

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



ITEM  
1.8  
(ID # 3329)

**MEETING DATE:**

Tuesday, January 31, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 36134 – Applicant: Grant Becklund – Engineer/Representative: Angelo Migliacco – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) Location: Northerly of Pass View Drive, easterly of Nancy Avenue, southerly of Newberry Street, and westerly of Slope Drive – 3.7 Gross Acres – Zoning: Residential Agricultural – 2.5 Acre Minimum (R-A-2.5) – APPROVED PROJECT DESCRIPTION: Schedule 'H' subdivision of 3.7 gross acres into three one-acre parcels – REQUEST: FIRST EXTENSION OF TIME for TENTATIVE Parcel Map NO. 36134. [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 December 7, 2016. The Tentative Parcel Map No. 36134 will now expire on June 7, 2017.

**ACTION: Consent**

  
Steven Weiss, Director 12/27/2016

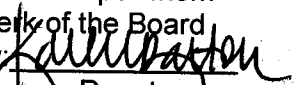
<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS: Applicant Fees 100%</b>			<b>Budget Adjustment: N/A</b>	
			<b>For Fiscal Year: N/A</b>	

**C.E.O. RECOMMENDATION:** Approve

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Washington and Ashley  
Nays: None  
Absent: Tavaglione  
Date: January 31, 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**

**BACKGROUND:**

**Summary**

The Tentative Parcel Map No. 36134 was originally approved at Planning Commission on April 6, 2011. The Map proceeded to the Board of Supervisors in conjunction with the Change of Zone No. 7680 which was approved on June 7, 2011.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of four (4) 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 first extension of time for Tentative Parcel Map No. 36134 on December 7, 2016. The Planning Commission approved the project by a 4-0 vote (Commissioner Valdivia 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 the Planning Department and the Planning Commission.

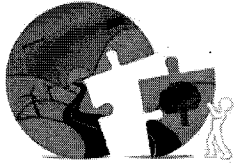
**Supplemental**

**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**



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
DECEMBER 7, 2016**

**I. AGENDA ITEM 1.6**

**FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 36134** – Applicant: Grant Becklund – Engineer/Representative: Angelo Migliacco – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) Location: Northerly of Pass View Drive, easterly of Nancy Avenue, southerly of Newberry Street, and westerly of Slope Drive – 3.7 Gross Acres – Zoning: Residential Agricultural – 2.5 Acre Minimum (R-A-2.5) – Approved Project Description: Schedule 'H' land division of 3.7 gross acres into three one (1) acre parcels.

**II. PROJECT DESCRIPTION:**

First Extension of Time for Tentative Parcel Map No. 36134, extending the expiration date to June 7, 2017.

**III. PLANNING COMMISSION ACTION:**


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

**APPROVED FIRST EXTENSION OF TIME TO JUNE 7, 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](mailto:mcstark@rctlma.org).

Agenda Item No. **T.16**  
Area Plan: The Pass  
Zoning District: Cherry Valley  
Supervisory District: Fifth  
Project Planner: Dionne Harris  
Planning Commission Hearing: December 7, 2016

**TENTATIVE PARCEL MAP NO. 36134  
FIRST EXTENSION OF TIME  
Applicant: Grant Becklund**

  
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 'H' land-division of 3.7 gross acres into three, one acre parcels.

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 PARCEL MAP NO. 36134**

### **JUSTIFICATION FOR EXTENSION REQUEST:**

### **BACKGROUND:**

The Tentative Parcel Map No. 36134 was originally approved at Planning Commission on April 6, 2011. The Map proceeded to the Board of Supervisors in conjunction with the Change of Zone No. 7680 which was approved on June 7, 2011.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of four (4) 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 November 8, 2016) indicating the acceptance of the four (4) 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 June 7, 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 PARCEL MAP NO. 36134**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 7, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

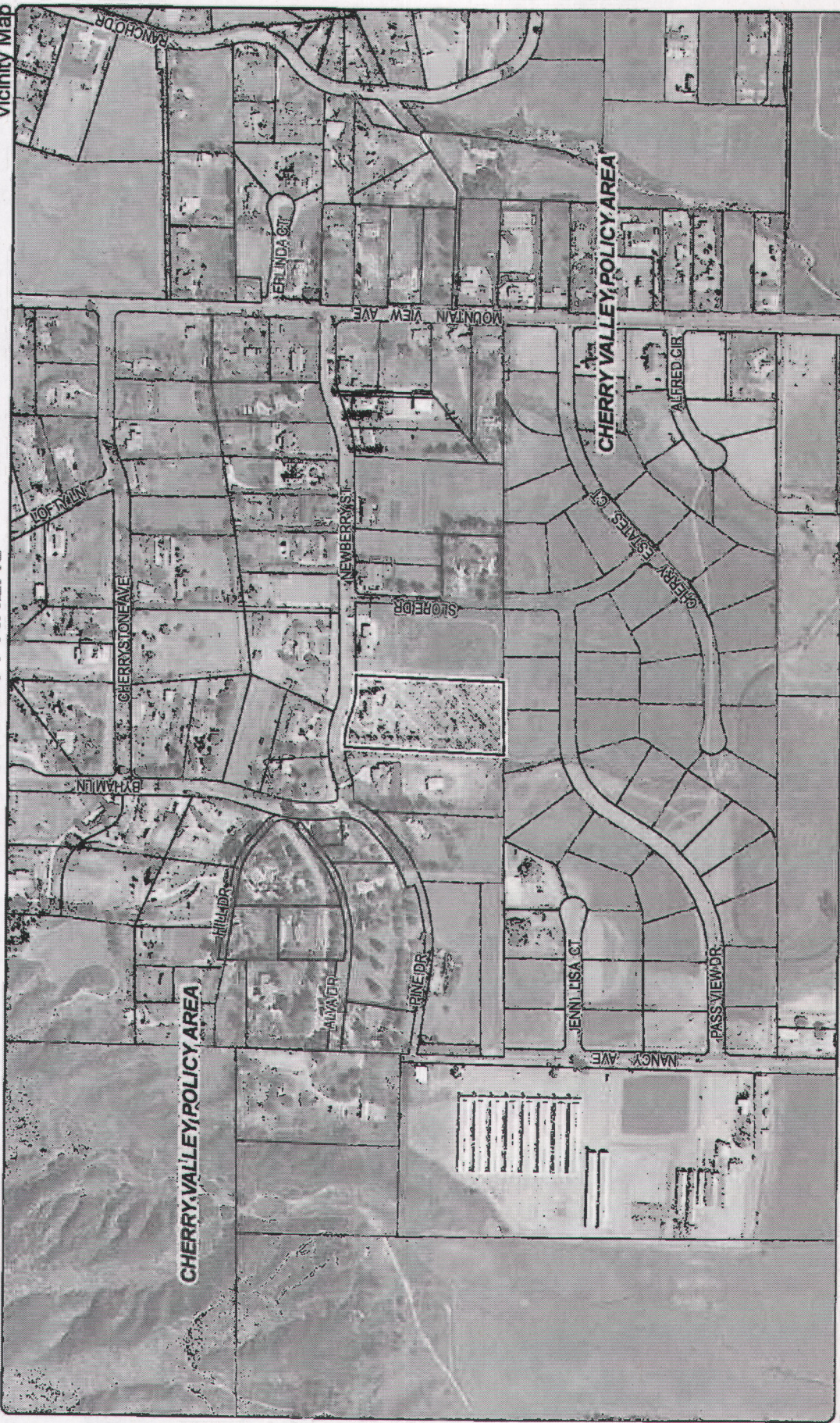
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

**CZ07680 PM36134**

**VICINITY/POLICY AREAS**

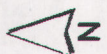
Supervisor Ashley  
District 5

Date Drawn: 07/26/10  
Vicinity Map



Zoning Area: Cherry Valley  
Township/Range: T2SR1W  
Section: 21

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.lmap.gov/zip/guide.ca.us/index.html>



Assessors Bk. Pg. 407-25  
Thomas Bros. Pg. 690 G3  
Edition 2009

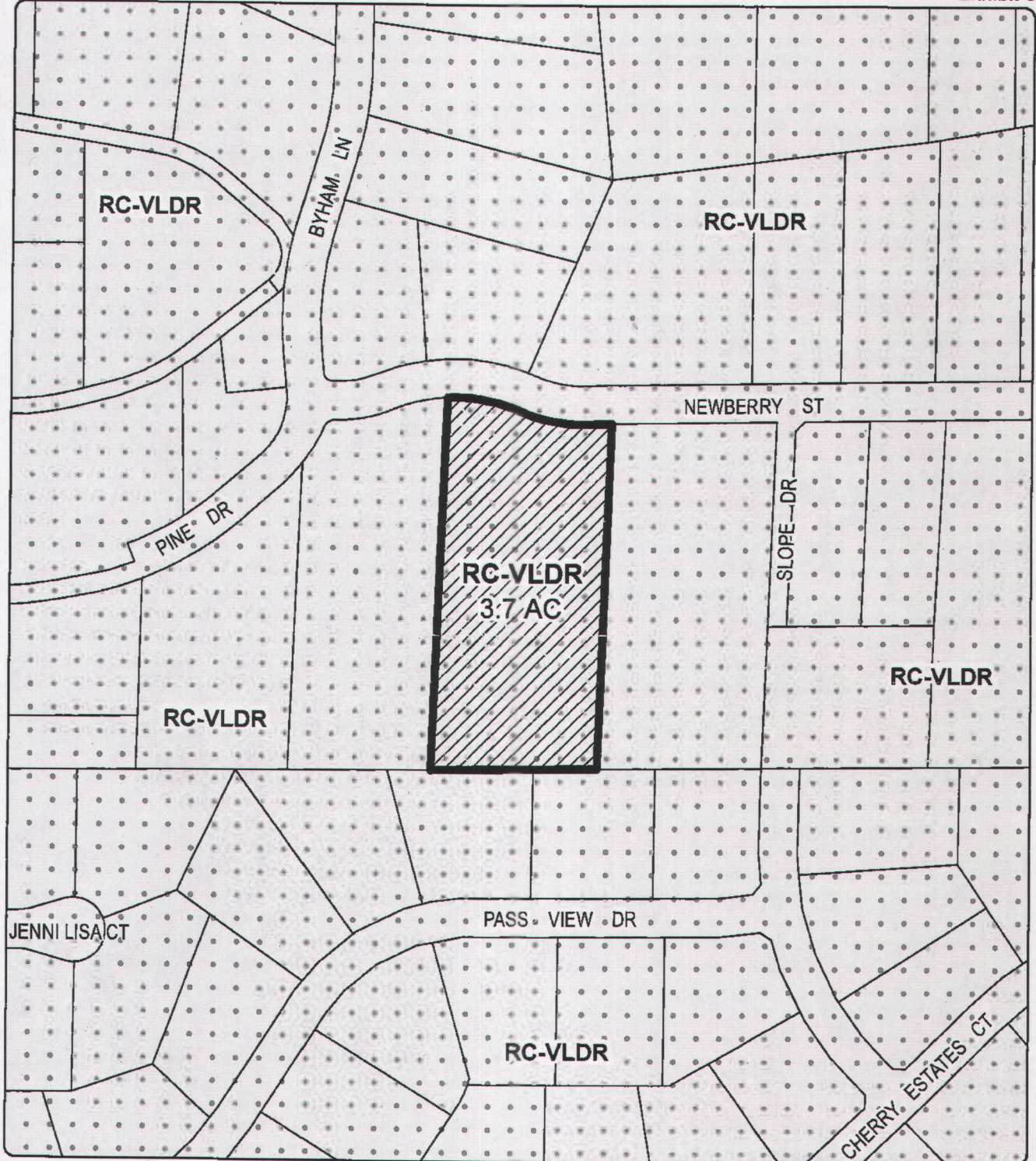
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07680 PM36134

EXISTING GENERAL PLAN

Supervisor Ashley  
District 5

Date Drawn: 7/26/10  
Exhibit 5

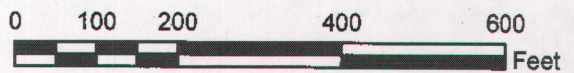


Zoning Area: Cherry Valley  
Township/Range: T2SR1W  
Section: 21



Assessors Bk. Pg. 407-25  
Thomas Bros. Pg. 690 G3  
Edition 2009

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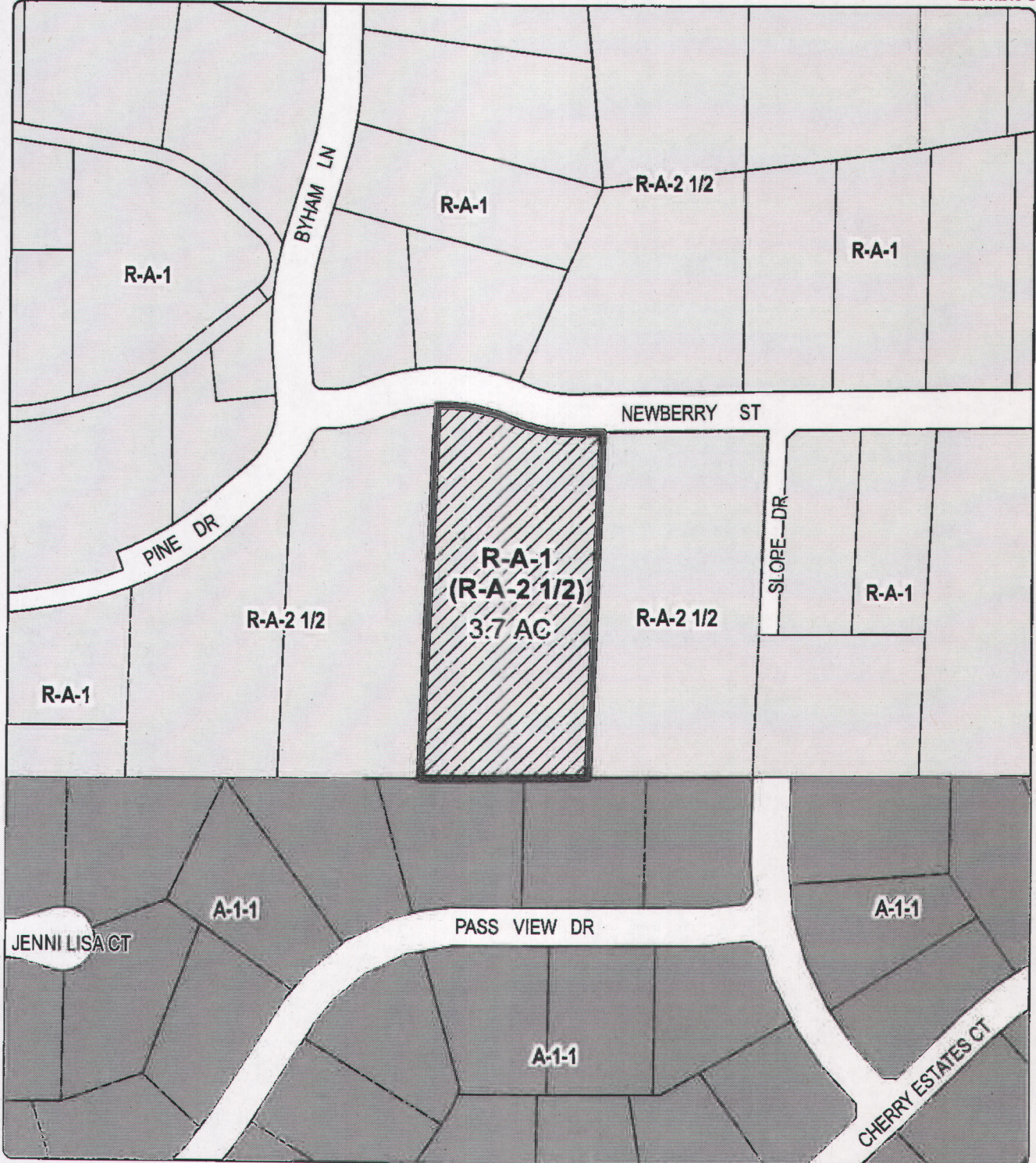
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07680 PM36134

PROPOSED ZONING

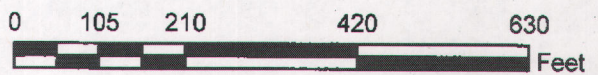
Supervisor Ashley  
District 5

Date Drawn: 7/26/10  
Exhibit 3



Zoning Area: Cherry Valley  
Township/Range: T2SR1W  
Section: 21

Assessors Bk. Pg. 407-25  
Thomas Bros. Pg. 690 G3  
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07680 PM36134  
LAND USE

Supervisor Ashley  
District 5

Date Drawn: 7/26/10  
Exhibit 1

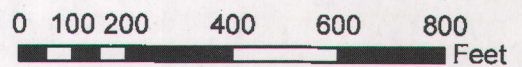


Zoning Area: Cherry Valley  
Township/Range: T2SR1W  
Section: 21

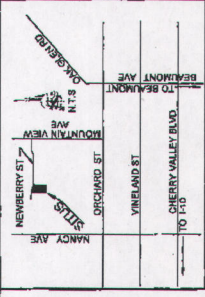
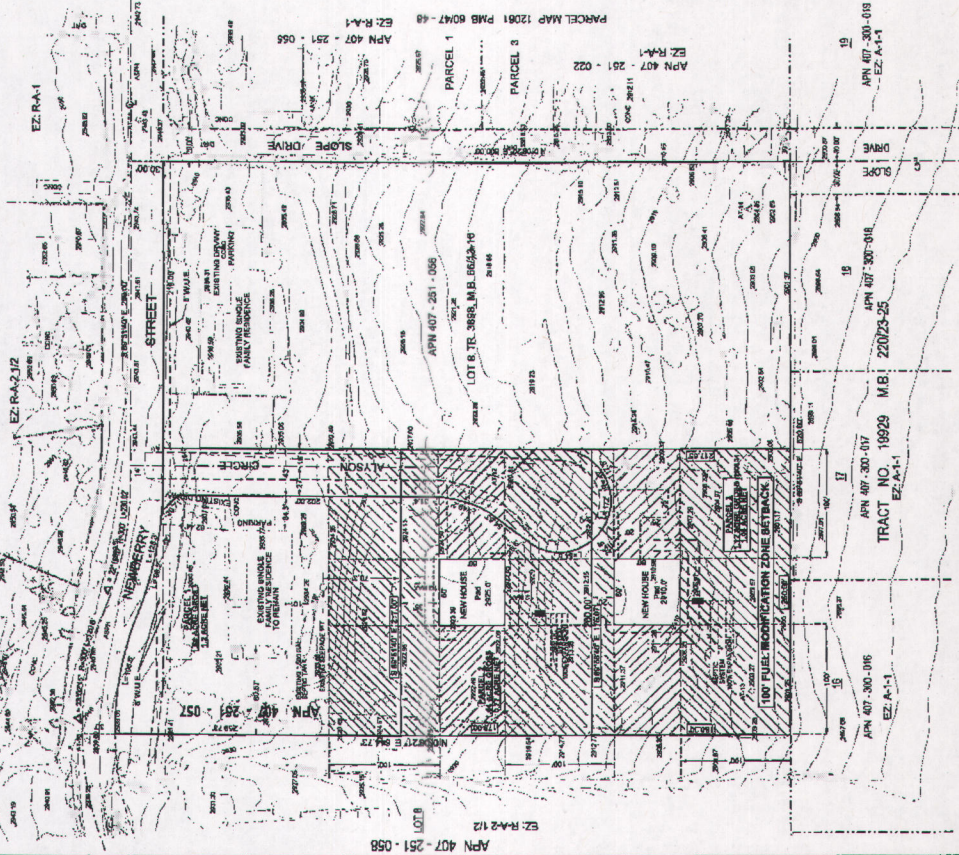
Assessors Bk. Pg. 407-25  
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**TENTATIVE PARCEL MAP 36134**  
 BEING A SUBDIVISION OF LOT 7 OF  
 TRACT 3898, M.B. 66/13-16, SECTION 21,  
 T.2S., R.1W., S.B.B.&M.  
 PREPARED: APRIL 2009



THOMAS BROOKS COUNTY MAP G - 3, 2008

**LEGAL DESCRIPTION**  
 LOT 7 OF TRACT 3898, IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 66, PAGE(S) 13 THRU 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

**APPLICANT/ LAND OWNER**  
 ANGELO M. MIGLIACCIO  
 TRACY S. MIGLIACCIO  
 39731 NEWBERRY ST  
 CHERRY VALLEY, CA 92223  
 951-946-1106

**PROPERTY ADDRESS**  
 APN 407-251-057  
 AREA 3.7 ACRE GROSS, 3.3 ACRE NET  
 15333 ROADRUNNER TRAIL  
 CHERRY VALLEY, CA 92223

**ENGINEER / SURVEYOR / EXHIBIT PREPARER**  
 D.M. BUCHANAN AND ASSOCIATES, INC., HAL HACKER, P.L.S.  
 15333 ROADRUNNER TRAIL  
 BANNING, CA 92220  
 951-949-3900

**ASSESSOR'S PARCEL NO. 407-251-057**  
**AREA 3.7 ACRE GROSS, 3.3 ACRE NET.**

**CONJUGIOUS OWNERSHIP:**  
 THIS MAP SHOWS THE ENTIRE OWNERSHIP OF THE SUBJECT PROPERTY

**EXISTING & PROPOSED ZONING:** RA-2, UZ, R-A-1

**PROPOSED LAND USE:** SINGLE FAMILY RESIDENTIAL, 1 ACRE PARCELS

**EXISTING LAND USE OF SURROUNDING PROPERTIES**  
 WEST - SINGLE FAMILY RESIDENCE  
 EAST - SINGLE FAMILY RESIDENCE  
 SOUTH - VACANT LOTS  
 UTILITY RIGHTS-OF-WAY  
 ELECTRIC - 50 CALIF. EDISON  
 TELEPHONE - VERIZON  
 WATER - BEAUMONT-CHERRY VALLEY WATER DIST  
 GAS - SO. CALIF. GAS CO.  
 SCHOOL DIST. - BEAUMONT UNIFIED SCHOOL DIST.  
 CABLE TV - ADELPHI

**EXISTING STRUCTURES ON EXISTING PARCELS WILL REMAIN IN PLACE AND WILL NOT BE AFFECTED BY THIS PROJECT.**

**CONJUGIOUS OWNERSHIP:**  
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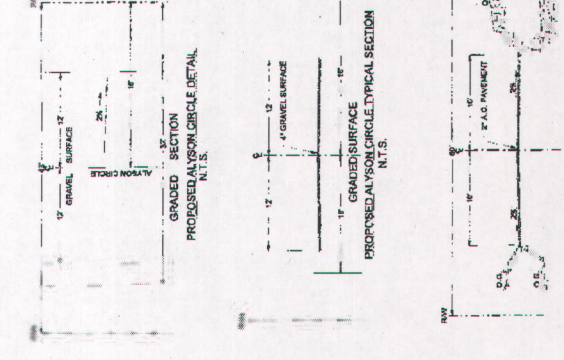
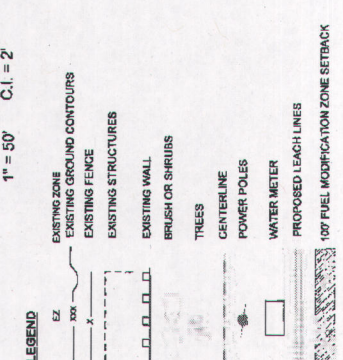
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 SCHOOL DIST. - BEAUMONT UNIFIED SCHOOL DIST.  
 CABLE TV - ADELPHI



#	DATE	BY	REVISIONS
1	11/03/09	HSH	CORRECTED TO NEW APNS

# Extension of Time Environmental Determination

Project Case Number: PM36132

Original E.A. Number: 42041

Extension of Time No.: First

Original Approval Date: April 6, 2011

Project Location: North of Pass View Drive, east of Nancy Avenue, south of Newberry Street, and west of Slope Drive.

Project Description: Schedule 'H' land-division of 3.7 gross acres into three one acre parcels.

On April 6, 2011, 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 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, <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 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: \_\_\_\_\_

Dionne Harris, Urban Regional Planner I

Date: 11/9/16

For Steve Weiss, Planning Director

November 8, 2016

Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
PO Box 1409  
Riverside, CA 92502

Attn: **Dionne Harris**  
**Urban Regional Planner I**  
email: [dharris@rctlma.org](mailto:dharris@rctlma.org)

RE: 1st EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 36134

As the applicant for this Time Extension Request, I consent to the addition of the following four new Conditions of Approval for Tentative Parcel Map No. 36134 as stated on the attached sheet dated 10/27/2016.

- 60 . Flood RI . 2 - Map WQMP Conditions for EOT1
- 60 . Planning . 3 - EOT1 – Building Pad Grading
- 80 . BS Grade . 2 – EOT1 – Rough Grading Approval
- 90 . BS Grade . 1 – EOT1 – If WQMP Required

If you have any questions or need additional information please give me a call.

Thank you,



Grant Becklund  
30811 Garbani Road,  
Winchester CA, 92596  
Email: [grantbecklund@gmail.com](mailto:grantbecklund@gmail.com)  
(951) 288-0601

cc: Angelo Migliaccio  
38731 Newberry Street  
Cherry Valley CA, 92223

10/27/16  
09:21

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2

MAP WQMP CONDITIONS FOR EOT1

RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

PLANNING DEPARTMENT

60.PLANNING. 3

EOT1- BUILDING PAD GRADING

RECOMMND

Grading pads sites may be relocated and the size maybe adjusted, as long as the pads meet the front, side, and rear yards set backs code requirements. Accessory and/or ancillary buildings/structures shall only be permitted through a subsequent review process, and approvals issued by the Departments of Building and Safety, and Planning.

(Amendment to the Condition of Approval 60.PLANNING 003)

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2

EOT1- ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

10/27/16  
09:21

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

EOT1- ROUGH GRADE APPROVAL (cont.)

RECOMMND

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1

EOT1- IF 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.

10/27/16  
09:21

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM36134

Parcel: 407-251-057

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1

EOT1- IF WQMP REQUIRED (cont.)

RECOMMND

5.The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.