

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



ITEM
1.2
(ID # 8191)

MEETING DATE:

Tuesday, October 23, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE HEARING OFFICER'S DECISION TO APPROVE THE FIRST EXTENSION OF TIME for PLOT PLAN NO. 18683 – Applicant: SBA 2012 TC Assets, LLC – First Supervisorial District – E| Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR) – Location: South of Foster Road, west of Temescal Canyon Road – 2.2 Acres – Zoning: Scenic Highway Commercial (C-P-S) – APPROVED PROJECT DESCRIPTION: Plot Plan No. 18683 proposes to construct an unmanned telecommunications facility with a 70 foot monopalm, and a 230 square foot equipment shelter on a 1,200 square foot lease area within a 2.2 acre pool/spa retail business – REQUEST: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 18683, extending the expiration date to December 17, 2028. [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 September 24, 2018. Plot Plan No. 18683 will now expire on December 17, 2028.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

10/9/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez 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 23, 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

Plot Plan No. 18683 was originally approved by the Hearing Officer on March 15, 2004. A Substantial Conformance to the Minor Plot Plan was applied for on November 13, 2008, and was administratively approved on December 17, 2008.

The First Extension of Time was received on July 2, 2018, ahead of the expiration date of December 17, 2018. The applicant and the County discussed conditions of approval and reached consensus on August 24, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new condition 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 recommended condition and has agreed to accept it.

The Director's Hearing heard the first extension of time for Plot Plan No. 18683 on September 24, 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 Planning Director.

Supplemental


Additional Fiscal Information

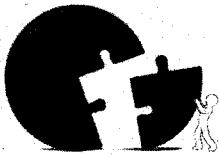
All fees are paid by the applicant. There is no General Fund obligation.

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 10/15/2018



RIVERSIDE COUNTY **PLANNING DEPARTMENT**

1:30 P.M.

SEPTEMBER 24, 2018

AGENDA **RIVERSIDE COUNTY PLANNING DEPARTMENT** **DIRECTOR'S HEARING** COUNTY ADMINISTRATIVE CENTER 1st Floor, Conference Room 2A 4080 Lemon Street, Riverside, CA 92501

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:

- 1.1 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 34343** – Applicant: Vaughn Wilson – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community – Estate Density Residential (RC-EDR) (2 acres min.) – Location: Northerly of Cotta Lane, easterly of Calle Alta, southerly of Capitol Street, and westerly of Anza Road – 5.05 Acres – Zoning: Residential Agricultural – 2½ acre minimum (R-A-2½) – Approved Project Description: Schedule "H" subdivision of 5.05 acres into two (2) residential lots with a minimum lot size of 2½ acres – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 34343, extending the expiration date to June 5, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.2 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 18683** – Applicant: SBA 2012 TC Assets, LLC – First Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Southerly of Foster Road and westerly of Temescal Canyon Road – 2.2 Acres – Zoning: Scenic Highway Commercial (C-P-S) – Project Description: Plot Plan No. 18683, is for an unmanned telecommunications facility with a 70 foot monopalm, and a 230 sq. ft. equipment shelter, on a 1,200 sq. ft. lease area within a 2.2 acre pool/spa retail business – **REQUEST:** First Extension of Time Request for Plot Plan No. 18683, extending the expiration date to December 17, 2028. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 2.0 **PUBLIC HEARINGS: CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter.**
NONE
- 3.0 **PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.**
NONE
- 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**

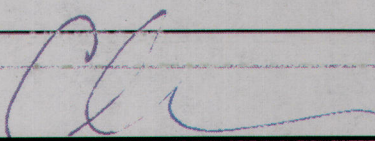
Agenda Item No.:

1.2

Director's Hearing: September 24, 2018

PROPOSED PROJECT

Case Number(s):	PP18683	Applicant(s):	
Area Plan:	Temescal Canyon		SBA 2012 TC Assets, LLC
Zoning Area/District:	El Cerrito District		c/o Mary Graydon
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 extend the lifespan of the Plot Plan No. 18683 which is for an unmanned telecommunications facility with a 70 foot monopole and a 230 square foot equipment shelter. The project is located south of Foster Road and west of Temescal Canyon Road.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 18683**, extending the expiration date to December 17, 2028, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP

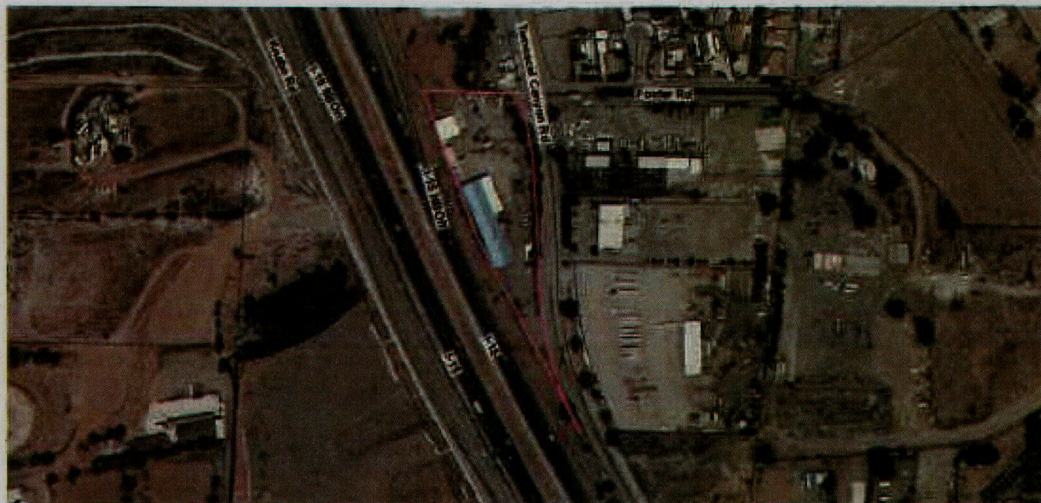


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Plot Plan No. 18683 was originally approved at Director's Hearing on March 15, 2004. A Substantial Conformance to the Minor Plot Plan was applied for on November 13, 2008 and was administratively approved on December 17, 2008.

The First Extension of Time was received July 2, 2018, ahead of the expiration date of December 17, 2018. The applicant and the County discussed conditions of approval and reached consensus on August 24, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new condition 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 (August 24, 2018) indicating the acceptance of the one (1) 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.

This 1st extension will grant 10 years. Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become December 17, 2028.

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 application are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

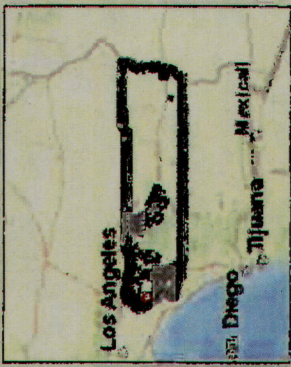
In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

1. This Plot Plan 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 Plot Plan has been found to be consistent with Ordinance No. 348 (Land Use), 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 Plot Plan are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

1st EOT for PP18683

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.

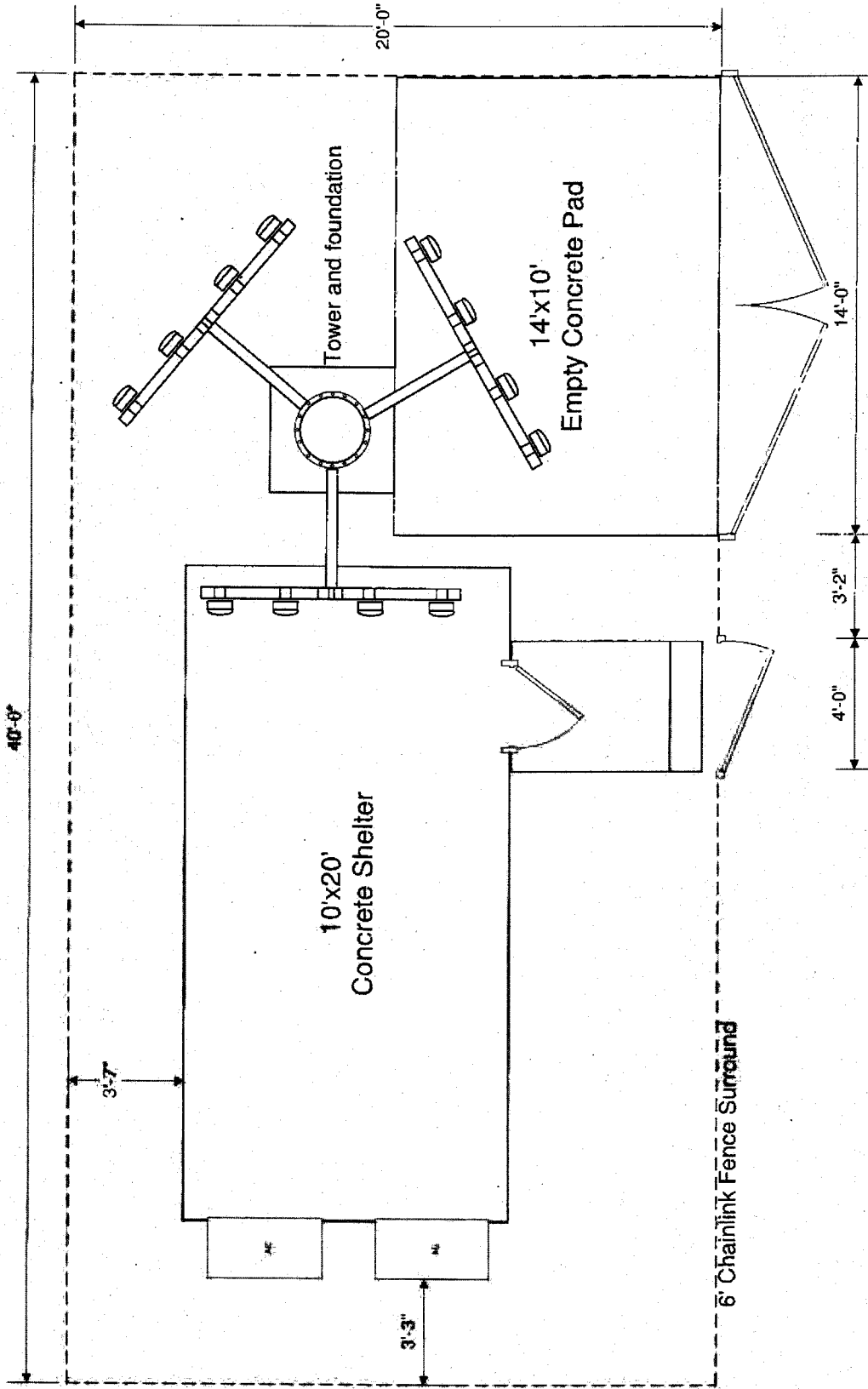


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© Riverside County GIS

21765 Temescal Canyon Rd
Corona, CA 92883



SBA Communications



Weirick

COMPOUND DRAWING

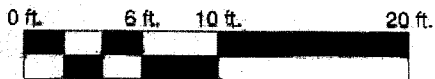
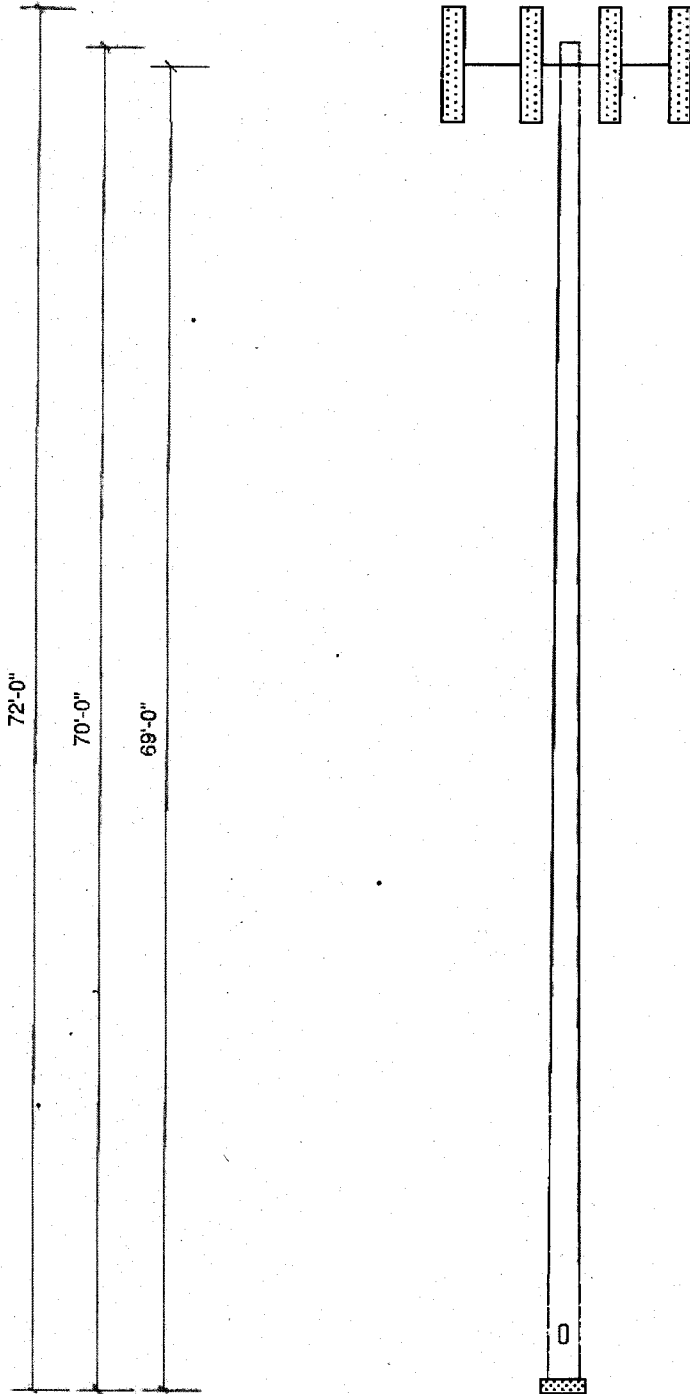
By:
enielsen@sbsite.com


DATE:
7/3/2018

SITE NUMBER:
CA45792-A

STATE:
CA

72' Monopalm



SBA Communications		Weirick	
		TOWER DRAWING	
By:	DATE:	SITE NUMBER:	STATE:
enlensen@sbasita.com	7/3/2018	CA45792-A	CA

Extension of Time Environmental Determination

Project Case Number: PP18683
 Original E.A. Number: 39077
 Extension of Time No.: 1st EOT
 Original Approval Date: March 15, 2004
 Project Location: South of Foster Road, West of Temescal Canyon Road
 Project Description: Plot Plan No. 18683 proposes to construct an unmanned telecommunications facility with a 70 foot monopalm, and a 230 square foot equipment shelter, on a 1,200 square foot lease area within a 2.2 acre pool/spa retail business.

On March 15, 2004, this Plot Plan 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: Mary Graydon <MaGraydon@sbsite.com>
Sent: Friday, August 24, 2018 12:50 PM
To: Villalobos, Gabriel
Cc: Ashley Masuda
Subject: RE: [External] Recommended Conditions for PP18683 1st EOT

Hi Gabriele:

Thank you for taking the time with me to explain the time extension process for cell towers this afternoon. It is now clear that what we are requesting is a time extension for the lifespan of the tower which is a ten year term. SBA accepts the condition of approval pertaining to this.

If you should require additional information or have any questions, please advise.

Thank you.

Mary Graydon
Zoning Compliance Specialist

561.981.7341 + T
561.322.2862 + F

From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]
Sent: Thursday, August 23, 2018 3:55 PM
To: Mary Graydon <MaGraydon@sbsite.com>
Subject: [External] Recommended Conditions for PP18683 1st EOT

Attn: SBA 2012 TC Assets, LLC
c/o Mary Graydon
8051 Congress Avenue
Boca Raton, FL 33487

RE: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 18683.

The County Planning Department has determined it necessary to recommend the addition of one (1) new condition 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.

Please review the proposed conditions of approval attached in this correspondence. [REDACTED]

[REDACTED] 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



How are we doing? Click the Link and tell us

Confidentiality Disclaimer

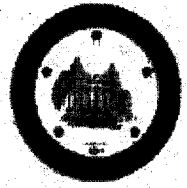
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County of Riverside California



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



08/23/18, 12:52 pm

PP18683E01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP18683E01. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Planning

Planning. 1

Telcom – Entitlement Life

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of colocated facilities, the permits of all colocaters shall be automatically extended until the last colocaters permit expires. In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use), this condition of approval shall become null and void.