

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



ITEM
1.4
(ID # 7888)

MEETING DATE:

Tuesday, September 11, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE ASSISTANT TLMA DIRECTOR'S DECISION TO APPROVE THE FOURTH EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 31024 – Applicant: K&A Engineering – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Low Density Residential (CD:LDR) (0-2 du/ac) – Location: North of Silverpointe Loop, East of Retreat Pkwy., south of Bedford Mtwy., west of Jim Stewart Ln. – 3.48 Acres – Zoning: SP Zone (SP#317) – APPROVED PROJECT DESCRIPTION: Schedule "G" Subdivision of 3.48 acres into three residential lots and one open space lot with a minimum lot size of 1/2 acre – REQUEST: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31024, extending the expiration date to June 27, 2021. [Applicant Fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. RECEIVE AND FILE the Director's Hearing Notice of Decision for the above referenced case acted on by the Hearing Officer on July 23, 2018. The Tentative Parcel Map No. 31024 will now expire on June 27, 2021.

ACTION: Consent

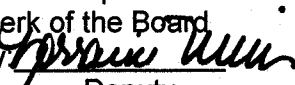
Charissa Leach, Assistant TLMA Director

9/4/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, 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, Perez and Ashley
Nays: None
Absent: Tavaglione
Date: September 11, 2018
xc: Planning, Applicant

Kecia 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
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment: N/A	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Parcel Map No. 31024 was originally approved at Director's Hearing on June 27, 2005. It proceeded to the Board of Supervisors where it was approved on August 9, 2005.

The Fourth Extension of Time was received on May 21, 2018, ahead of the expiration date of June 27, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 22, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends no additional 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 fourth extension of time for Tentative Parcel Map No. 31024 on July 23, 2018. The Hearing Officer approved the project.

Board Action

The Hearing Officer'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 Director's Hearing.

Supplemental

Additional Fiscal Information

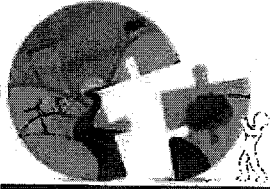
All fees are paid by the applicant. There is no General Fund obligation.

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

ATTACHMENTS:

- A. DIRECTOR'S HEARING REPORT OF ACTIONS
- B. DIRECTOR'S HEARING STAFF REPORT


Scott Bruckner 9/4/2018



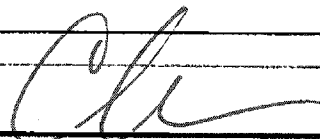
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT**

Agenda Item No.:

1.1

Director's Hearing: July 23, 2018

PROPOSED PROJECT

Case Number(s): PM31024	Applicant(s):
Area Plan: Temescal Canyon	K&A Engineering
Zoning Area/District: Glen Ivy Area	c/o Don Bergh
Supervisory District: First District	
Project Planner: Gabriel Villalobos	
	
	Charissa Leach, P.E. Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 3.48 acres into three residential lots and one open space lot with a minimum lot size of one-half acre. The project is located north of Silverpointe Loop, east of Retreat Pkwy, south of Bedford Mtwy, and west of Jim Stewart Ln.

PROJECT RECOMMENDATION

APPROVAL of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 31024**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 27, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

1.4 9/11/2018

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Parcel Map No. 31024 was originally approved at Director's Hearing on June 27, 2005. It proceeded to the Board of Supervisors where it was approved on August 9, 2005.

The Fourth Extension of Time was received May 21, 2018, ahead of the expiration date of June 27, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 22, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no 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 (May 22, 2018) indicating the acceptance of no new recommended conditions.

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

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension to 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 to 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 to 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 to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st, 2nd, and 3rd extension of time each granted 1 year for a total of 3 years. This, 4th extension will grant another 3 years. There are no remaining number of years available to extend this tentative map after this approval and it will expire on June 27, 2021.

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, this Tentative Map's expiration date will become June 27, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

1. This Tentative Parcel Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Parcel Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Parcel Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

4th EOT for PM31024

Vicinity Map



- Legend**
- Parcels
 - County Centerlines
 - Blueline Streams
 - City Areas

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.



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752 Feet

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**DIRECTOR'S HEARING
REPORT OF ACTIONS
JULY 23, 2018**

1.0 CONSENT CALENDAR:

- 1.1 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31024** – Applicant: K&A Engineering – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Low Density Residential (CD-LDR) (0-2 du/ac) – Location: Northerly of Silverpoint Loop, easterly of Retreat Parkway, southerly of Bedford Motorway, and westerly of Jim Stewart Lane – 3.48 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 ½ acre – **REQUEST:** Fourth Extension of Time Request for Tentative Parcel Map No. 31024, extending the expiration date to June 27, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Fourth Extension of Time Request for Tentative Parcel Map No. 31024, extending the expiration date to June 27, 2021.
- 1.2 THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36134** – Applicant: Grant Becklund – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Northerly of Pass View Drive, easterly of Nancy Avenue, southerly of Newberry Street, and westerly of Mountain View Avenue – 3.7 Acres – Zoning: Residential Agricultural – 1 Acre Min. (R-A-1) – Approved Project Description: Schedule ‘H’ land-division of 3.7 gross acres into three (3) one (1) acre parcels – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 36134, extending the expiration date to June 7, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Parcel Map No. 36134, extending the expiration date to June 7, 2021.
- 1.3 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36453** – Applicant: Lansing Companies – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Rural: Rural Mountainous (R-RM) (10 acre min.) – Open Space: Recreation (OS-R) – Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Medium High Density Residential (CD-MHDR) (5-8 du/ac) – Very High Density Residential (CD-VHDR) (14-20 du/ac) – Community Center (CD-CC) (5-40 du/ac, 0.10-0.30 FAR) – Mixed-Use Area – Location: Northerly of Richard Street, southerly of Ethanac Street, and westerly of Highway 74 – 126.32 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule “I” subdivision of 126.32 gross acres into four (4) parcels with a minimum lot size of 20 gross acres (29.20, 24.89, 30.83 and 40.85 gross acres) – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 36453, extending the expiration date to October 26, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 36453, extending the expiration date to October 26, 2021.
- 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. 180014 and VARIANCE NO. 180002** – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15302 (Replacement or Reconstruction of Existing Structures) – Applicant: San Bernardino Community College District – Representative: Erica Vega at Burke, Williams & Sorensen, LLP – First Supervisorial District – Reche Canyon/Badlands Area Plan – Edgemont – Sunnymead District – Zoning: Controlled Development Areas – 20 acre minimum (W-2-20) – Location: Westerly of Box Mountain Road and northerly of Box Springs Road, approximately 3,000 ft. northwesterly of the large “M” on the mountain – **REQUEST:** Plot Plan No. 180014 proposes to **Staff Report Recommendation:** **FIND** the project exempt from the California Environmental Quality Act (CEQA); and **APPROVE** Variance No. 180002; and **APPROVE** Plot Plan No. 180014. **Staff’s Recommendation:** **FINDING** the project exempt from the California Environmental Quality Act (CEQA); and

DIRECTOR'S HEARING

JULY 23, 2018

replace an existing 204 foot television and radio broadcast tower with a 344.5 foot television and radio broadcast tower on an existing 3,600 square foot disturbed area adjacent to the existing equipment building. **Variance No. 180002** is a request to exceed the 105 foot height limitation for structures required by Section 15.2(A) of Ordinance No. 348 to allow for the proposed 344.5 foot communications tower. The request is based upon line of sight needs between the studio and the tower, a mandate from FCC regarding required equipment changes, and required vertical spacing between transmitters on the same tower. Project Planner: John Hildebrand at (951) 955-1888 or email at JHildebr@rivco.org.

APPROVAL of Variance No. 180002; and

APPROVAL of Plot Plan No. 180014.

Planning Director's Actions:

FOUND the project exempt from the California Environmental Quality Act (CEQA); and

APPROVED Variance No. 180002; and

APPROVED Plot Plan No. 180014, subject to the conditions of approval.

3.2 PLOT PLAN NO. 14271 REVISION NO. 1 – No New Environmental Documents Required – Applicant: Brent Engineering – First Supervisorial District – Gavilan Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural: Rural Residential (R-RR) – Location: Northerly of Lake Mathews Drive, southerly of Idaleona Road, and easterly of Gavilan Road – 11.51 Gross Acres – Zoning: Light Agriculture – 2 Acre Minimum (A-1-2) – **REQUEST:** Request for renewal of entitlement of an existing outdoor reception venue for weddings and private parties, and continue the existing use of wedding and private event use without any further specified time limit. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowdan@rivco.org.

Staff Report Recommendation:

FIND the project exempt from the California Environmental Quality Act (CEQA); and

APPROVE Plot Plan No. 14271, Revision No. 1.

Staff's Recommendation:

CONTINUATION Off- Calendar, to be re-noticed and re-advertised.

Planning Director's Actions:

CONTINUED Off-Calendar, to be re-noticed and re-advertised.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

NONE

5.0 PUBLIC COMMENTS: