FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32477 - Applicant: Bridgwalk 64, LLC - First Supervisorial District - Woodcrest Zoning District - Lake Mathews/Woodcrest Area Plan: Rural Community: Very LowDensity Residential (RC: VLDR) (1 Acre Minimum) - Location: Northerly of Nandina Avenue, southerly of Rabbit Scramble Trail, and easterly of Washington Street - 39.83 Acres - Zoning: Residential Agricultural - 30,000 Sq. Ft. Minimum (R-A-30000), Residential Agricultural - 1 Acre Minimum (R-A-1), and Open Area Combing Zone -Residential Developments (R-5) - APPROVED PROJECT DESCRIPTION: Schedule A - subdivision of 69 acres into 64 residential lots with a minimum lot size of 30,000 square feet and three open space lots including a detention basin and arroyos - REQUEST: SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32477, extending the expiration date to June 28, 2017. 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 July 6, 2016. The Tentative Tract Map No. 32477 will now expire on June 28, 2017.

ACTION: Consent

Charise Leach, Assistant TLMA Director 6/7/2017
C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Tentative Tract Map No. 32477 was originally approved at Planning Commission on May 25, 2005. It proceeded to the Board of Supervisors along with Change of Zone No. 6996 and both were approved by the Board on June 28, 2005. The first Extension of Time was approved at Planning Commission on September 17, 2008.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of 10 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 second Extension of Time for Tentative Tract Map No. 32477 on June 28, 2017. The Planning Commission approved the project by a 5-0 vote.

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 the 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

Tina Grande, Principal Management Analyst 6/13/2017