

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

411 B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
July 22, 2005

**SUBJECT:** TENTATIVE TRACT MAP NO. 32285 / VARIANCE NO. 1758 - EA39514 - Applicant: SV Investments - Engineer/Representative: Cozad & Fox Inc. - Third Supervisorial District - San Jacinto Area Plan - Zoning: Residential Agriculture (R-1) - Location: South side of Stetson Avenue, north of Thornton Avenue and westerly of Yale Street - REQUEST: Schedule A subdivision of 3.82 acres into 16 single family residential units with 7,200 square foot minimum; and, a request to reduce the required lot depth for lots 1-6,12 and13 from a 100-foot minimum length to a 96.3-foot minimum length.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced cases acted on by the Planning Commission on March 2, 2005.

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION UNANIMOUSLY:**

**ADOPTED A MITIGATED NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 39514**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVED VARIANCE NO. 1758**, to allow lots 1 through 6, 12 and 13 to reduce the required lot depth from a 100-foot minimum to a 96.3 -foot minimum; and,

**APPROVED TENTATIVE TRACT MAP NO. 32285**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

*Robert C. Johnson*  
Robert C. Johnson  
Planning Director

RCJ:ar

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE  
*James P. Wright*  
DATE 8/1/05

Policy  
 Policy

Consent  
 Consent

Dept't Recomm.:  
Per Exec. Ofc.:

**ATTACHMENTS FILED**

Prev. Agn. Ref. District Third Agenda Number:

**WITH THE CLERK OF THE BOARD**

1.5