

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



ITEM
2.8
(ID # 7887)

MEETING DATE:

Tuesday, September 11, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE HEARING OFFICER'S DECISION TO APPROVE THE THIRD EXTENSION OF TIME 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: North of Pass View Dr., East of Nancy Ave., south of Newberry St., west of Mountain View Ave. – 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-acre parcels – REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36134, extending the expiration date to June 7, 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. 36134 will now expire on June 7, 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 Ashley 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. 36134 was originally approved by the Planning Commission on April 6, 2011. It proceeded to the Board of Supervisors along with Change of Zone No. 7680 where both applications were approved on June 7, 2011.

The First Extension of Time was approved by the Planning Commission on December 7, 2016.

The Second Extension of Time was received on May 18, 2017, ahead of the expiration date of June 7, 2017. The applicant and the County discussed conditions of approval and reached consensus on September 26, 2017.

The Third Extension of Time was received on June 5, 2018, ahead of the expiration date of June 7, 2018. The applicant and the County discussed conditions of approval and reached consensus on June 14, 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 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 Director's Hearing heard the third extension of time for Tentative Parcel Map No. 36134 on July 23, 2018. The Director's Hearing 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.

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

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.

ATTACHMENTS:

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


Scott Bruckner 9/4/2018



**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

2.8 9/11/2018

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:



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


Agenda Item No.:

1.2

Director's Hearing: July 23, 2018

PROPOSED PROJECT

| | | | |
|------------------------------|------------------------|-----------------------|--|
| Case Number(s): | PM36134 | Applicant(s): | |
| Area Plan: | The Pass | Grant Becklund | |
| Zoning Area/District: | Cherry Valley District | | |
| Supervisory District: | Fifth 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 3.7 gross acres into three one acre parcels. The project is located north of Pass View Dr, east of Nancy Ave, south of Newberry St, and west of Mountain View Ave.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD 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, 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

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Parcel Map No. 36134 was originally approved at Planning Commission on April 6, 2011. It proceeded to the Board of Supervisors along with Change of Zone No. 7680 where both applications were approved on June 7, 2011.

The First Extension of Time was approved at Planning Commission on December 7, 2016.

The Second Extension of Time was received May 18, 2017, ahead of the expiration date of June 7, 2017. The applicant and the County discussed conditions of approval and reached consensus on September 26, 2017.

The Third Extension of Time was received June 5, 2018, ahead of the expiration date of June 7, 2018. The applicant and the County discussed conditions of approval and reached consensus on June 14, 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 (June 14, 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 and 2nd extension of time each granted 1 year for a total of 2 years. This, 3rd extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 1 year and will expire on June 7, 2022.

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 7, 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.
-

3rd EOT for PM36134

Vicinity Map



Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas



0 188 376 Feet



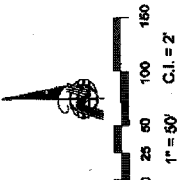
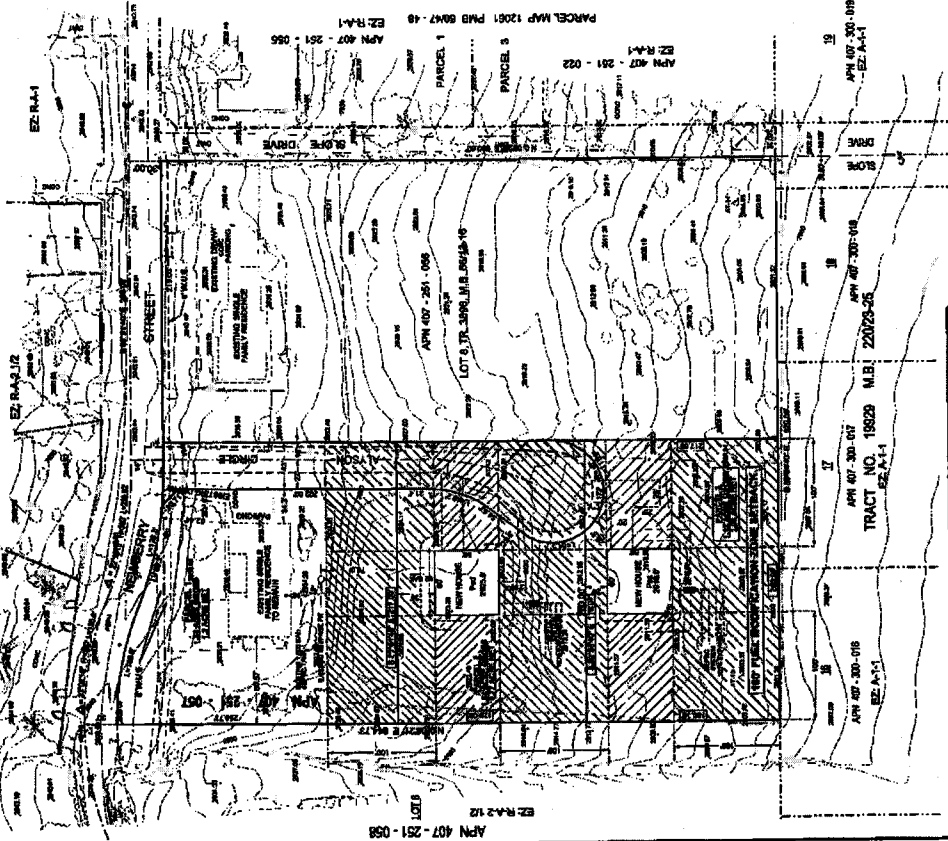
REPORT PRINTED ON... 9/28/2018 11:18:13 AM

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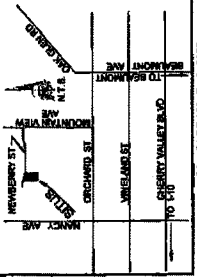
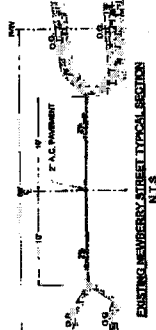
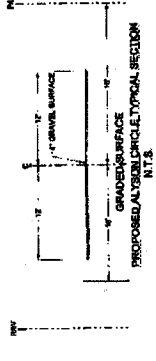
"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

Notes

TENTATIVE PARCEL MAP 36134
 BEING A SUBDIVISION OF LOT 7 OF
 TRACT 3888, M.B. 66/13-16, SECTION 21,
 T.2S., R.1W., S.B.B.&M.
 PREPARED: APRIL 2008



- LEGEND**
- EXISTING ZONE
 - EXISTING GROUND CONTOURS
 - EXISTING FENCE
 - EXISTING STRUCTURES
 - EXISTING WALL
 - BRUSH OR SHRUBS
 - TREES
 - CENTERLINE
 - POWER POLES
 - WATER METER
 - PROPOSED LEACH LINES
 - 100' FUEL INCORPORATION ZONE SETBACK



LEGAL DESCRIPTION
 LOT 7 OF TRACT 3888, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 66, PAGES 79 THROUGH 80 OF THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

APPLICANT / LANDOWNER
 ANGELO M. MCLAGGIO
 TRACY S. MCLAGGIO
 38731 NEWBERRY ST
 CHERRY VALLEY, CA 92223
 951-446-1108

ENGINEER / SURVEYOR / EXHIBIT PREPARER
 D.M. BUCHANAN AND ASSOCIATES, INC., HAL HACKER, P.L.S.
 1533 ROADRUNNER TRAIL
 BANNING, CA 92220
 951-849-3800

ASSESSOR'S PARCEL NO. 407-251-057
 AREA: 3.7 ACRE GROSS, 3.3 ACRE NET
 CONTIGUOUS OWNERSHIP:
 THIS MAP SHOWS THE ENTIRE OWNERSHIP OF THE SUBJECT PROPERTY EXISTING & PROPOSED ZONING: R-A-2 1/2, R-A-1
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL, 1 ACRE PARCELS
 EXISTING LAND USE OF SURROUNDING PROPERTIES
 NORTH - SINGLE FAMILY RESIDENCE
 WEST - SINGLE FAMILY RESIDENCE
 SOUTH - VICINANT LOTS

UTILITY SERVICES TO BE PROVIDED:
 TELEPHONE - VERIZON
 SEWER - ON SITE DISPOSAL
 WATER - BEAUMONT-CHERRY VALLEY WATER DIST.
 GAS - SO. CALIF. GAS CO.
 SCHOOL DIST. - BEAUMONT UNIFIED SCHOOL DIST.
 CABLE TV - ADLERPARK

EXISTING UTILITIES ON EXISTING PARCELS WILL REMAIN IN PLACE AND WILL NOT BE AFFECTED BY THIS SUBDIVISION.
 CONTIGUOUS SOURCE
 FIELD AND AERIAL TOPO PREPARED BY DMM AND
 FLOOD CONTROL ZONE "C"
 PROJECT IMPROVEMENT: SCHEDULE "N"
 PROJECT WITHIN THE BEAUMONT-CHERRY VALLEY PARK & RECREATION DISTRICT.
 PROJECT NOT WITHIN A COUNTY SERVICE AREA OR COMMUNITY FACILITIES DISTRICT FOR DESIGNATION TO PUBLIC OR OTHER USES.
 NO 100' FUEL EXISTING WATER WELLS ON PROPERTY OR WITHIN 200' OF PROPERTY BOUNDARY.

NO PRELIMINARY GRADING PROPOSED.
 HAZARDOUS OR OTHER GEOLOGIC HAZARD OR WITHIN A SPECIFIC STUDIES ZONE AND NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
 FEMA FLOOD PLAIN MAP DESIGNATION: A ZONE "C"
 NO OTHER CHANGES OR ADJUSTMENTS TO BE MADE TO THE EXISTING RECORD MAP.
 ALL NEW STRUCTURES WILL BE LESS THAN 20' IN HEIGHT.

| # | DATE | BY | REVISIONS |
|---|----------|-----|-----------------------|
| 1 | 11/03/14 | JKK | Corrected to New APNs |

Extension of Time Environmental Determination

Project Case Number: PM36134
 Original E.A. Number: 42041
 Extension of Time No.: 3rd EOT
 Original Approval Date: June 7, 2011
 Project Location: North of Pass View Dr, East of Nancy Ave, South of Newberry St, West of Mountain View Ave
 Project Description: Schedule 'H' land-division of 3.7 gross acres into three one acre parcels

On June 7, 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, 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 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, 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 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: _____
 Gabriel Villalobos, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Grant Becklund <grantbecklund@gmail.com>
Sent: Thursday, June 14, 2018 9:08 AM
To: Villalobos, Gabriel
Subject: Re: Recommended Conditions for PM36134 3rd EOT

Gabriel

Your email indicates that no new conditions are being added and you need my concurrence to proceed. I will agree to proceeding with the time extension as stated above as requested.

Let me know if you need any thing else.

Thanks

Grant Becklund
Sent from my iPhone

On Jun 13, 2018, at 8:01 PM, Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Attn: Grant Becklund
30811 Garbani Road
Winchester, CA 92596

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

The County Planning Department has determined it necessary to recommend 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.

If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package

If the addition of the 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 conditions have been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, 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 conditions of approval.

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.

Gabriel Villalobos
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184

<image001.jpg>

How are we doing? Click the Link and tell us

Confidentiality Disclaimer

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County of Riverside California