

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



**ITEM
1.2
(ID # 5471)**

MEETING DATE:

Tuesday, October 24, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE ASSISTANT TLMA DIRECTOR'S DECISION TO APPROVE THE THIRD EXTENSION OF TIME 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.), and Open Space: Recreation (OS-R) – Location: Northerly of Cajalco Road, easterly of Carpinus Drive, and westerly of Alexander Street – 217.3 Gross 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: THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32312, extending the expiration date to September 6, 2018. [Applicant Fees 100%.]

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

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on at the Director's Hearing on August 21, 2017. The Tentative Parcel Map No. 32312 will now expire on September 6, 2018.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 10/17/2017

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: October 24, 2017
xc: Planning, Applicant

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Parcel Map No. 32312 was originally approved at the Director's Hearing on September 6, 2005.

The first Extension of Time was approved at the Director's Hearing on May 8, 2017.

The second Extension of Time was approved at the Director's Hearing on May 8, 2017.

The third Extension of Time was received July 6, 2017, ahead of the expiration date of September 6, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on July 7, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends no further 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 recommendation and has agreed to accept it.

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 third Extension of Time for Tentative Parcel Map No. 32312 on August 21, 2017. The Hearing Officer approved the project.

Board Action

The decision of the Hearing Director 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.

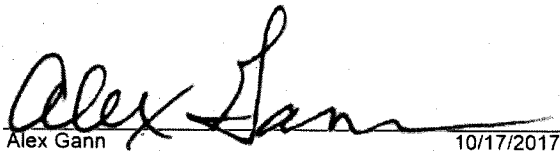
**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

**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**
- B. **DIRECTOR'S HEARING STAFF REPORT**


Alex Gann 10/17/2017



**DIRECTOR'S HEARING
REPORT OF ACTIONS
AUGUST 21, 2017**

1.0 CONSENT CALENDAR:

- 1.1 THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31024** – Applicant: K & A Engineering – First and Second Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Low Density Residential (CD-LDR) (1-2 Acre Minimum) – Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Rural Community: Estate Density Residential (RC-EDR) (2 Acres Minimum) – Location: Easterly of Retreat Parkway and southerly of Bedford Motorway – 3.48 Gross Acres – Zoning: Specific Plan (SP317) – Approved Project Description: Schedule "G" Subdivision of 3.48 acres into three (3) residential lots and one (1) open space lot with a minimum lot size of one-half acre – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 31024, extending the expiration date to June 27, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Parcel Map No. 31024, extending the expiration date to June 27, 2018.

- 1.2 THIRD 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 ac 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:** Third Extension of Time Request for Tentative Parcel Map No. 32312, extending the expiration date to September 6, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Parcel Map No. 32312, extending the expiration date to September 6, 2018.

2.0 HEARINGS - CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

NONE

3.0 HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

- 3.1 PLOT PLAN NO. 25768** – Intent to Adopt a Negative Declaration – Applicant: Paul Cramer, Star Milling Company – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Light Industrial (LI) – Location: Westerly of Interstate 215 (I-215) freeway, easterly of Harvill Avenue, and northerly of Rider Street – 13.27 Gross Acres – Zoning: Manufacturing Heavy (M-H) – **REQUEST:** Plot Plan No. 25768 proposes to demolish existing feed silos and construct a new 54,450-square-foot animal food production facility on the southerly portion of the 13.27 gross acre project site. Project Planner: Desiree Bowie at (951) 955-8254 or email at dbowie@rivco.org. **Staff Report Recommendation:** **ADOPT** of a Negative Declaration for Environmental Assessment No. 42775; and **APPROVE** Plot Plan No. 25768. **Staff's Recommendation:** **ADOPTION** of a Negative Declaration for Environmental Assessment No. 42775; and **APPROVAL** of Plot Plan No. 25768.

Planning Director's Actions:
ADOPTED a Negative Declaration for Environmental Assessment No. 42775; and

APPROVED Plot Plan No. 25768, subject to the conditions of approval, as modified at hearing.


4.0 PUBLIC COMMENTS:

NONE

1.2

Agenda Item No.
Area Plan: Lake Mathews/Woodcrest
Zoning District: Mead Valley
Supervisory District: First
Project Planner: Arturo Ortuño
Directors Hearing: August 21, 2017

TENTATIVE PARCEL MAP NO. 32312
THIRD 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 subdivide six (6) parcels that total 217.3 acres into three (3) lots with a minimum lot size of 46.45 acres.

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:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32312

BACKGROUND:

Tentative Parcel Map No. 32312 was originally approved at Director's Hearing on September 6, 2005.

The first Extension of Time was approved at Director's Hearing on May 8, 2017.

The second Extension of Time was approved at Director's Hearing on May 8, 2017.

The third Extension of Time was received July 6, 2017, ahead of the expiration date of September 6, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on July 7, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends no further 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 recommendation and has agreed to accept. Included in this staff report package is the recommendation of no further conditions of approval, and the correspondence from the Extension of Time applicant (dated July 7, 2017) indicating the acceptance of the determination.

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.

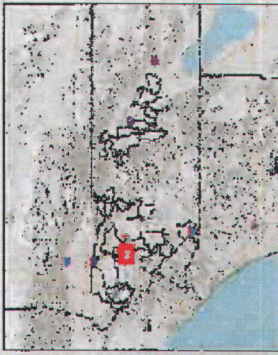
Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become September 6, 2018. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32312, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 6, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

3rd EOT for PM32312

Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - majorroads
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

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 4,396 8,792 Feet

REPORT PRINTED ON... 8/3/2017 2:03:21 PM

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Extension of Time Environmental Determination

Project Case Number: PM32312
 Original E.A. Number: CEQA Exempt
 Extension of Time No.: Third
 Original Approval Date: September 6, 2005
 Project Location: North of Cajalco Road, East of Carpinus Drive, and West of Alexander Street

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.

On September 6, 2005, 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, 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 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 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 NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Arturo Ortuño, Contract Planner

Date: August 3, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Friday, July 07, 2017 8:58 AM
To: Ortuno, Arturo; Gregory Lansing
Cc: ggabrych@gmail.com
Subject: RE: 3rd EOT PM32312 Recommended Conditions

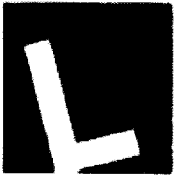
Follow Up Flag: Follow up
Flag Status: Completed

Arturo,

The applicant for 3rd EOT on PM32312 does accept the determination that there are no additional needed changes to conditions of approval.

Please continue the processing on this. As always, thank you for your assistance.

Jim Hoxie




**LANSING
COMPANIES**

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

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 Please consider the environment before printing this e-mail.

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Thursday, July 06, 2017 5:17 PM
To: Gregory Lansing
Cc: James Hoxie; ggabrych@gmail.com
Subject: 3rd EOT PM32312 Recommended Conditions

Attn: Lansing Companies

Attn: Greg Lansing
12671 High Bluff Drive, Suite 150
San Diego, CA 92130

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 32312.

The County Planning Department has determined it necessary to recommend no further 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.

If this determination is acceptable, then submit a short written letter/memo/email that clearly references this case, and clearly state that you, the Extension of Time Applicant, accept the determination of no further conditions. This documentation will then be included in the staff report package.

If the determination of no further conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the determination has been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. If you, the EOT applicant, is unable to accept this determination, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended determination.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Arturo Ortuño
Contract Planner
Riverside County Planning Dept.
4080 Lemon Street – 12th Floor
Riverside, CA 92501
951-955-0314



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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