

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

827B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 1, 2006

SUBJECT: TENTATIVE PARCEL MAP NO. 33797 - EA40634 – Applicant: Daniel J. Tipton – Engineer / Representative: The Holt Group - Fourth Supervisorial District – Blythe Zoning District – Palo Verde Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Riverside Avenue, southerly of Avenue 10, easterly of Arrowhead Boulevard – 2.15 Gross Acres - Zoning: Light Agricultural, 1 acre minimum (A-1-1). REQUEST: Schedule H subdivision of 2.15 acres into two equal residential lots.

BACKGROUND: At the hearing, no one spoke in favor or in opposition to the project. The applicant was concerned with the conditions from the County Fire Department requiring a fire hydrant since the nearest water supply from the project is approximately two miles away. The issue was resolved when the County Fire Department agreed in lieu of the fire hydrant, the construction of an on-site above ground water tank with a minimum capacity of 2 gallons per each square foot of the proposed residential unit. The water tank must remain in place until such a time when the water system is expanded and a fire hydrant is installed. The applicant agreed with this revised condition and all other related conditions.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director's representative in Indio on August 21, 2006.

The Planning Department recommended Approval; and,
THE PLANNING DIRECTOR'S REPRESENTATIVE:

Robert C. Johnson
Planning Director

RCJ: rp

REVIEWED BY EXECUTIVE OFFICE

DATE 10/5/06

Departmental Concurrence

- Dep't Recomm.: Consent
- Per Exec. Ofc.: Consent
- Policy
- Policy

300P-001-2 BW 5:32
RECEIVED RIVERSIDE COUNTY

1 . 22

The Honorable Board of Supervisors
RE: TENTATIVE PARCEL MAP NO. 33797
Page 2 of 2

ADOPTED a De Minimis Finding as follows: An Initial Study has been prepared by the Riverside County Planning Department for the project described in **ENVIRONMENTAL ASSESSMENT NO. 40634**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence that the proposed project will have a potential adverse effect on wildlife resources; and,

ADOPTED a MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 40634** 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 TENTATIVE PARCEL MAP NO. 33797, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.