

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



ITEM  
1.4  
(ID # 8188)

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 SECOND EXTENSION OF TIME 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 acre min.) – Location: North of Cotta Lane, east of Calle Alta, south of Capitol Street, west 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 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. [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. The Tentative Parcel Map No. 34343 will now expire on June 5, 2021.

ACTION: Consent

Charles Leach, Assistant TLMA Director 10/17/2018

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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**

| <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:</b> Applicant Fees 100% |                             |                          | <b>Budget Adjustment:</b> N/A |                     |
|   |                             |                          | <b>For Fiscal Year:</b> N/A   |                     |

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

**BACKGROUND:**

**Summary**

Tentative Parcel Map No. 34343 was originally approved by the Planning Commission on April 15, 2009. It proceeded to the Board of Supervisors along with Change of Zone No. 7382 where both applications were approved on June 5, 2012.

The First Extension of Time application was approved at the Director's Hearing on August 7, 2017.

The Second Extension of Time was received on June 5, 2018, ahead of the expiration date of June 5, 2018. The applicant and the County discussed conditions of approval and reached consensus on August 17, 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 this.

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 second extension of time for Tentative Parcel Map No. 34343 on September 24, 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.

**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.

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

**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 10/17/2018



# RIVERSIDE COUNTY **PLANNING DEPARTMENT**

1:30 P.M.

SEPTEMBER 24, 2018

## **AGENDA** **RIVERSIDE COUNTY PLANNING DEPARTMENT** **DIRECTOR'S HEARING** COUNTY ADMINISTRATIVE CENTER 1<sup>st</sup> 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](mailto: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](mailto: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](mailto: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

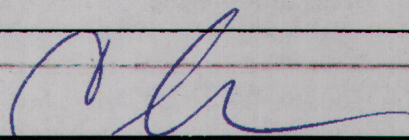
Agenda Item No.:

1.1

Director's Hearing: September 24, 2018

## PROPOSED PROJECT

|                       |                        |                 |
|-----------------------|------------------------|-----------------|
| Case Number(s):       | PM34343                | Applicant(s):   |
| Area Plan:            | Southwest              | Vaughn Wilson   |
| Zoning Area/District: | Rancho California Area | c/o Jack Bishop |
| Supervisory District: | Third 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 5.05 acres into 2 residential lots with a minimum lot size of acres. The project is located north of Cotta Ln, east of Calle Alta, south of Capitol St, and west of Anza Rd.

## PROJECT RECOMMENDATION

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 34343**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 5, 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. 34343 was originally approved at Planning Commission on April 15, 2009. It proceeded to the Board of Supervisors along with Change of Zone No. 7382 where both applications were approved on June 5, 2012.

The First Extension of Time application was approved at the Director's Hearing on August 7, 2017.

The Second Extension of Time was received June 5, 2018, ahead of the expiration date of June 5, 2018. The applicant and the County discussed conditions of approval and reached consensus on August 17, 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 (August 17, 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.

## SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 34343

Directors Hearing Extension of Time Report: September 24, 2018

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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 1<sup>st</sup> extension of time granted 1 year. This, 2<sup>nd</sup> extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 2 years and will expire on June 5, 2023.

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 5, 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.

# 2nd EOT for PM34343

## 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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# Extension of Time Environmental Determination

Project Case Number: PM34343  
Original E.A. Number: 40965  
Extension of Time No.: 2<sup>nd</sup> EOT  
Original Approval Date: June 5, 2012  
Project Location: North of Cotta Ln, East of Calle Alta, South of Capitol St, West of Anza Rd  
Project Description: Schedule H - subdivision of 5.05 acres into 2 residential lots with a minimum lot size of acres.

On June 5, 2012, 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: Gabriel Villalobos  
Gabriel Villalobos, Project Planner

Date: 8/22/18  
For Charissa Leach, Assistant TLMA Director

**Villalobos, Gabriel**

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**From:** JACK BISHOP <jbishop@inlandvalleydev.com>  
**Sent:** Friday, August 17, 2018 7:06 AM  
**To:** Villalobos, Gabriel  
**Cc:** Vaughn Wilson; Jade San Nicolas  
**Subject:** Re: Recommended Conditions for PM34343 2nd EOT

Gabriel,

Regarding the Second Extension of Time for Parcel Map 34343

I have just one question, is this to be a standard one year Extension of Time that you will propose. We would certainly prefer that than a shorter time frame. That is until the June 5, 2019.

We are in agreement with the conditions proposed and accept the proposed Conditions of Approval as noted per your email Dated: Thursday August 16, 2018.

We thank you for your kind consideration in this matter.

Respectfully

Jack Bishop  
Project Engineer

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**From:** "Villalobos, Gabriel" <GVillalo@rivco.org>  
**To:** "jbishop@inlandvalleydev.com" <jbishop@inlandvalleydev.com>  
**Cc:** "vt.tooling@verizon.net" <vt.tooling@verizon.net>  
**Sent:** Thursday, August 16, 2018 11:09 AM  
**Subject:** Recommended Conditions for PM34343 2nd EOT

Attn: Vaughn Wilson  
c/o Jack Bishop  
26181 Sun City Blvd

Menifee, CA 92586

**RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 34343.**

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 an acceptance of these conditions. In the event you do not accept these conditions, please advise me of your concerns. If you do not accept these conditions, please advise me of your concerns. If you do not accept these conditions, please advise me of your concerns. If you do not accept these conditions, please advise me of your concerns. 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



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**County of Riverside California**