

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

959B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
July 10, 2007

**SUBJECT:** TENTATIVE PARCEL MAP NO. 32449, MINOR CHANGE NO. 1 - CEQA EXEMPT  
- Applicant: R & S Land Company - Engineer/Representative: Pardue, Cornwell & Associates -  
Fourth Supervisorial District - Cathedral City/Palm Desert Zoning District - Western Coachella  
Valley Area Plan: Very Low Density Residential - Rural Community (VLDR- RC) (1 Acre  
Minimum) - Location: Easterly and westerly of Painted Canyon Road, southerly of Quail Trail,  
northerly of Chuckawalla Way - 5 Acres - Zoning: One-Family Dwelling - One Acre (R-1-1) (One  
Acre Minimum) - REQUEST: Schedule H land division to divide five acres into three residential  
parcels.

**BACKGROUND:** Tentative Parcel Map No. 32449, Minor Change No. 1 was approved at the  
Director's Hearing on June 12, 2007. This tentative parcel map was originally approved by the  
Board of Supervisors at an appeal hearing in May 2006. The purpose of the minor change was  
to reduce the number of approved parcels from four parcels to three parcels. The reduction to  
the number of lots was proposed by the land divider after discussions with a neighboring land  
owner. The lots are conditioned to limit pad sizes to 10,000 square feet to reduce impacts within  
Cahuilla Hills. This tentative map was filed prior to the Interim Zoning Ordinance for Cahuilla  
Hills and is not subject to a five acre minimum lot size requirement.

**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 June 12, 2007.

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

Ron Goldman  
Planning Director

RG:jo

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

8/15/07  
Tina Grande

DATE

Policy  
 Policy

Consent  
 Consent

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

RECEIVED RIVERSIDE COUNTY

The Honorable Board of Supervisors

RE: TENTATIVE PARCEL MAP NO. 32449, MINOR CHANGE NO. 1 -

July 10, 2007

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**APPROVED TENTATIVE PARCEL MAP NO. 32449, MINOR CHANGE NO. 1**, for three residential parcels, subject to the attached conditions, and based upon the findings and conclusions incorporated in the staff report.

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