews Drive – 117 Gross Acres Zoning: Open Area Combining Zone – Residential Development (R-5) and Residential Agriculture – 0.5 Acre Minimum (R-A-0.5) – **APPROVED PROJECT DESCRIPTION:** Schedule B subdivision of 117 gross acres into 112 single-family residential lots with a minimum lot size of 0.5 acre, and nine (9) open space lots.

II. PROJECT DESCRIPTION:

FIRST EXTENSION OF TIME for **TENTATIVE TRACT MAP NO. 30752**, extending the expiration date to July 30, 2017.

III. PLANNING COMMISSION ACTION:

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


APPROVED FIRST EXTENSION OF TIME for **TENTATIVE TRACT MAP NO. 30752**, extending the expiration date to July 30, 2017.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

1.1

Agenda Item No.
Area Plan: Lake Mathews/Woodcrest
Zoning District: Cajalco
Supervisorial District: First
Project Planner: Dionne Harris
Planning Commission Hearing: November 16, 2016

TENTATIVE TRACT MAP NO. 30752
FIRST EXTENSION OF TIME
Applicant: CA Boulder Springs Holdings,
LLC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map for a Schedule 'B' subdivision of 117 gross acres into 112 single-family residential lots with a minimum lot size of 0.5 acre, and nine (9) open space lots.

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

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30752

JUSTIFICATION FOR EXTENSION REQUEST:

BACKGROUND:

The Tentative Tract Map No. 30752 was originally approved at Planning Commission on June 19, 2013. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7796 which was approved on July 30, 2013.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of three (3) 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 (dated October 27, 2016) indicating the acceptance of the three (3) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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.

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, the tentative map's expiration date will become July 30, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30752, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 30, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

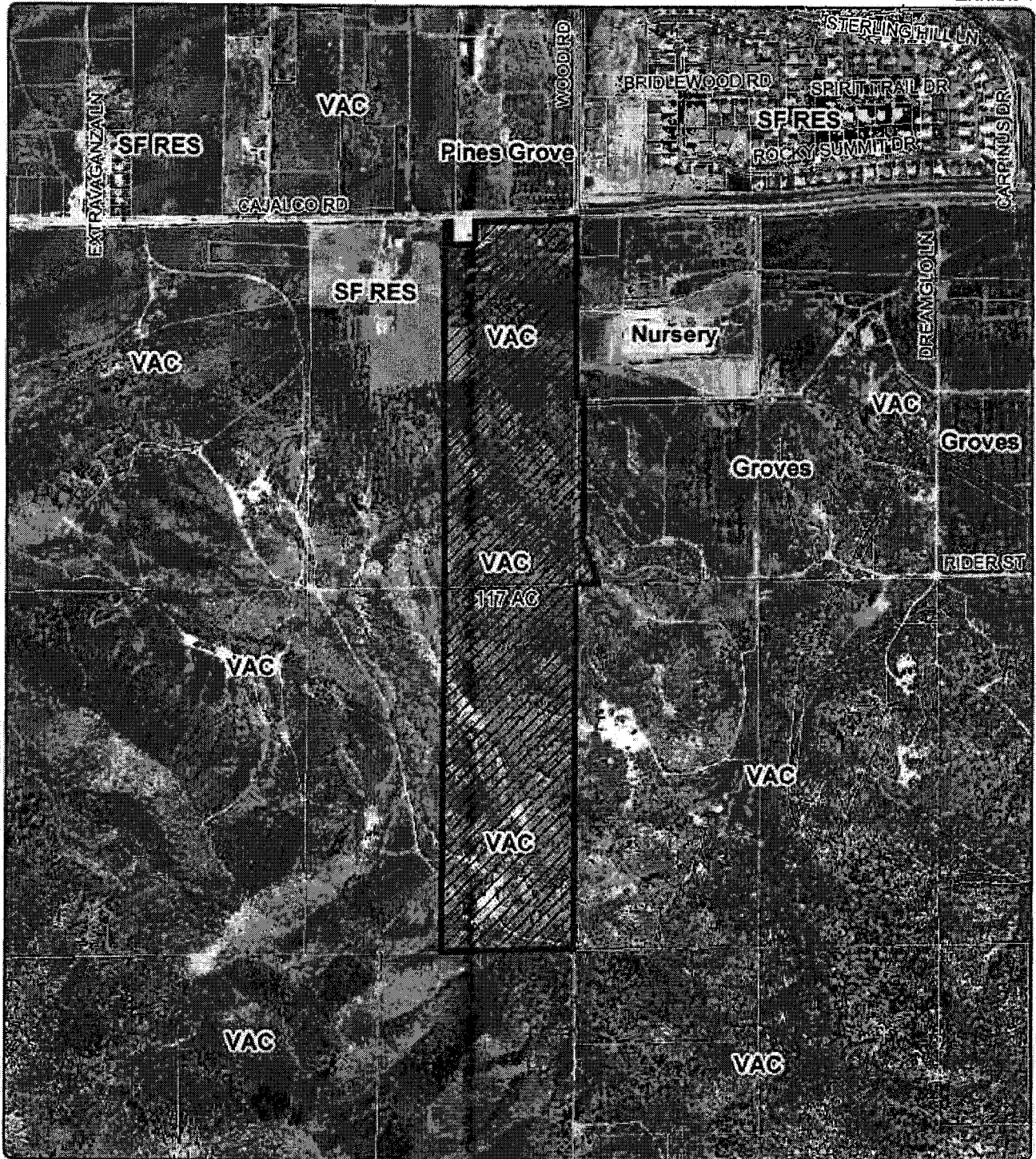
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07796_TR30752

Supervisor Jeffries
District 1

Date Drawn: 02/06/2013
Exhibit 1

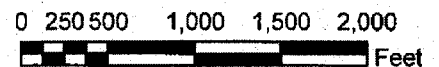
LAND USE



Zoning District: cajalco
Township/Range: T4SR4W
Section: 7



Assessors Bk. Pg. 321-14,15
Thomas Bros. Pg. 776 D4
Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 855-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrta.co.riverside.ca.us/plan.htm>.

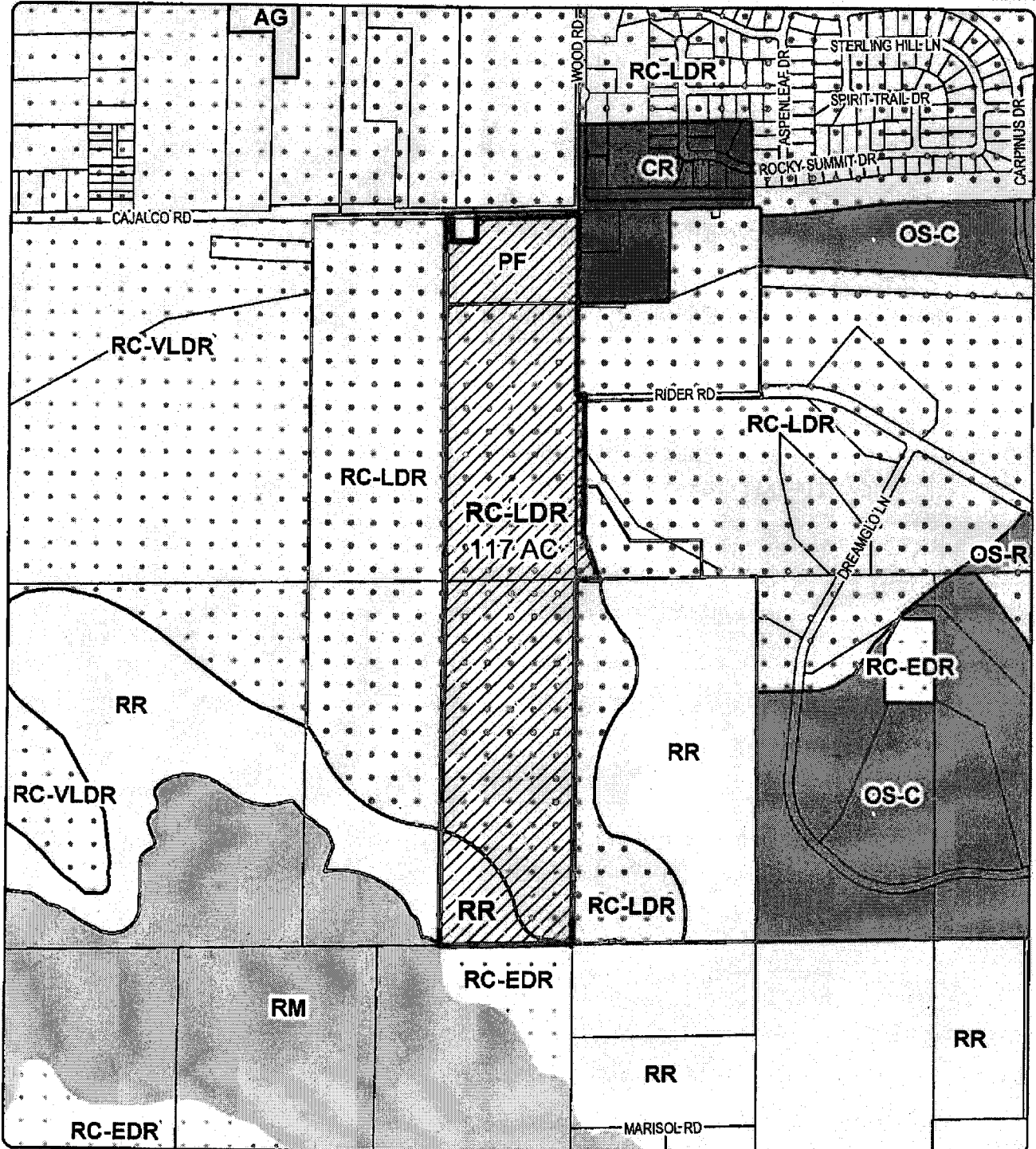
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07796_TR30752

EXISTING GENERAL PLAN

Supervisor Jeffries
District: 1

Date Drawn: 02/06/2013
Exhibit 5



Zoning District: Cajalco
Township/Range: T4SR4W
Section: 7

Assessors Bk. Pg. 321-12,15
Thomas Bros. Pg. 776 D4
Edition 2011

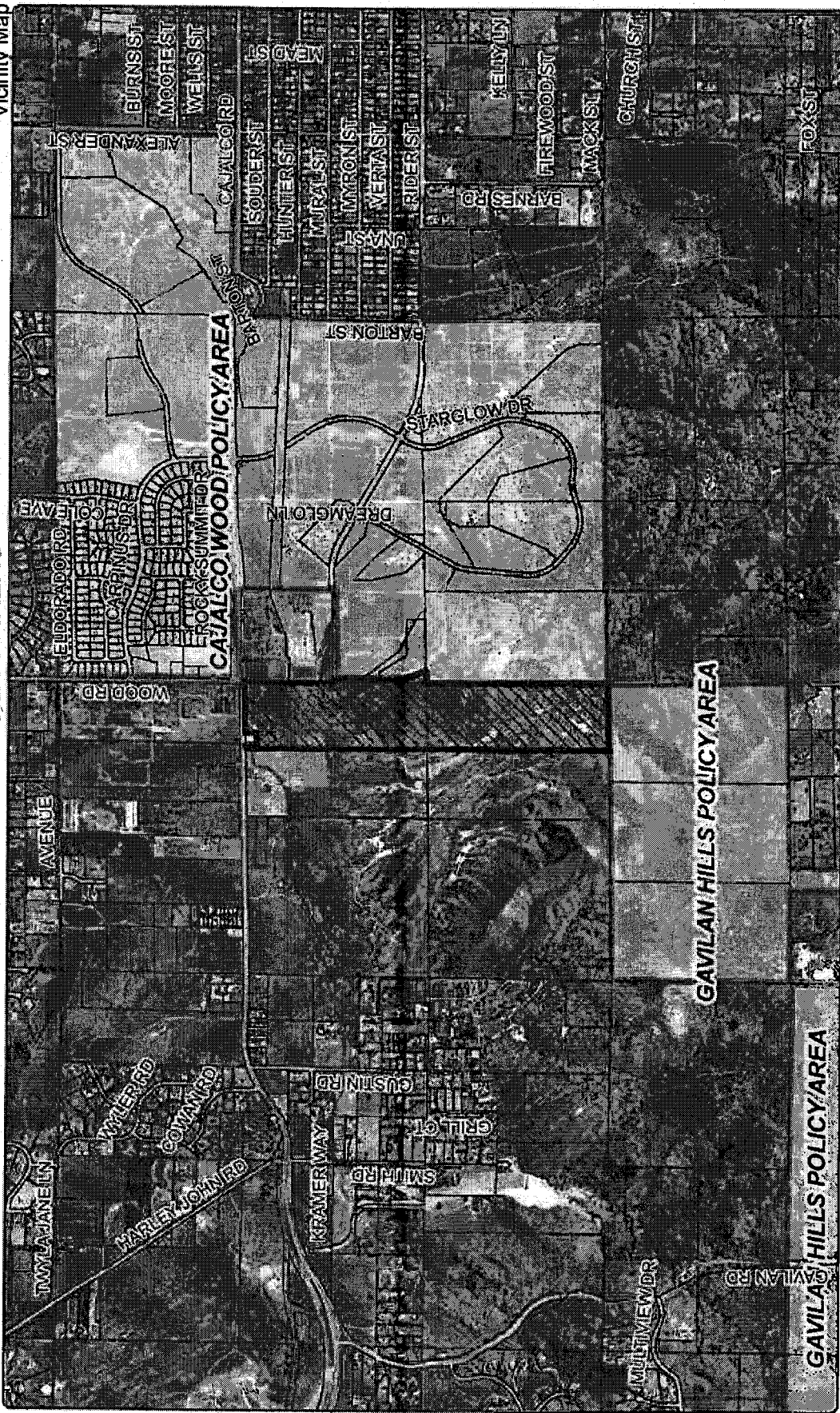
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.planning.riverside.ca.gov/srarc/ezp.htm>



**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07796_TR30752
VICINITY/POLICY AREAS**

Supervisor Jeffries
District 1

Date Drawn: 02/06/2013
Vicinity Map



Assessors Bk. Pg. 321-12,15
Thomas Bros. Pg. 776 D4
Edition 2011



Zoning District: Cajalco
Township/Range: T4SR4W
Section: 7

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-5200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at http://www.aircalos.org/plan/2003_gp.html.

RIVERSIDE COUNTY PLANNING DEPARTMENT

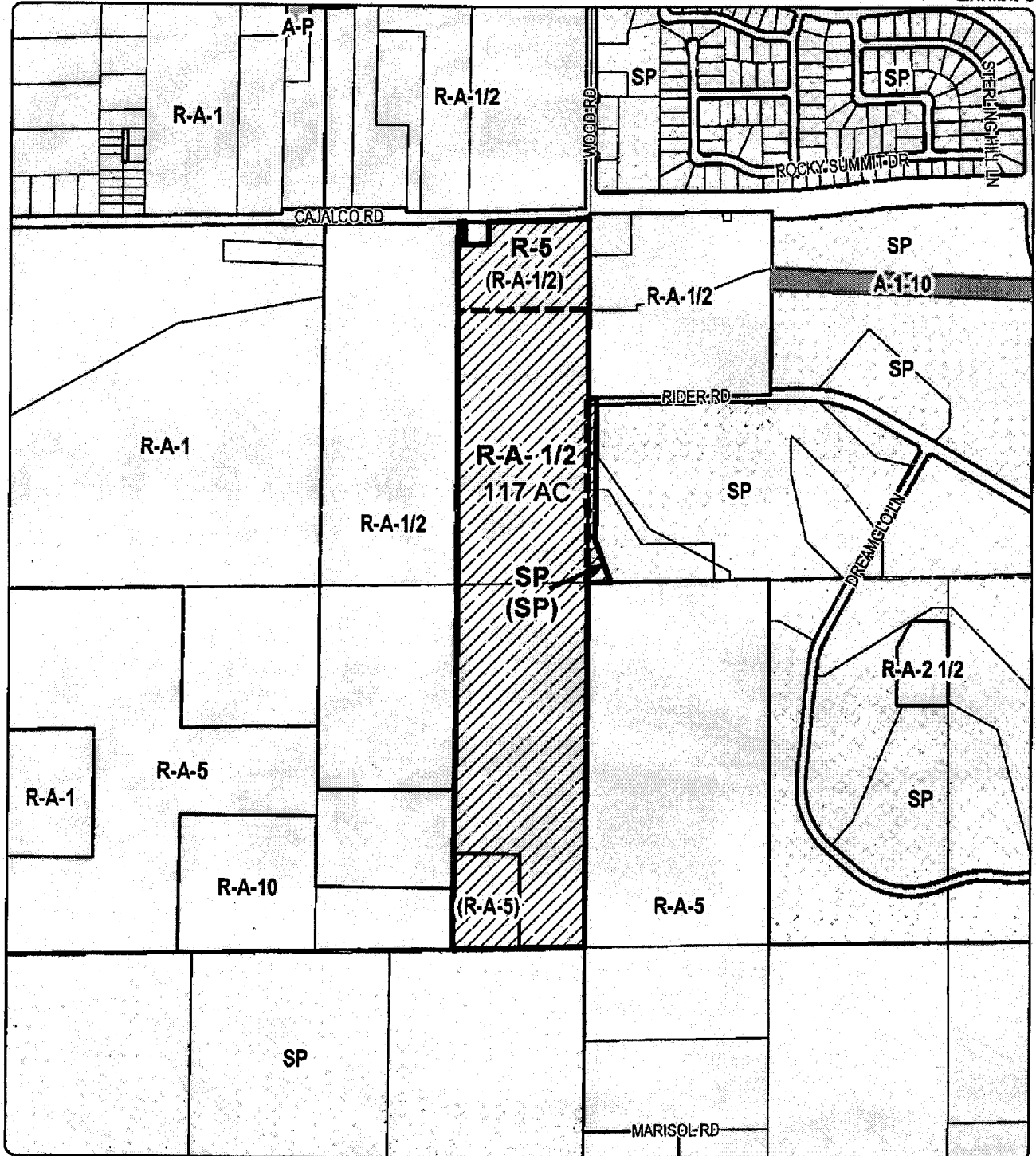
CZ07796_TR30752

PROPOSED ZONING

Supervisor Jeffries
District 1

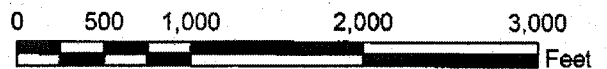
Date Drawn: 02/06/2013

Exhibit 3



Zoning District: Cajalco
Township/Range: T4SR4W
Section: 7

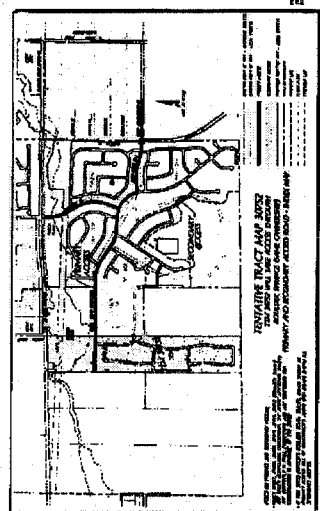
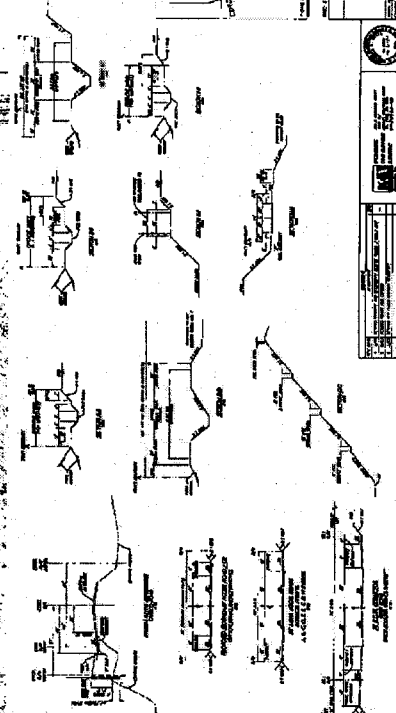
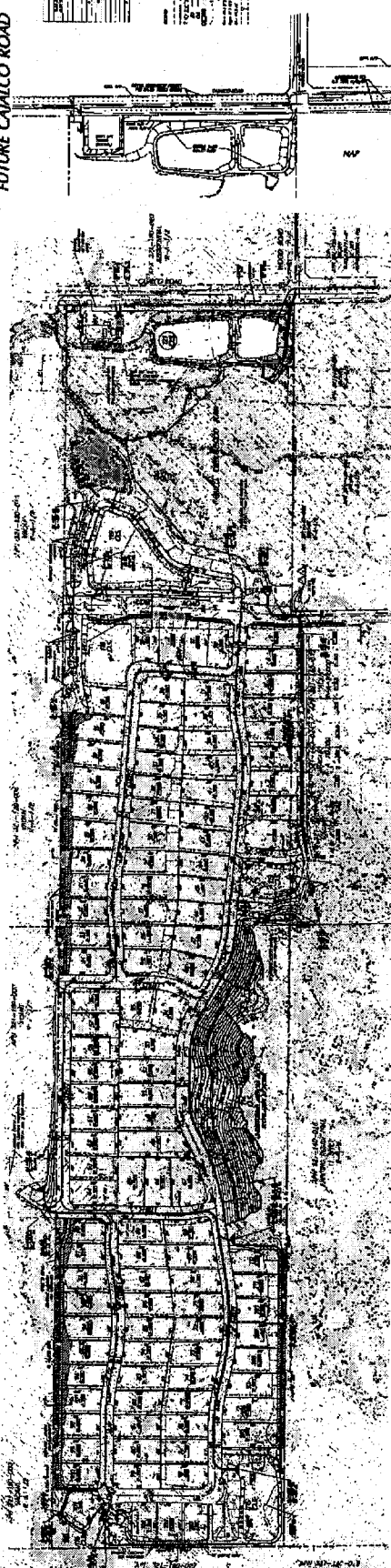
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Edition 2011



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TENTATIVE TRACT MAP No. 30752
COUNTY OF RIVERSIDE
AMENDED

FUTURE CAVALCO ROAD



LEGEND

1. LOT LINES AND CORNERS

2. EXISTING AND PROPOSED ROADS

3. EXISTING AND PROPOSED UTILITIES

4. EXISTING AND PROPOSED EASEMENTS

5. EXISTING AND PROPOSED ENCUMBRANCES

6. EXISTING AND PROPOSED SURVEY DATA

7. EXISTING AND PROPOSED ADJACENT TRACTS

8. EXISTING AND PROPOSED NATURAL FEATURES

9. EXISTING AND PROPOSED BUILDINGS

10. EXISTING AND PROPOSED FENCES

11. EXISTING AND PROPOSED SIGNAGE

12. EXISTING AND PROPOSED LAND USES

13. EXISTING AND PROPOSED ZONING

14. EXISTING AND PROPOSED REGULATIONS

15. EXISTING AND PROPOSED NOTES

16. EXISTING AND PROPOSED REFERENCES

17. EXISTING AND PROPOSED CONTACTS

18. EXISTING AND PROPOSED DATES

19. EXISTING AND PROPOSED TIMES

20. EXISTING AND PROPOSED PLACES

21. EXISTING AND PROPOSED STATES

22. EXISTING AND PROPOSED COUNTRIES

23. EXISTING AND PROPOSED WORLDS

24. EXISTING AND PROPOSED UNIVERSES

25. EXISTING AND PROPOSED REALITIES

26. EXISTING AND PROPOSED POTENTIALS

27. EXISTING AND PROPOSED POSSIBILITIES

28. EXISTING AND PROPOSED PROBABILITIES

29. EXISTING AND PROPOSED LIKELIHOODS

30. EXISTING AND PROPOSED CHANCES

31. EXISTING AND PROPOSED RISKS

32. EXISTING AND PROPOSED DANGERS

33. EXISTING AND PROPOSED PERILS

34. EXISTING AND PROPOSED HAZARDS

35. EXISTING AND PROPOSED THREATS

36. EXISTING AND PROPOSED OBSTACLES

37. EXISTING AND PROPOSED BARRIERS

38. EXISTING AND PROPOSED HINDRANCES

39. EXISTING AND PROPOSED IMPEDIMENTS

40. EXISTING AND PROPOSED OBSTACLES

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98. EXISTING AND PROPOSED HINDRANCES

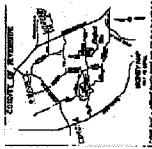
99. EXISTING AND PROPOSED IMPEDIMENTS

100. EXISTING AND PROPOSED OBSTACLES

COUNTY OF RIVERSIDE
 ENGINEER
 No. 30752 - AMENDED
 1/1/2010

DATE	1/1/2010
BY	[Signature]
TITLE	ENGINEER
PROJECT	TENTATIVE TRACT MAP 30752
CLIENT	[Name]
ADDRESS	[Address]
CITY	[City]
STATE	[State]
COUNTRY	[Country]
PHONE	[Phone]
FAX	[Fax]
EMAIL	[Email]
WEBSITE	[Website]

NO.	DESCRIPTION	DATE
1
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10



Extension of Time Environmental Determination

Project Case Number: 30752
Original E.A. Number: 28929
Extension of Time No.: First
Original Approval Date: July 30, 2013
Project Location: South of Cajalco Road, west of Wood Road, and north of Lake Mathews Drive.

Project Description: Schedule B subdivision of 117 gross acres into 112 single-family residential lots with a minimum lot size of 0.5 acre, and nine (9) open space lots.

On July 30, 2013, 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: 
Dionne Harris, Urban Regional Planner I

Date: 10/28/16
For Steve Weiss, Planning Director

Harris, Dionne

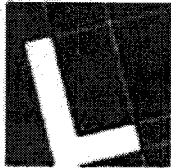
From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Thursday, October 27, 2016 12:06 PM
To: Harris, Dionne
Subject: RE: Recommended Conditions For Acceptance for EOT TR30752
Attachments: COA FOR 1st EOT TR30752.pdf

Ms. Harris,

We approve of the additional COA changes on 30752.
Not sure if I had sent you this previously.

Thanks

Jim Hoxie




**LANSING
COMPANIES**

12671 High Bluff Drive, Ste. 150
San Diego, CA 92130
P: 858-523-0719
F: 858-523-0826

Privileged And Confidential Communication.

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 Please consider the environment before printing this e-mail.

From: Harris, Dionne [<mailto:DHarris@rctdma.org>]
Sent: Thursday, September 29, 2016 4:55 PM
To: Gregory Lansing; 'ggabrych@gmail.com'; James Hoxie
Subject: Recommended Conditions For Acceptance for EOT TR30752

Attn: Greg Lansing
Lansing Companies
12671 High Bluff, STE 150
San Diego, CA 92130

09/29/16
16:43

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30752

Parcel: 321-140-032

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 EOT1- SOLID WASTE SERVICE RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

50.E HEALTH. 2 EOT1- WATER & SEWER WILL SERVE RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8 EOT1- WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.