

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



ITEM
1.3
(ID # 8697)

MEETING DATE:

Tuesday, January 15, 2019

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE DIRECTOR'S HEARING DECISION TO APPROVE THE FIRST EXTENSION OF TIME for TENTATIVE PARCEL MAP NO. 36252 – Applicant: Bill Lattin – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Community Development: Very Low Density Residential (CD:VLDR) (1 acre minimum) – Location: North of Beaumont City Limits, east of Beaumont City Limits, south of Brookside Avenue, west of Sunnyslope Avenue – 2.4 Acres – Zoning: Residential Agricultural, 1 Acre Minimum (R-A-1) – APPROVED PROJECT DESCRIPTION: Schedule “H” subdivision of 2.4 gross acres into two residential parcels of 1 and 1.4 gross acres – REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36252, extending the expiration date to May 21, 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 Director's Hearing on November 26, 2018. The Tentative Parcel Map No. 36252 will now expire on May 21, 2021.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

1/2/2019

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: January 15, 2019
xc: Planning, Applicant

Kecia Harper
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. 36252 was originally approved at the Director's Hearing on April 22, 2013. It proceeded to the Board of Supervisors, along with Variance No. 1861 where both applications were received and filed on May 21, 2013.

The First Extension of Time was received on May 21, 2018, ahead of the expiration date of May 21, 2018. The applicant and the County discussed conditions of approval and reached consensus on September 13, 2018. The County Planning Department, as part of the review of this Extension of Time request, recommends no additional conditions of approval. All previously approved conditions associated with this project remain in effect.

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 first extension of time for Tentative Parcel Map No. 36252 on November 26, 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 Planning Commission.

Supplemental

Additional Fiscal Information

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

ATTACHMENTS:

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

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


Scott Bruckner 1/6/2019



**DIRECTOR'S HEARING
REPORT OF ACTIONS
NOVEMBER 26, 2018**

1.0 CONSENT CALENDAR:

- 1.1 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22286** – Applicant: ATC Sequoia, LLC – Third Supervisorial District – Pinon Flats Zoning District – Riverside Extended Mountain Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 acre min.) – Location: Northerly of Highway 74, easterly of Pinon Drive, southerly of Indio Avenue, and westerly of Pinesto Palms Highway – 15.96 Acres – Zoning: One-Family Dwelling, 2½ Acre Minimum (R-1-2½) – Approved Project Description: An unmanned wireless communication facility to include an equipment shelter, one (1) concrete generator, two (2) GPS Antennas, one (1) Parabolic Antenna, 15 antennas to be mounted upon a 50 foot high mono-pine tree. The facility is located within a 900 sq. ft. lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 22286, extending the expiration date to November 3, 2028. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** First Extension of Time Request for Plot Plan No. 22286, extending the expiration date to November 3, 2028.
- 1.2 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36252** – Applicant: Bill Lattin – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 Acre min.) – Location: Northerly of Beaumont City Limits, easterly of Beaumont City Limits, southerly of Brookside Avenue, and westerly of Sunnyslope Avenue – 2.4 Acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – Approved Project Description: Schedule "H" subdivision of 2.4 gross acres into two (2) residential parcels of 1 and 1.4 gross acres – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 36252, extending the expiration date to May 21, 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. 36252, extending the expiration date to May 21, 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:**
NONE
- 4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:**
NONE
- 5.0 PUBLIC COMMENTS:**



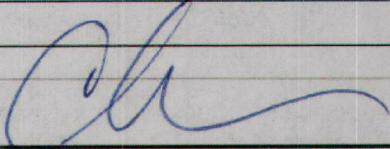
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT**

Agenda Item No.:

1.2

Director's Hearing: November 26, 2018

PROPOSED PROJECT

Case Number(s):	PM36252	Applicant(s):	
Area Plan:	The Pass	Bill Lattin	
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 2.4 gross acres into two residential parcels of 1 and 1.4 gross acres. The project is located north of Beaumont City Limits, east of Beaumont City Limits, south of Brookside Ave, and west of Sunnyslope Ave.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 36252**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 21, 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. 36252 was originally approved at Director's Hearing on April 22, 2013. It proceeded to the Board of Supervisors along with Variance No. 1861 where both applications were received and filed on May 21, 2013.

The First Extension of Time was received May 21, 2018, ahead of the expiration date of May 21, 2018. The applicant and the County discussed conditions of approval and reached consensus on September 13, 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. All previously approved conditions associated with this project remain in effect.

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.

This 1st extension will grant 3 years. The remaining number of years available to extend this tentative map after this approval will be 3 years and will expire on May 21, 2024.

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 May 21, 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.

1st EOT for PM36252

Vicinity Map



0 188 376 Feet

REPORT PRINTED ON... 10/2/2018 3:56:49 PM





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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

Legend

-  Parcels
-  County Centerlines
-  Blueline Streams
-  City Areas



Extension of Time Environmental Determination

Project Case Number: PM36252
 Original E.A. Number: 42204
 Extension of Time No.: 1st EOT
 Original Approval Date: April 22, 2013
 Project Location: North of Beaumont City Limits, East of Beaumont City Limits, South of Brookside Ave, West of Sunnyslope Ave
 Project Description: Schedule "H" subdivision of 2.4 gross acres inot two residential parcels of 1 and 1.4 gross acres.

On April 22, 2013, 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
 Gabriel Villalobos, Project Planner

Date: 10/2/18
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Hildebrand, John
Sent: Thursday, September 13, 2018 3:26 PM
To: Bill Lattin
Cc: Villalobos, Gabriel; Odenbaugh, Dennis
Subject: RE: Recommended Conditions for PM36252 1st EOT

Bill – Since you are essentially ready to record this map, and at this point all the conditions have been satisfied, the conditions applied to the EOT will be waived. These are just standard conditions anyways and are not meant to impose anything new, above and beyond what was conditioned with the original approval or is required by law. Gabe is working to get this EOT to hearing as soon as possible and Survey will work with you on the continued final process.

Regards,

John Hildebrand

From: Bill Lattin [mailto:blattin69@gmail.com]
Sent: Thursday, September 13, 2018 12:26 PM
To: Hildebrand, John <JHildebr@RIVCO.ORG>
Subject: Fwd: Recommended Conditions for PM36252 1st EOT

----- Forwarded message -----
From: Bill Lattin <blattin69@gmail.com>
Date: Thu, Sep 13, 2018 at 11:55 AM
Subject: Re: Recommended Conditions for PM36252 1st EOT
To: Villalobos, Gabriel <GVillalo@rivco.org>

Good Morning,
I agree to these conditions because they all have been satisfied at this time.

- 050 - E health. 1 is satisfied.
- 050 - Transportation. 1 All requirements in this condition are on the grading plan that is currently approved and paid for at the building department waiting completion of the final map.
- 060 - BS-Grade. 1 All BMPs (Best management practices) permit for monitoring of the erosion and sediment control have been purchased and approved and waiting for the completion of the final map at the building safety department.
- 060 - Transportation. 1 This item is also satisfied and all correct information is on the grading plan which has been paid for and approved in the building safety department which is waiting the completion of the final map.
- 080 - Transportation. 1 The transportation department has reviewed and approved, and I as the current owner will comply with these conditions.
- 090 - BS Grade. 1 ?
- 090 - Transportation. 1 ?

I wish to expedite this extension of time for my final map, because I believe that every condition of project has been completed. Every plan, permit and requirement that has been given to me through the county for the last five years has been a huge struggle to split one piece of property in half and build a single family home for myself. Please consider my request to expedite this extension of time.

Thank you, Bill Lattin

On Wed, Sep 12, 2018 at 5:15 PM Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Attn: Bill Lattin

9824 Jonathan Ave

Cherry Valley, CA 92223

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 36252.

The County Planning Department has determined it necessary to recommend the addition of seven (7) 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.

Please review the proposed conditions of approval attached in this correspondence

This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

- 50. REQ E HEALTH DOCUMENTS
- 50. FINAL ACCESS AND MAINT
- 60. REQ BMP SWPPP WQMP
- 60. FINAL WQMP FOR GRADING
- 80. WQMP AND MAINTENANCE
- 90. WQMP REQUIRED
- 90. WQMP COMP AND BNS REG

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

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Bill Lattin
SCTA Vice President
760-533-1932



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760-533-1932

