

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



**ITEM  
1.2  
(ID # 4375)**

**MEETING DATE:**

Tuesday, June 13, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST and SECOND EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 32311 - Applicant: Lansing Companies - Greg Lansing - First Supervisorial District - Mead Valley Zoning District - Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (1/2-acre minimum), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R) - Location: Southerly of Cajalco Road, and westerly of Barton Street - 108.4 Acres - Zoning: Specific Plan Zone (SP229) - APPROVED PROJECT DESCRIPTION: Schedule I - to realign the parcel lines within the planning area boundary lines of Planning Areas No. 7, 8, 9 and 12 (Boulder Springs) of Specific Plan No. 229, Amendment No. 1 for the sole purpose of financing - REQUEST: FIRST and SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32311, extending the expiration date to May 15, 2018. Applicant Fees 100%.

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

**RECEIVE AND FILE** the Notice of Decision for the first Extension of Time case acted on by the Director's Hearing on May 8, 2017. The Tentative Parcel Map No. 32311 will now expire on May 15, 2017.

**RECEIVE AND FILE** the Notice of Decision for the second Extension of Time case acted on by the Director's Hearing on May 8, 2017. The Tentative Parcel Map No. 32311 will now expire on May 15, 2018.

**ACTION:** Consent

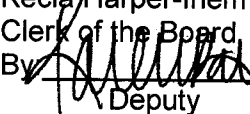
  
Charissa Leach, Assistant TLMA Director 5/17/2017

---

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Jeffries 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:** June 13, 2017  
**xc:** Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By   
Deputy

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

<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 Parcel Map No. 32311 was originally approved at Director's Hearing on May 15, 2006.

The first Extension of Time was received March 23, 2016, ahead of the expiration date of May 15, 2016. The County has been negotiating conditions of approval and processing the Extension of Time.

A second Extension of Time was filed March 13, 2017. The second Extension of Time is included with this first Extension of Time, and will be acted upon subsequent to this action.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) 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 Parcel 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 Director's Hearing heard the first and second Extension of Time for Tentative Parcel Map No. 32311 on May 8, 2017. The Hearing Officer approved the project.

**Board Action**

The Director's Hearing 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 the Planning Department and the Director's Hearing.

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

**Supplemental**

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. **DIRECTOR'S HEARING REPORT OF ACTION for First Extension of Time**
- B. **DIRECTOR'S HEARING STAFF REPORT for First Extension of Time**
- C. **DIRECTOR'S HEARING REPORT OF ACTION for Second Extension of Time**
- D. **DIRECTOR'S HEARING STAFF REPORT for Second Extension of Time**



Tina Grande, Principal Management Analyst

6/6/2017



**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
MAY 8, 2017**

**1.0 CONSENT CALENDAR:**

**1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32311** – Applicant: Lansing Companies – Greg Lansing – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (½-acre minimum) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Location: Southerly of Cajalco Road and westerly of Barton Street – 108.4 acres – Zoning: Specific Plan Zone (SP229) – Approved Project Description: Schedule “I” to realign the parcel lines within the planning area boundary lines of Planning Areas No. 7,8,9 and 12 of Boulder Springs Specific Plan No. 229, Amendment No. 1 for the sole purpose of financing – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 32311, extending the expiration date to May 15, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**APPROVED** First Extension of Time Request for Tentative Parcel Map No. 32311, extending the expiration date to May 15, 2017.

**1.2 SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32311** – Applicant: Lansing Companies – Greg Lansing – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (½-acre minimum) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Location: Southerly of Cajalco Road, and westerly of Barton Street – 108.4 acres – Zoning: Specific Plan Zone (SP229) – Approved Project Description: Schedule “I” to realign the parcel lines within the planning area boundary lines of Planning Areas No. 7,8,9 and 12 of Boulder Springs Specific Plan No. 229, Amendment No. 1 for the sole purpose of financing – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 32311, extending the expiration date to May 15, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**APPROVED** Second Extension of Time Request for Tentative Parcel Map No. 32311, extending the expiration date to May 15, 2018.

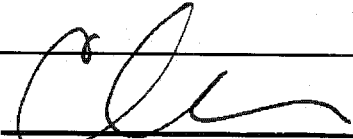
**1.3 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32312** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 acre min.) – Open Space: Recreation (OS-R) – Location: Northerly of Cajalco Road, easterly of Carpinus Drive, and westerly of Alexander Street – 217.3 Acres – Zoning: Specific Plan (SP229) – Approved Project Description: Schedule “I” Subdivision of six (6) parcels that total 217.3 acres into three (3) lots with a minimum lot size of 46.45 acres – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 32312, extending the expiration date to September 6, 2016. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org).

**APPROVED** First Extension of Time Request for Tentative Parcel Map No. 32312, extending the expiration date to September 6, 2016.

1.1

Agenda Item No.  
Area Plan: Lake Mathews/Woodcrest  
Zoning District: Mead Valley  
Supervisory District: First  
Project Planner: Arturo Ortuno  
Directors Hearing: May 8, 2017

TENTATIVE PARCEL MAP NO. 32311  
FIRST EXTENSION OF TIME  
Applicant: Lansing Companies

---

Charissa Leach, P.E.  
Assistant TLMA 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 to realign the parcel lines within the planning area boundary lines of Planning Areas No. 7,8,9 and 12 Boulder Springs of Specific Plan No. 229, Amended No. 1 for the sole purposes of financing.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Director for approval.

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 PARCEL MAP NO. 32311**

### BACKGROUND:

Tentative Parcel Map No. 32311 was originally approved at Director's Hearing on May 15, 2006.

The first extension of time was received March 23, 2016, ahead of the expiration date of May 15, 2016. The County have been negotiating conditions of approval and processing the extension of time.

A second extension of time was filed March 13, 2017. The second extension of time will appear on the same agenda as this first extension of time, and be acted upon subsequent to this action.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) 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 (April 3, 2017) indicating the acceptance of the seven (7) 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.

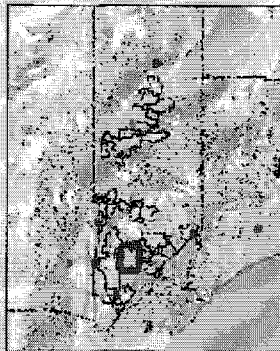
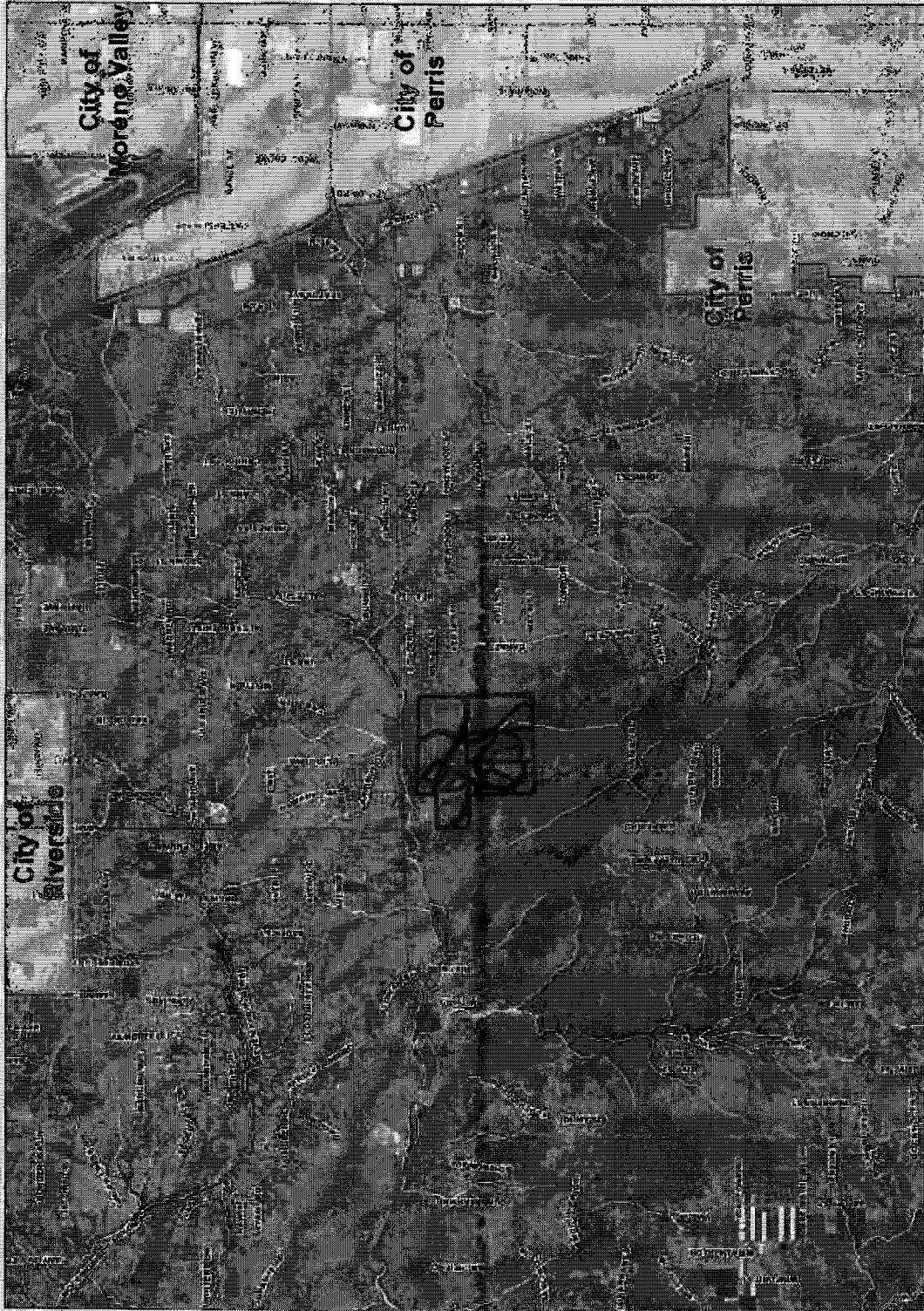
**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Director, 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 May 15, 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 (which was applied for on March 13, 2017).

#### **RECOMMENDATION:**

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32311, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 15, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.**

**1st EOT for PM32311**  
Vicinity Map



- Legend**
- City Boundaries
  - Cities
  - highways\_large
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - US-HWY
  - majorroads
  - counties
  - cities

**Notes**

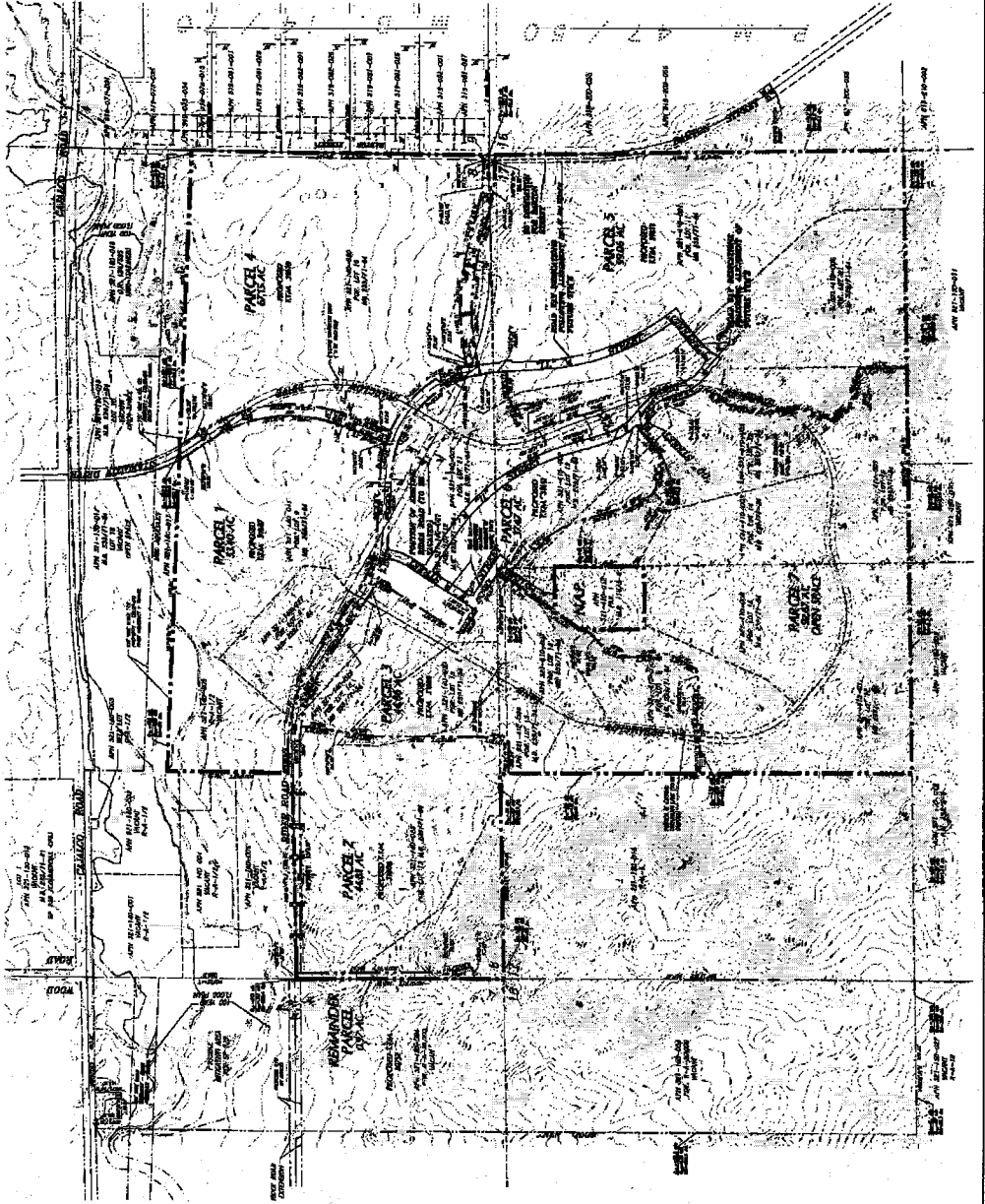
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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.

0 7,444 14,889 Feet

REPORT PRINTED ON... 4/6/2017 2:53:43 PM

© Riverside County RCIT GIS

**TENTATIVE PARCEL MAP NO. 32371**  
**AMENDED NO. 1**  
**COUNTY OF RIVERSIDE**  
**BOULDER SPRINGS SP. 229**



**NOTICE:** THIS PARCEL MAP IS SUBJECT TO ALL APPLICABLE LAWS, RULES AND REGULATIONS OF THE COUNTY OF RIVERSIDE AND THE STATE OF CALIFORNIA.

**OWNER:** BOULDER SPRINGS SP. 229

**AGENT:** [Name of Agent]

**DATE:** [Date]

**SCALE:** 1" = 100'

**LEGEND:** [Legend for map symbols]

**NOTICE:** [Notice text]

**NOTICE:** [Notice text]

**NOTICE:** [Notice text]

**NOTICE:** [Notice text]

**NOTICE:** [Notice text]

**NOTICE:** [Notice text]

**NOTICE:** [Notice text]

**NOTICE:** [Notice text]

**NOTICE:** [Notice text]

**NOTICE:** [Notice text]

**NOTICE:** [Notice text]

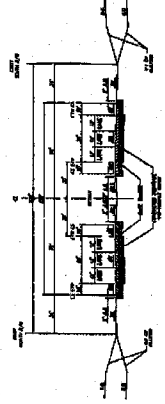
**NOTICE:** [Notice text]

**NOTICE:** [Notice text]

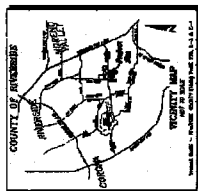
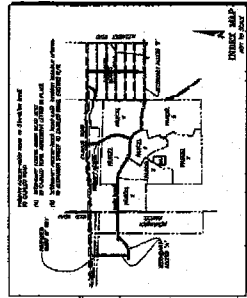
**NOTICE:** [Notice text]

**NOTICE:** [Notice text]

**NOTICE:** [Notice text]



**NOTICE:** [Notice text]



NO.	DESCRIPTION	DATE
1	ISSUED FOR PUBLIC REVIEW	10/1/2018
2	AMENDED	10/1/2018
3	AMENDED	10/1/2018
4	AMENDED	10/1/2018
5	AMENDED	10/1/2018
6	AMENDED	10/1/2018
7	AMENDED	10/1/2018
8	AMENDED	10/1/2018
9	AMENDED	10/1/2018
10	AMENDED	10/1/2018

**COUNTY OF RIVERSIDE**  
**SEAL**  
**REGISTERED PROFESSIONAL LAND SURVEYOR**  
**NO. 32371 / AMENDED NO. 1**  
**SCALE: 1" = 100'**



NO.	DESCRIPTION	DATE
1	ISSUED FOR PUBLIC REVIEW	10/1/2018
2	AMENDED	10/1/2018
3	AMENDED	10/1/2018
4	AMENDED	10/1/2018
5	AMENDED	10/1/2018
6	AMENDED	10/1/2018
7	AMENDED	10/1/2018
8	AMENDED	10/1/2018
9	AMENDED	10/1/2018
10	AMENDED	10/1/2018




# Extension of Time Environmental Determination

Project Case Number: PM32311  
 Original E.A. Number: 40247  
 Extension of Time No.: First  
 Original Approval Date: May 15, 2006  
 Project Location: South of Cajalco Road, and West of Barton Street

Project Description: Schedule I - to realign the parcel lines within the planning area boundary lines of Planning Areas No. 7,8,9 and 12 Boulder Springs of Specific Plan No. 229, Amended No. 1 for the sole purposes of financing.

On May 15, 2006, this Tentative Parcel 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 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 checked="" 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:   
 Arturo Ortuño, Contract Planner

Date: April 6, 2017  
 For Charissa Leech, Assistant TLMA Director

## Ortuno, Arturo

---

**From:** James Hoxie <jhoxie@lansingcompanies.com>  
**Sent:** Monday, April 03, 2017 2:38 PM  
**To:** Ortuno, Arturo  
**Subject:** RE: 1st and 2nd EOT PM32311 COA  
**Attachments:** 2nd EOT PM32311 COA.PDF

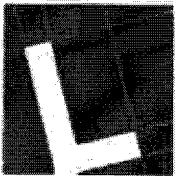
Applicant does approve of the #2 EOT COA changes as proposed.

50. REQ E HEALTH DOCUMENTS  
50. FINAL ACCESS AND MAINT  
60. REQ BMP SWPPP WQMP  
60. FINAL WQMP FOR GRADING

80. WQMP AND MAINTENANCE  
90. WQMP REQUIRED  
90. WQMP COMP AND BNS REG

Thank you,

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.**

This electronic transmission, and any documents attached hereto, (a) are protected by the Electronic Communications Privacy Act (18 USC §§ 2510-2521), (b) may contain confidential and/or legally privileged information, and (c) are for the sole use of the intended recipient named above. If you have received this electronic message in error, please notify the sender and delete the electronic message. Any disclosure, copying, distribution, or use of the contents of the information received in error is strictly prohibited.

Any tax advice contained in the body of this e-mail (and any attachments thereto) was not intended or written to be used, and cannot be used, by the recipient for the purpose of avoiding penalties that may be imposed under the Internal Revenue Code or applicable state or local tax law provisions.

 Please consider the environment before printing this e-mail.

---

**From:** Ortuno, Arturo [mailto:AOrtuno@rivco.org]  
**Sent:** Monday, April 03, 2017 11:21 AM  
**To:** James Hoxie  
**Subject:** 1st and 2nd EOT PM32311 COA

Attn: Greg Lansing  
Lansing Companies  
12671 High Bluff Drive, Suite 150

04/03/17  
12:15

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM32311

Parcel: 321-410-011

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 9

EOT2 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 25

EOT2 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

04/03/17  
12:15

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM32311

Parcel: 321-410-011

50. PRIOR TO MAP RECORDATION

50.TRANS. 25

EOT2 - FINAL ACCESS AND MAINT (cont.)

RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 11

EOT2 - REQ BMP SWPPP WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

04/03/17  
12:15

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM32311

Parcel: 321-410-011

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT2 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

EOT2 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

04/03/17  
12:15

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PARCEL MAP Parcel Map #: PM32311

Parcel: 321-410-011

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8 EOT2 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 3 EOT2 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

04/03/17  
12:15

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM32311

Parcel: 321-410-011

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

EOT2 - WQMP COMP AND BNS REG (cont.)

RECOMMND

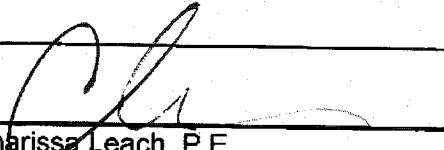
established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

# 1.2

Agenda Item No.  
Area Plan: Lake Mathews/Woodcrest  
Zoning District: Mead Valley  
Supervisory District: First  
Project Planner: Arturo Ortuno  
Directors Hearing: May 8, 2017

TENTATIVE PARCEL MAP NO. 32311  
SECOND EXTENSION OF TIME  
Applicant: Lansing Companies



Charissa Leach, P.E.  
Assistant TLMA 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 to realign the parcel lines within the planning area boundary lines of Planning Areas No. 7,8,9 and 12 Boulder Springs of Specific Plan No. 229, Amended No. 1 for the sole purposes of financing.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Director for approval.

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:

**SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32311**

### BACKGROUND:

Tentative Parcel Map No. 32311 was originally approved at Director's Hearing on May 15, 2006.

The first extension of time was received March 23, 2016, ahead of the expiration date of May 15, 2016. The County have been negotiating conditions of approval and processing the extension of time.

A second extension of time was filed March 13, 2017. The second extension of time will appear on the same agenda as this first extension of time, and be acted upon subsequent to this action.



The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) 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 (April 3, 2017) indicating the acceptance of the seven (7) 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 Director, 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 May 15, 2018. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

#### **RECOMMENDATION:**

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 32311**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 15, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

# 2nd EOT for PM32311


## Vicinity Map




- Legend**
- City Boundaries
  - Cities
  - highways\_large
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - USHWY
  - majorroads
  - counties
  - cities

**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.



0 7,444 14,889 Feet

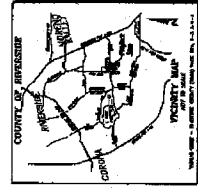
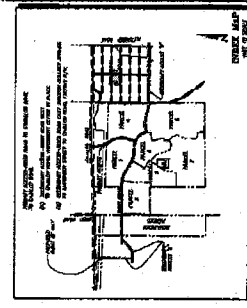
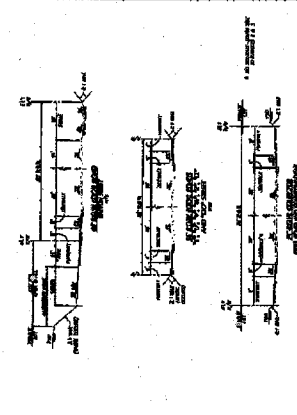
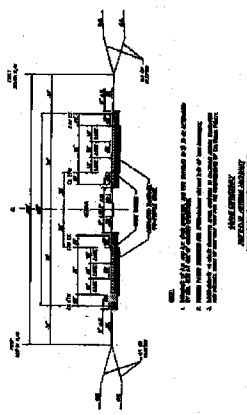
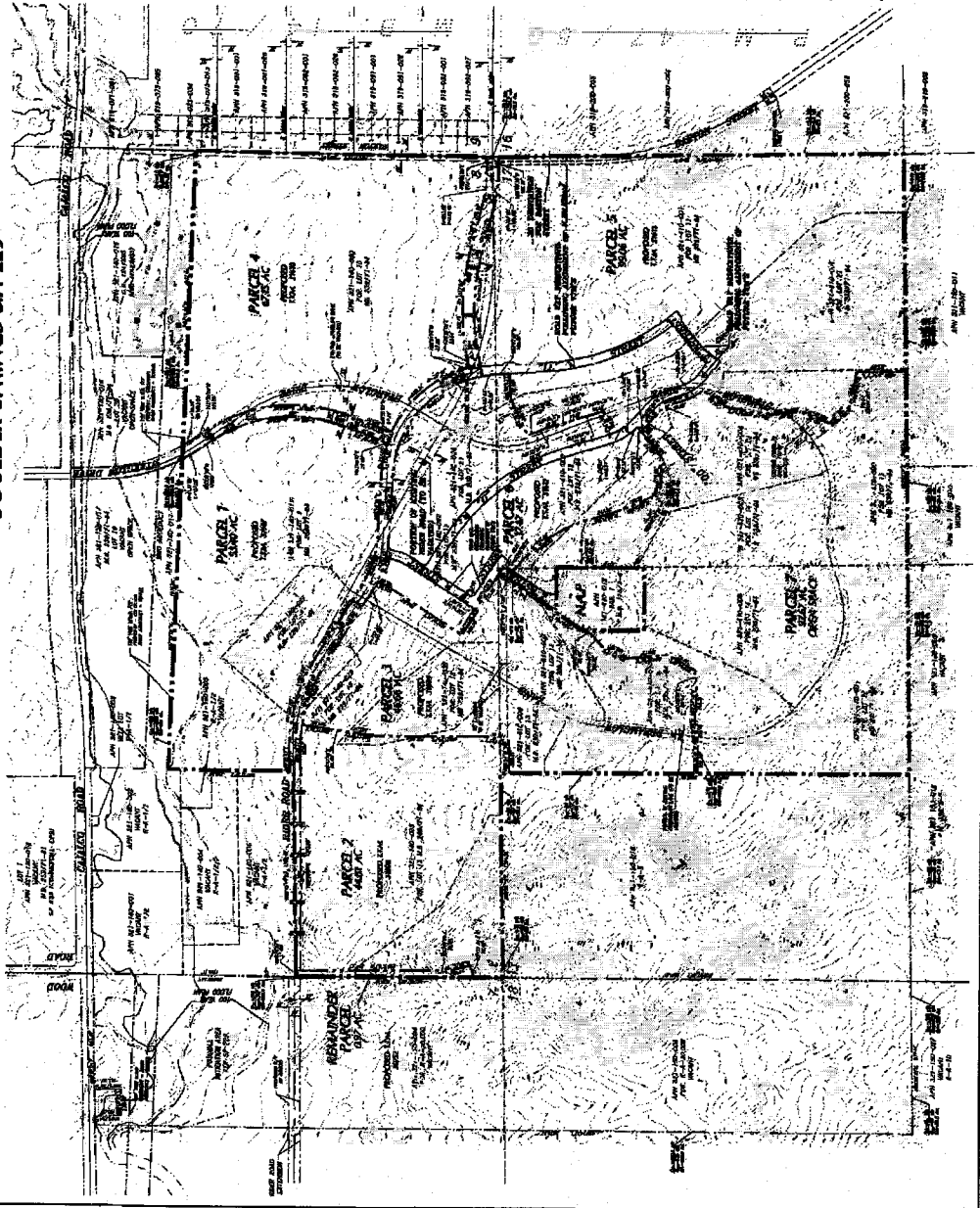


REPORT PRINTED ON... 4/6/2017 3:18:08 PM

© Riverside County RCIT GIS

**TENTATIVE PARCEL MAP NO. 32371**  
**AMENDED NO. 1**  
**COUNTY OF RIVERSIDE**  
**BOULDER SPRINGS SP. 229**

APPROVED FOR RECORDATION BY THE COUNTY CLERK OF RIVERSIDE COUNTY, CALIFORNIA, ON 08/15/2017 AT 10:00 AM.



NO.	DESCRIPTION
1	EXISTING BUILDING
2	NEW BUILDING
3	EXISTING DRIVE
4	NEW DRIVE
5	EXISTING PARKING
6	NEW PARKING
7	EXISTING LOT
8	NEW LOT

**COUNTY OF RIVERSIDE**  
 BOARD OF SUPERVISORS  
 TENTATIVE PARCEL MAP  
 NO. 32371  
 AMENDED NO. 1



NO.	DESCRIPTION
1	EXISTING BUILDING
2	NEW BUILDING
3	EXISTING DRIVE
4	NEW DRIVE
5	EXISTING PARKING
6	NEW PARKING
7	EXISTING LOT
8	NEW LOT

# Extension of Time Environmental Determination

Project Case Number: PM32311  
Original E.A. Number: 40247  
Extension of Time No.: Second  
Original Approval Date: May 15, 2006  
Project Location: South of Cajalco Road, and West of Barton Street

Project Description: Schedule I - to realign the parcel lines within the planning area boundary lines of Planning Areas No. 7,8,9 and 12 Boulder Springs of Specific Plan No. 229, Amended No. 1 for the sole purposes of financing.

On May 15, 2006, this Tentative Parcel 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 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 checked="" 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: \_\_\_\_\_

Arturo Ortuño, Contract Planner

Date: April 6, 2017

For Charissa Leech, Assistant TLMA Director

**Ortuno, Arturo**

---

**From:** James Hoxie <jhoxie@lansingcompanies.com>  
**Sent:** Monday, April 03, 2017 2:38 PM  
**To:** Ortuno, Arturo  
**Subject:** RE: 1st and 2nd EOT PM32311 COA  
**Attachments:** 2nd EOT PM32311 COA.PDF

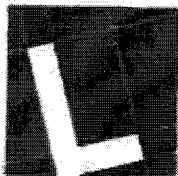
Applicant does approve of the #2 EOT COA changes as proposed.

50. REQ E HEALTH DOCUMENTS  
50. FINAL ACCESS AND MAINT  
60. REQ BMP SWPPP WQMP  
60. FINAL WQMP FOR GRADING

80. WQMP AND MAINTENANCE  
90. WQMP REQUIRED  
90. WQMP COMP AND BNS REG

Thank you,

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.**

This electronic transmission, and any documents attached hereto, (a) are protected by the Electronic Communications Privacy Act (18 USC §§ 2510-2521), (b) may contain confidential and/or legally privileged information, and (c) are for the sole use of the intended recipient named above. If you have received this electronic message in error, please notify the sender and delete the electronic message. Any disclosure, copying, distribution, or use of the contents of the information received in error is strictly prohibited.

Any tax advice contained in the body of this e-mail (and any attachments thereto) was not intended or written to be used, and cannot be used, by the recipient for the purpose of avoiding penalties that may be imposed under the Internal Revenue Code or applicable state or local tax law provisions.

 Please consider the environment before printing this e-mail.

**From:** Ortuno, Arturo [mailto:AOrtuno@rivco.org]  
**Sent:** Monday, April 03, 2017 11:21 AM  
**To:** James Hoxie  
**Subject:** 1st and 2nd EOT PM32311 COA

Attn: Greg Lansing  
Lansing Companies  
12671 High Bluff Drive, Suite 150

04/03/17  
12:15

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM32311

Parcel: 321-410-011

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 9

EOT2 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 25

EOT2 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

04/03/17  
12:15

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM32311

Parcel: 321-410-011

50. PRIOR TO MAP RECORDATION

50.TRANS. 25

EOT2 - FINAL ACCESS AND MAINT (cont.)

RECOMMNI

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 11

EOT2 - REQ BMP SWPPP WQMP

RECOMMNI

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

04/03/17  
12:15

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM32311

Parcel: 321-410-011

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT2 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

EOT2 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



PARCEL MAP Parcel Map #: PM32311

Parcel: 321-410-011

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8 EOT2 - WQMP REQUIRED

RECOMMNI

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 3 EOT2 - WQMP COMP AND BNS REG

RECOMMNI

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

04/03/17  
12:15

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM32311

Parcel: 321-410-011

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

EOT2 - WQMP COMP AND BNS REG (cont.)

RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
MAY 8, 2017**

**1.0 CONSENT CALENDAR:**

- 1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32311** – Applicant: Lansing Companies – Greg Lansing – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (½-acre minimum) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Location: Southerly of Cajalco Road and westerly of Barton Street – 108.4 acres – Zoning: Specific Plan Zone (SP229) – Approved Project Description: Schedule “I” to realign the parcel lines within the planning area boundary lines of Planning Areas No. 7,8,9 and 12 of Boulder Springs Specific Plan No. 229, Amendment No. 1 for the sole purpose of financing – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 32311, extending the expiration date to May 15, 2017. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org). **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 32311, extending the expiration date to May 15, 2017.
- 1.2 SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32311** – Applicant: Lansing Companies – Greg Lansing – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (½-acre minimum) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Location: Southerly of Cajalco Road, and westerly of Barton Street – 108.4 acres – Zoning: Specific Plan Zone (SP229) – Approved Project Description: Schedule “I” to realign the parcel lines within the planning area boundary lines of Planning Areas No. 7,8,9 and 12 of Boulder Springs Specific Plan No. 229, Amendment No. 1 for the sole purpose of financing – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 32311, extending the expiration date to May 15, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org). **APPROVED** Second Extension of Time Request for Tentative Parcel Map No. 32311, extending the expiration date to May 15, 2018.
- 1.3 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32312** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 acre min.) – Open Space: Recreation (OS-R) – Location: Northerly of Cajalco Road, easterly of Carpinus Drive, and westerly of Alexander Street – 217.3 Acres – Zoning: Specific Plan (SP229) – Approved Project Description: Schedule “I” Subdivision of six (6) parcels that total 217.3 acres into three (3) lots with a minimum lot size of 46.45 acres – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 32312, extending the expiration date to September 6, 2016. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@rivco.org). **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 32312, extending the expiration date to September 6, 2016.