

The Honorable Board of Supervisors

RE: NOTICE OF DECISION OF THE PLANNING DIRECTOR'S REPRESENTATIVE
REGARDING REQUEST FOR EXTENSION OF TIME TO RECORD FINAL MAP FOR
TENTATIVE PARCEL MAP NO. 29890, AMENDED NO. 1.

October 23, 2006

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Background:

In June 2006, your Board adopted Ordinance No. 449.226 establishing interim zoning requiring a five acre minimum lot size in the Cahuilla Hills area of the Fourth Supervisorial District. This tentative parcel map is located within the Cahuilla Hills area and is within the boundaries of the adopted interim zoning. While the tentative parcel map proposes lots with a size less than five acres, the map was approved in July 2002. The interim zoning states, in part, that the "ordinance shall not apply to land division applications filed before the effective date" of the establishment of the interim zoning. Further, the concerns raised by the interim zoning, primarily regarding fire protection and hillside grading, to not affect this particular tentative parcel map. The Fire Department approved the second extension of time request and the tentative parcel map is not within the boundaries of the proposed county hillside zone. Staff has concluded that Tentative Parcel Map No. 29890 will not impede or conflict with the purpose and intent of Ordinance No. 449.226 and a second extension of time may be granted.