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 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 Pisto 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.

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.

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:
Director's Hearing: November 26, 2018

PROPOSED PROJECT

Case Number(s): PP22286
Area Plan: REMAP
Zoning Area/District: Pinon Flats District
Supervisory District: Third District
Project Planner: Gabriel Villalobos

Applicant(s):
ATC Sequoia LLC
c/o David Tracy

Juan Perez
Assistant CEO/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. 23242 which is for 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 project is located north of Highway 74, east of Pinon Dr, south of Indio Ave, and west of Pinesto Palms Highway.

PROJECT RECOMMENDATION

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22286, extending the expiration date to November 3, 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. 22286 was originally approved at Director's Hearing on November 3, 2008.

The First Extension of Time was received October 18, 2018, ahead of the expiration date of November 3, 2018. The applicant and the County discussed conditions of approval and reached consensus on October 29, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one 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 (October 29, 2018) indicating the acceptance of the one recommended condition.

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 Plot Plan’s expiration date will become November 3, 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 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 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 project 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 project 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.
"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.
PLOT PLAN REVIEW

PINON PINES

70198 STATE HIGHWAY 74
MOUNTAIN CENTER, CALIFORNIA
92561

PROJECT DESCRIPTION

APPLICATION/ SITE:
Verizon Wireless
15505 Sand Canyon Ave
Irvine, CA 92618

PROPERTY INFORMATION:

Owner:
Verizon Wireless

Location:
15505 Sand Canyon Ave
Irvine, CA 92618

Area of construction:
400 sq. ft.

Occupancy type:
F-2

Construction type:
F-2

Parking:
1-1/2

Access:
Public

ADJACENT:

APN:

5RR-331-061-02

PROJECT INFORMATION:

Equipment location:
39000 Sand Canyon Ave

Equipment shelter:
Yes

Antenna Location:


CODE COMPLIANCE:

All work and materials shall be performed and installed in conformance with the current edition of the applicable code.

1. 1997 CALIFORNIA ABRTPPLEMENT CODE
2. 2000 IBC BASED ON THE 2000 IRC
3. 2000 IECC BASED ON THE 2000 IRC
5. 2000 NFPA-13 BASED ON THE 2000 IRC
6. 1997 CALIFORNIA STATE CODE
7. 1997 CBC BASED ON THE 1997 IRC

SHEET INDEX

Sheet Description
Sheet Title

SHEET INDEX

Sheet Title

APPENDIX:

Electrical engineer:
Spectrum Engineering
13650 Woodland Drive
Suite 220
Irvine, CA 92618

 SURVEYIC & ENGINEERING
400 S. Mission Blvd., Suite 200
San Diego, CA 92101
Tel. (760) 813-5000
Fax (760) 813-5020

DRAWNS BY: SPECIALTAP

M. LANCASTER M. COTULIC REY

T1 3

PROJECT TEAM

APPROVAL LIST

T1 TITLE SHEET

REAL ESTATE

PROPERTY OWNER

TOURING APPROVAL

CONSTRUCTION DIRECTOR

ADDITIONAL APPROVALS

T1 3

LAF-112
Extension of Time
Environmental Determination

<table>
<thead>
<tr>
<th>Project Case Number:</th>
<th>PP22286</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original E.A. Number:</td>
<td>41146</td>
</tr>
<tr>
<td>Extension of Time No.:</td>
<td>1st EOT</td>
</tr>
<tr>
<td>Original Approval Date:</td>
<td>November 3, 2008</td>
</tr>
<tr>
<td>Project Location:</td>
<td>North of Highway 74, East of Pinon Dr, South of Indio Ave, West of Pinesto Palms Highway</td>
</tr>
<tr>
<td>Project Description:</td>
<td>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 square foot lease area.</td>
</tr>
</tbody>
</table>

On November 3, 2008, 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:

- 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.

- 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.

- 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.

- 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
Hi Gabriel,

This email is to confirm that ATC Sequoia LLC accepts Condition of Approval 1 under Planning- “Telcom-Entitlement Life” in Time Extension Case PP22286E01. Thanks for your assistance in this matter.

Dave Tracy  
Attorney, U.S. Tower Division  
American Tower Corporation  
10 Presidential Way  
Woburn MA, 01801  
781-428-6869  
David.tracy@americantower.com

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From: Villalobos, Gabriel <GVillalo@rivco.org>  
Sent: Thursday, October 25, 2018 8:30 PM  
To: David Tracy <David.Tracy@americantower.com>  
Subject: Recommended Conditions for PP22286 1st EOT  

Attn: ATC Sequoia LLC  
c/o David Tracy  
10 Presidential Way  
Woburn, MA 01801

RE: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 22286.

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

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County of Riverside California
ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP22286E01. 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 collocated 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) or subsequent replacement ordinance, this condition of approval shall become null and void.
Director's Hearing: November 26, 2018

PROPOSED PROJECT

Case Number(s): PM36252
Area Plan: The Pass
Zoning Area/District: Cherry Valley District
Supervisiorial District: Fifth District
Project Planner: Gabriel Villalobos

Applicant(s): Bill Lattin

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.
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 into 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:

☐ 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.

☒ 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.

☐ 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.

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

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

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

050 - E health. I is satisfied.
050 - Transportation. I 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. I 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. I 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. I The transportation department has reviewed and approved, and I as the current owner will comply with these conditions.
090 - BS Grade. I ?
090 - Transportation. I ?
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. 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. The attached document is a copy of the recommended conditions which are identified as follows:

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

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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Bill Lattin
SCTA Vice President
760-533-1932