



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

NOVEMBER 26, 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 **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.

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: Northerty 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 Mininum (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:



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

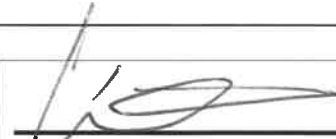
Agenda Item No.:

1.1

Director's Hearing: November 26, 2018

PROPOSED PROJECT

Case Number(s):	PP22286	Applicant(s):	
Area Plan:	REMAP	ATC Sequoia LLC	
Zoning Area/District:	Pinon Flats District	c/o David Tracy	
Supervisory District:	Third District		
Project Planner:	Gabriel Villalobos		



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.

1st EOT for PP22286

Vicinity Map



Legend

- 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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REPORT PRINTED ON... 11/1/2018 2:23:41 PM

© Riverside County GIS

PLOT PLAN REVIEW

PINON PINES

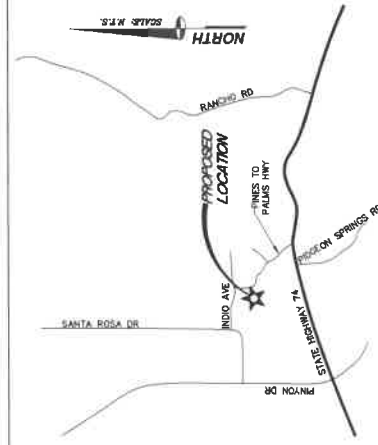
70198 STATE HIGHWAY 74 MOUNTAIN CENTER, CALIFORNIA 92561



15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

- PROJECT DESCRIPTION**
- THE PROPOSED PROJECT INCLUDES:
 - INSTALLATION OF 6 VERIZON WIRELESS ANTENNAS AT A 45' CIRCULAR SHELTER LOCATED ON A NEW 30' MONOPOLE
 - INSTALLATION OF VERIZON WIRELESS PARABOLIC ANTENNA
 - INSTALLATION OF VERIZON WIRELESS 11'-5" X 15' EQUIPMENT SHELTER
 - INSTALLATION OF (2) VERIZON WIRELESS 6' HIGH WROUGHT IRON FENCE
 - INSTALLATION OF VERIZON WIRELESS 8' WIDE WROUGHT IRON GATES
 - INSTALLATION OF A VERIZON WIRELESS 6' X 8' CONCRETE GENERATOR PAD
 - DIAGNAL CABLE RUNS FROM RANBOS TO ANTENNAS
 - NEW TELEPHONE CONDUIT RUN TO SHELTER
 - NEW 200A DEDICATED ELECTRICAL SERVICE TO METER

PROJECT DESCRIPTION



THOMAS GUIDE BOOK 2005 P. 906 C-6
VICINITY MAP

APPLICANT/LESSEE
VERIZON WIRELESS
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618
(949)298-7000

PROPERTY INFORMATION
OWNER: VERIZON WIRELESS PATRICK SERVICE
2810 AVENIDA MARAVALLA
CATHEDRAL CITY, CALIFORNIA 92234
CONTACT: PATRICK SERVICE
2810 AVENIDA MARAVALLA
CATHEDRAL CITY, CALIFORNIA 92234
AREA OF CONSTRUCTION: 684 SQ. FT.
OCCUPANCY TYPE: S-2
CONSTRUCTION TYPE: V-B
CURRENT ZONING: R-1-2 1/2
JURISDICTION: RIVERSIDE COUNTY
LOCATION: VERIZON WIRELESS, 15505 SAND CANYON AVENUE, IRVINE, CALIFORNIA 92618
LONG. 118° 28' 58.10\" N, NAD 83
ZONING APPLICATION # APPROVED: _____
A.P.N.: 636-91-012
HANDICAP REQUIREMENT: FACILITY IS UNIMPAIRED. AHS USE FOR PUBLIC ACCENT IS UNIMPAIRED. ACCESS NOT REQUIRED.

CODE COMPLIANCE

SITE ACQUISITION/PLANNING
SPECTRUM SURVEYING & ENGINEERING
17883 SKY PARK CIRCLE, SUITE B
IRVINE, CALIFORNIA 92614
PHONE: (949) 445-3368
FAX: (949) 947-8288

CIVIL ENGINEER
SPECTRUM SURVEYING & ENGINEERING
17883 SKY PARK CIRCLE, SUITE B
IRVINE, CALIFORNIA 92614
PHONE: (949) 397-7705
FAX: (949) 397-8733

STRUCTURAL ENGINEER:
I.S.B.

ELECTRICAL ENGINEER:
SPECTRUM SURVEYING & ENGINEERING
17883 SKY PARK CIRCLE, SUITE B
IRVINE, CALIFORNIA 92614
PHONE: (949) 397-7705
FAX: (949) 397-8733

SURVEYOR:
SPECTRUM SURVEYING & ENGINEERING
17883 SKY PARK CIRCLE, SUITE B
IRVINE, CALIFORNIA 92614
PHONE: (949) 298-0272

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	3
A1	SITE PLAN	3
A2	ENLARGED SITE PLAN	3
A3	SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	3
A4	ELEVATIONS	3

ISSUED FOR:


SHEET INDEX

ZONING

TITLE	SIGNATURE	DATE
RF ENGINEER		
REAL ESTATE		
PROPERTY OWNER		
ZONING APPROVAL		
CONSTRUCTION DIRECTOR		
ADDITIONAL APPROVAL		

APPROVAL LIST

<p>15505 SAND CANYON AVENUE BUILDING D, 1ST FLOOR IRVINE, CALIFORNIA 92618</p>													
PROJECT INFORMATION PINON PINES 70198 STATE HIGHWAY 74 MOUNTAIN CENTER, CALIFORNIA 92561 CURRENT ISSUE DATE: 2/6/08 ISSUED FOR: ZONING REV.: DATE: DESCRIPTION: BY:													
PLANS PREPARED BY: SURVEYING & ENGINEERING 17883 SKY PARK CIRCLE, SUITE B IRVINE, CALIFORNIA 92614 PH: (949) 397-7705 FAX: (949) 397-8733													
DRAWN BY: CHK.: B. LANGSTON M. CEPALU G. WENNER													
REVISIONS: <table border="1"> <tr><td>3</td><td>2/6/08</td><td>ZONING CORRECTION (B.M.)</td></tr> <tr><td>2</td><td>3/29/07</td><td>LEGAL REVISIONS (B.M.)</td></tr> <tr><td>1</td><td>10/21/06</td><td>100% ZONING (B.L.)</td></tr> <tr><td>0</td><td>10/23/06</td><td>90% ZONING (B.L.)</td></tr> </table>		3	2/6/08	ZONING CORRECTION (B.M.)	2	3/29/07	LEGAL REVISIONS (B.M.)	1	10/21/06	100% ZONING (B.L.)	0	10/23/06	90% ZONING (B.L.)
3	2/6/08	ZONING CORRECTION (B.M.)											
2	3/29/07	LEGAL REVISIONS (B.M.)											
1	10/21/06	100% ZONING (B.L.)											
0	10/23/06	90% ZONING (B.L.)											
SHEET TITLE: TITLE SHEET													
SHEET NUMBER: REVISION: T1 3 LAX-112													



**15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618**

PROJECT INFORMATION

PINON PINES

70198 STATE HIGHWAY 74
MOUNTAIN CENTER, CALIFORNIA
92551

CURRENT ISSUE DATE:
2/6/08

ISSUED FOR:
ZONING

REV. DATE DESCRIPTION BY:

3	2/6/08	ZONING CORRECTIONS	B.M.				
2	3/26/07	LEGAL REVISIONS	B.M.				
1	10/31/06	100K ZONING	B.L.				
0	10/23/06	90K ZONING	B.L.				

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
1730
OCEAN BLVD. SUITE 120
LAS VEGAS, NEVADA 89107
PH: (702) 357-7705
FAX: (702) 367-8733

DRAWN BY: B. LANGSTON
CHK.: M. CEFALI
APPV.: C.W.

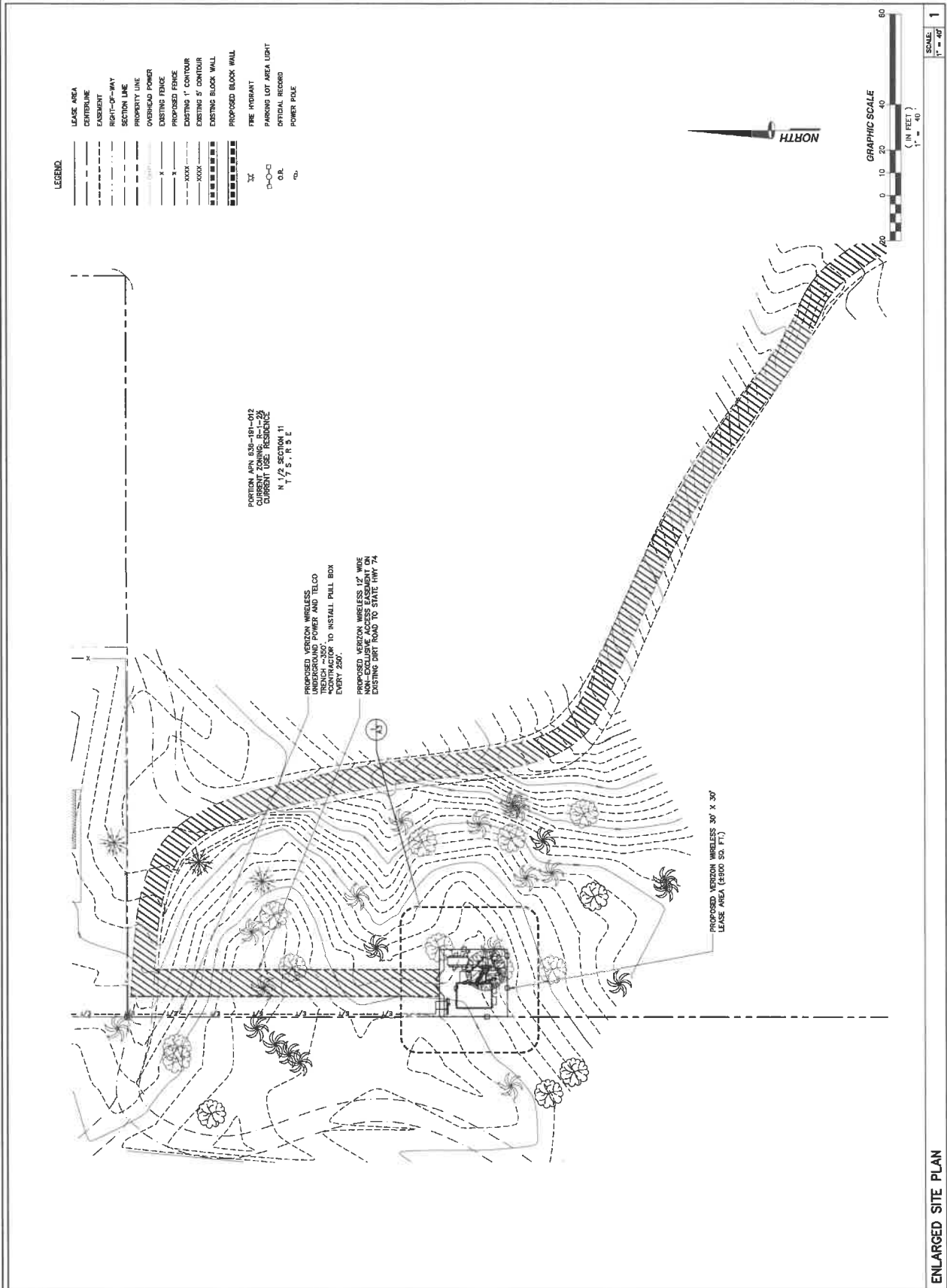
SHEET NUMBER: ENLARGED SITE PLAN

SHEET TITLE:

REVISION:

3

LAX-112



ENLARGED SITE PLAN

verizon wireless
15505 SAND CANYON AVENUE
BUILDING 300
IRVINE, CALIFORNIA 92618

PINON PINES
70409 STATE HIGHWAY 74
MOUNTAIN CENTER, CALIFORNIA
92561

PROJECT INFORMATION:
CURRENT ISSUE DATE: 2/6/08

ISSUED FOR: ZONING

REV: DATE DESCRIPTION BY

REV.	DATE	DESCRIPTION	BY
3	2/6/08	ZONING CORRECTIONS B.M.	
2	3/20/07	LEGAL REVISIONS B.M.	
1	10/21/06	100% ZONING B.L.	
0	10/23/06	80% ZONING B.L.	

PLANS PREPARED BY:

SPECTRUM
COMMUNICATIONS ENGINEERING
7330 CHARLESTON AVENUE, SUITE 1020
LAS VEGAS, NEVADA 89117
PH: (702) 367-7705
FAX: (702) 367-0733

DRAWN BY: CHK. APV.
B. LANGSTON M. CEFALU C.W.
LICENSEURE

SHEET TITLE:
SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT

SHEET NUMBER: REVISION:
A3 **3**

SCALE: 1" = 10'

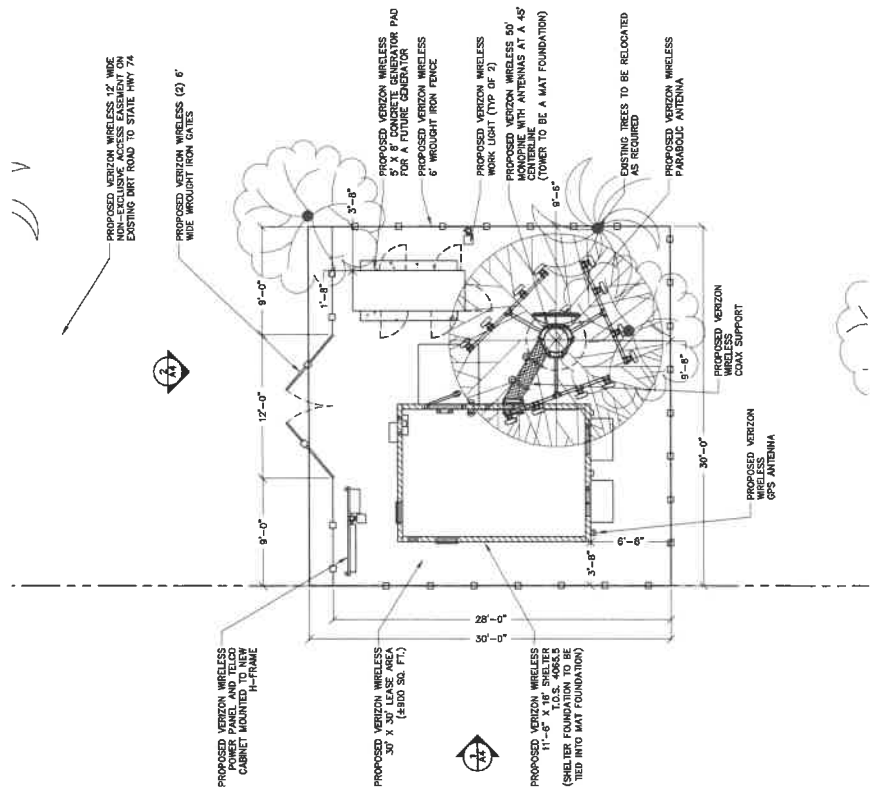
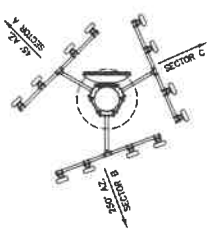
SCALE: NONE

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SECTOR A	45°	BMA-5008 3/4 BMA-180803/805_2	45'	80'	(4) 7/8" COAX	RED/GREEN	5'	1'
SECTOR B	250°	BMA-5008 3/4 BMA-180803/805_2	45'	80'	(4) 7/8" COAX	BLUE/GREEN	5'	1'
SECTOR C	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
GPS	N/A	MOHTEL GPS			1/2" COAX	GRAY		

MODEL CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATING, OR INSTALLATION OF CABLES.

3 ANTENNA AND CABLE SCHEDULE

- LEGEND**
- LEASE AREA
 - CENTERLINE
 - EASEMENT
 - RIGHT-OF-WAY
 - SECTION LINE
 - PROPERTY LINE
 - OVERHEAD POWER
 - EXISTING FENCE
 - PROPOSED FENCE
 - EXISTING 1' CONTOUR
 - EXISTING 5' CONTOUR
 - EXISTING BLOCK WALL
 - PROPOSED BLOCK WALL
 - FIRE HYDRANT
 - PARKING LOT AREA LIGHT
 - OFFICIAL RECORD
 - POWER POLE



1 SITE DETAIL

verizon wireless
 15605 SAND CANYON AVENUE
 IRVINE, CALIFORNIA 92618

PINON PINES
 70198 STATE HIGHWAY 74
 MOUNTAIN CENTER, CALIFORNIA
 92561

CURRENT ISSUE DATE:
 2/6/08

ISSUED FOR:
 ZONING

REV.	DATE	DESCRIPTION	BY
3	2/6/08	ZONING CORRECTIONS	B.M.
2	3/20/07	LEGAL REVISIONS	B.M.
1	10/21/06	100% ZONING	B.L.
0	10/23/06	90% ZONING	B.L.

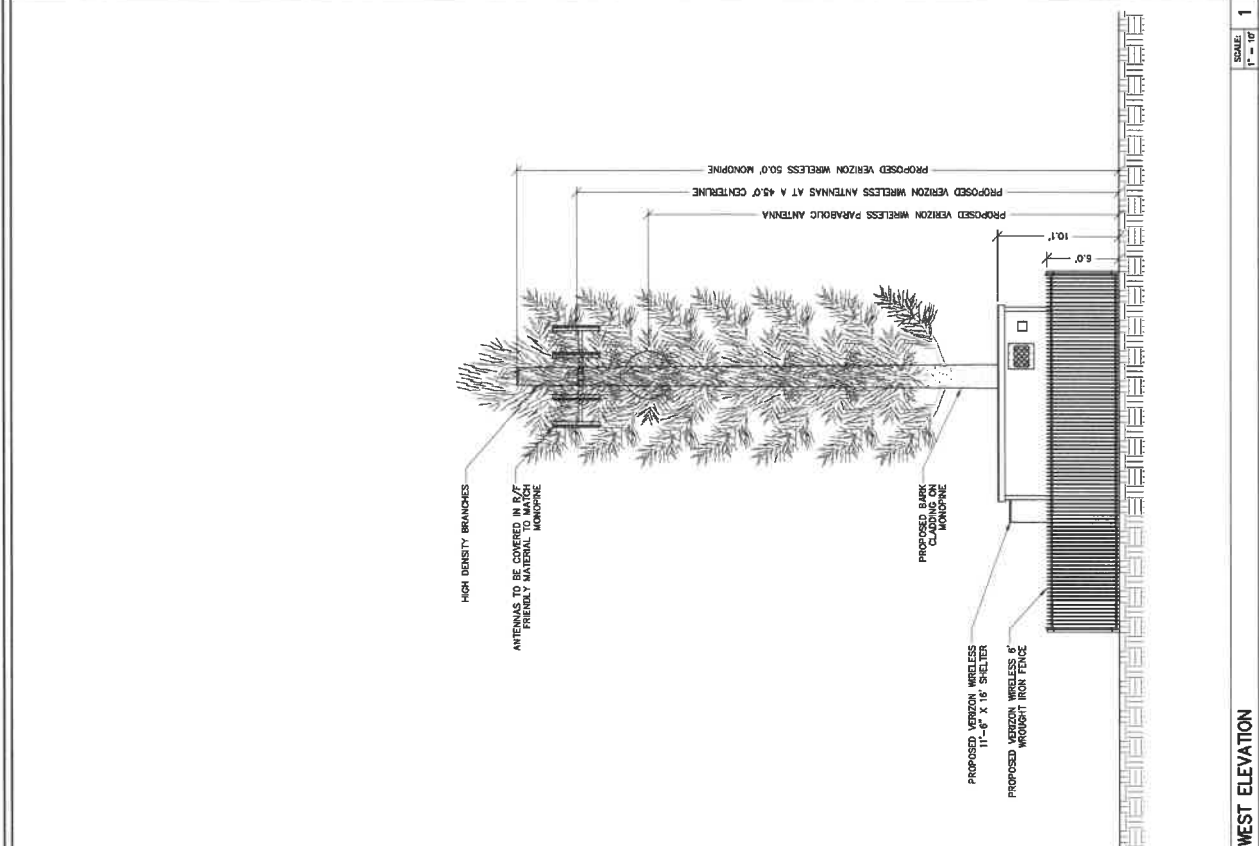
PLANS PREPARED BY:
SPECTRUM
 SURVEYING & ENGINEERING
 7351 W. CHARLESTON BLVD., SUITE 130
 LAS VEGAS, NEVADA 89117
 TEL: (702) 387-8733
 FAX: (702) 387-8733

DRAWN BY: B. LANGSTON
 CHECKED BY: M. CEFALU
 IN CHARGE: C.W.

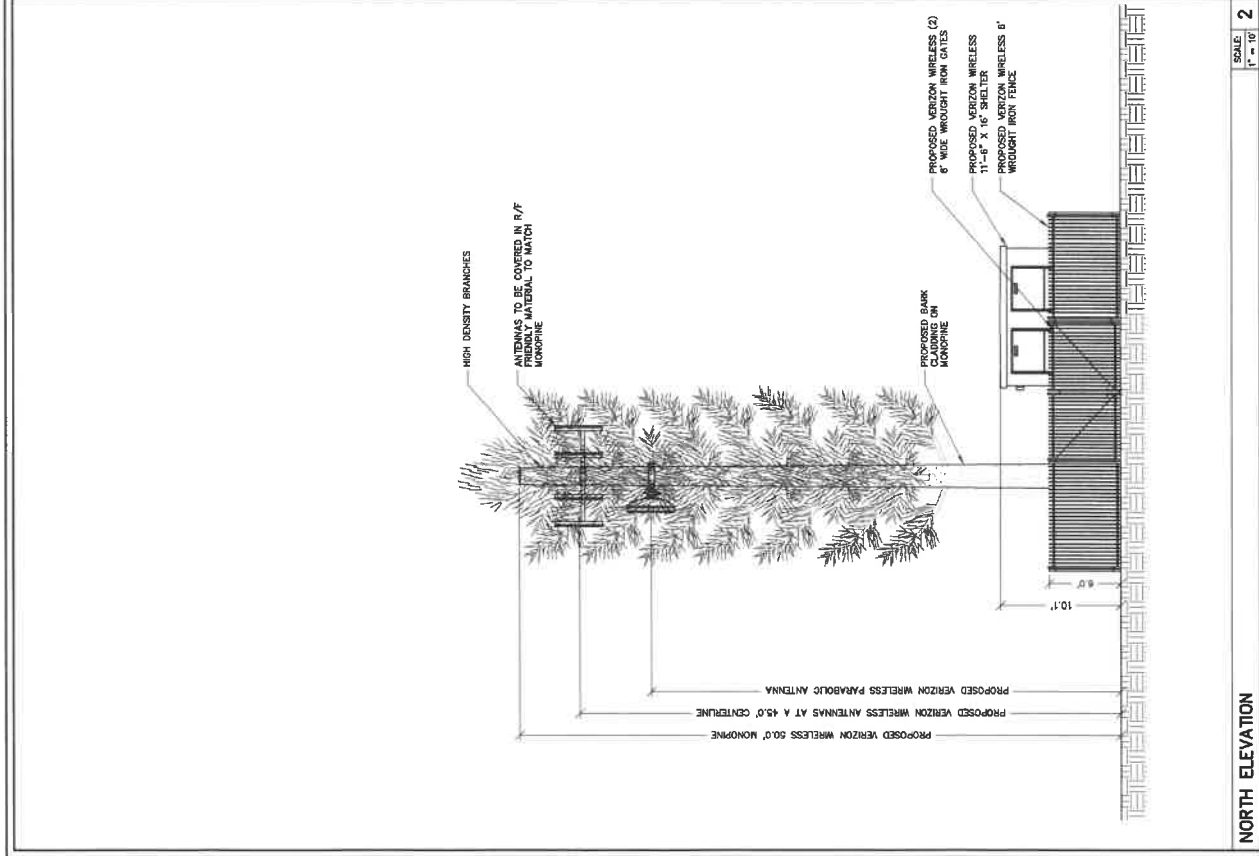
MEASURE

SHEET TITLE:
 ELEVATIONS

SHEET NUMBER: REVISION
A4 3
 LAX-112



WEST ELEVATION
 SCALE: 1" = 10'
 1



NORTH ELEVATION
 SCALE: 1" = 10'
 2

Extension of Time Environmental Determination

Project Case Number: PP22286

Original E.A. Number: 41146

Extension of Time No.: 1st EOT

Original Approval Date: November 3, 2008

Project Location: North of Highway 74, East of Pinon Dr, South of Indio Ave, West of Pinesto Palms Highway

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 square foot lease area.

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:

<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: David Tracy <David.Tracy@americantower.com>
Sent: Monday, October 29, 2018 9:27 AM
To: Villalobos, Gabriel
Subject: RE: Recommended Conditions for PP22286 1st EOT

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

How are we doing? [Click the Link and tell us](#)

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County of Riverside California



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



10/25/18, 5:28 pm

PP22286E01

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 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) or subsequent replacement ordinance, this condition of approval shall become null and void.



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



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.




0 188 376 Feet

REPORT PRINTED ON... 10/2/2018 3:56:48 PM

© Riverside County GIS

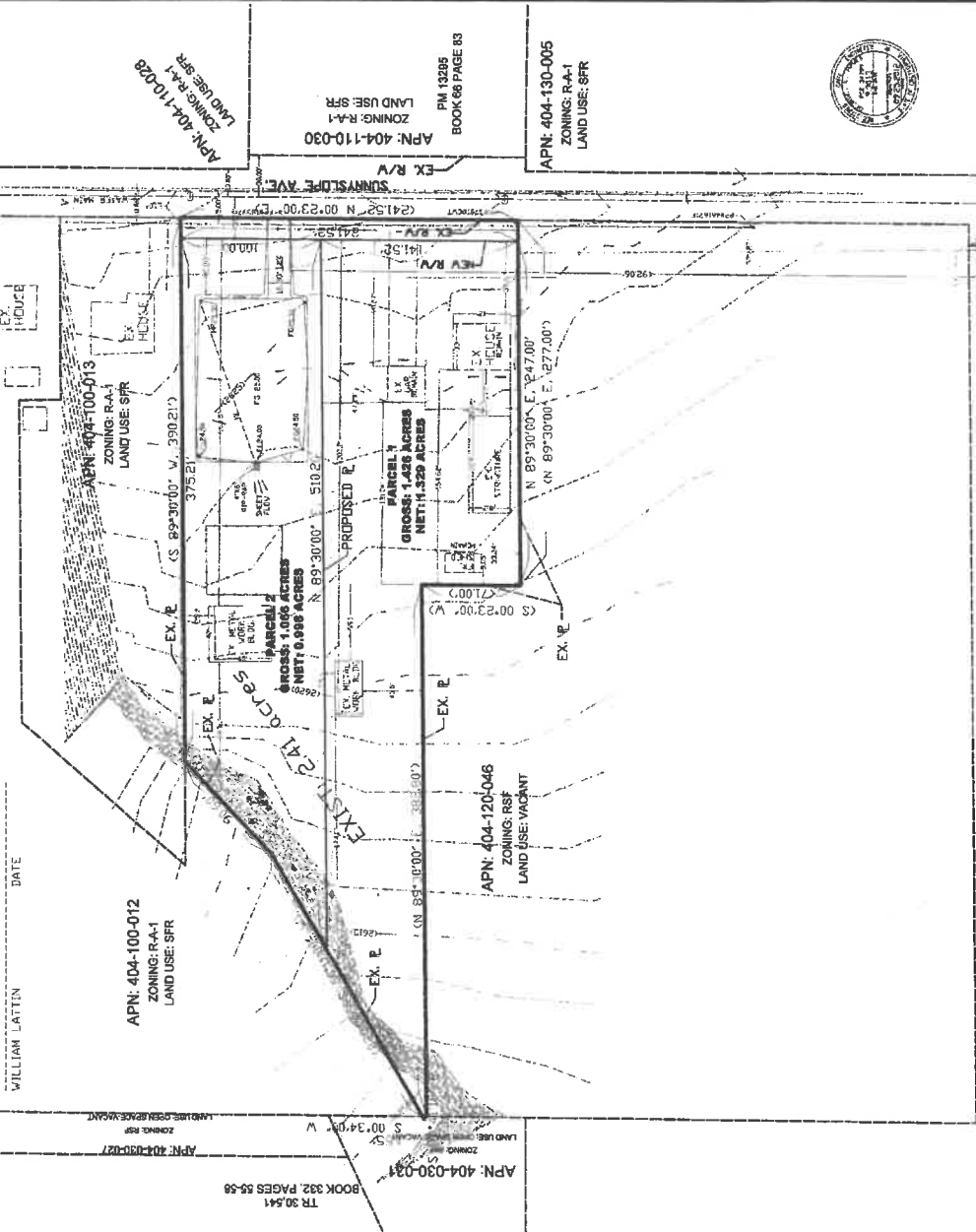
TENTATIVE PARCEL MAP

36252

BEING A SUBDIVISION OF A PARCEL IN THE EAST 1/4 OF THE NORTH 1/4, SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

DATE PREPARED: SEPTEMBER 2012

PROPERTY OWNER'S STATEMENT
THIS TENTATIVE MAP INCLUDES THE ENTIRE
CONTIGUOUS OWNERSHIP OF MY PROPERTY



APPLICANT/PREPARER/ENGINEER: REDLANDS CONSULTANTS & ASSOCIATES, INC.
821 S. BUENA VISTA ST.
REDLANDS, CA 92373
PH: 951.440.0237 FAX: 906.271.3230

PROPERTY INFO:

APN: 404-100-014
-IMPROVEMENT SCHEDULE: H
-THOMAS BROTHERS MAP PAGE 686, GRID J8

LEGAL DESCRIPTION:

THAT PORTION OF THE WEST 1/4 OF THE NORTH 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE BEAUMONT BRANCH DISTRICT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION, 1254.48 FEET, SOUTH 0°24' WEST, CONTINUING SOUTH 0°24' WEST, 1.52 FEET ON SAID WEST LINE; THENCE, CONTINUING SOUTH 0°24' WEST, 362.90 FEET; THENCE, NORTH 89°30' EAST, 71.00 FEET PARALLEL WITH THE EAST LINE OF SAID SECTION; THENCE, NORTH 89°30' EAST, 277.00 FEET, PARALLEL WITH THE NORTH LINE OF SAID SECTION, TO THE CENTER LINE OF SUNNY SLOPE AVENUE, AS PAER MAP FILED IN BOOK 12, PAGE 38 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE, NORTH 89°30' EAST, 241.82 FEET, PARALLEL WITH THE EAST LINE OF SAID SECTION; THENCE, SOUTH 89°30' WEST, 452.21 FEET, PARALLEL WITH THE NORTH LINE OF SAID SECTION; THENCE, SOUTH 47°19' WEST, 500.80 FEET; THENCE, SOUTH 60°11' WEST, 280.80 FEET, TO THE POINT OF BEGINNING.

EXCEPT THE EAST 15 FEET IN SUNNYSLOPE AVENUE.

- EXISTING ZONING: R-A-1.
- PROPOSED ZONING: R-A-1.
- EXISTING LAND USE: SINGLE FAMILY.
- GENERAL PLAN LAND USE DESIGNATION: MUR-RC.
- POWER COMPANY: SCE.
- WATER COMPANY: SGPWA.
- SEWERAGE DISPOSAL: SEPTIC.
- TELEPHONE: VERIZON.
- SCHEMATIC DISTRICT: BEAUMONT UNIFIED.
- NOT IN A COUNTY SERVICE AREA OR COMMUNITY FACILITY DISTRICT.
- NO EXISTING WELLS ON PROPERTY OR WITHIN 200 FEET THEREOF.
- NO FLOOD CONTROL MAP AND SURVEY PERFORMED BY CDFG LAND SYSTEMS.
- LAND IS NOT SUBJECT TO LIQUEFACTION AND NOT IN SPECIAL HAZARD ZONE.
- FEMA MAP DESIGNATE THE PROPERTY UNDER ZONE 'C'.

LEGEND:
EXISTING DIMENSION PER LEGAL NEW DIMENSIONS

ADJOINING RECORDED LAND DIVISIONS:

-MAP BOOK 332, PAGES 55 OF MAPS, TR 30,541
-MAP BOOK 68, PAGES 83 OF PARCEL MAPS, PM 13285

- LEGEND:**
- C = CENTERLINE
 - H = HOLEP
 - HP = HIGH POINT
 - FS = FINISH SURFACE
 - FG = FINISH GRADE
 - FL = FLOW LINE
 - EDP = EDGE OF PAVEMENT
 - EX = EXISTING
 - ML = MAIN LIGHT LINE
 - CU = CUT/FILL LINE
 - ED = EDGE OF DIRT ROAD LINE
 - FL = FLOW LINE
 - SL = SLOPE LEGEND

REVISION BLOCK

NO.	DATE	DESCRIPTION



SCALE: 1" = 40'

150'



APN: 404-110-030
ZONING: R-A-1
LAND USE: SFR
PM 13285
BOOK 68 PAGE 83

APN: 404-130-005
ZONING: R-A-1
LAND USE: SFR

APN: 404-100-028
ZONING: R-A-1
LAND USE: SFR

APN: 404-100-012
ZONING: RA-1
LAND USE: SFR

PARCEL 2
GROSS: 1.098 ACRES
NET: 0.998 ACRES

PARCEL 1
GROSS: 1.428 ACRES
NET: 1.329 ACRES

APN: 404-120-046
ZONING: RSF
LAND USE: VACANT

APN: 404-030-021
BOOK 332, PAGES 55-58
TR 30,541

WILLIAM LATTIN
DATE

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. 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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[County of Riverside California](#)

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Bill Lattin
SCTA Vice President
760-533-1932



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Bill Lattin
SCTA Vice President
760-533-1932

