

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

9603



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 8, 2007

SUBJECT: TENTATIVE PARCEL MAP NO. 34409 / VARIANCE NO. 1819 – CEQA EXEMPT – Applicant: Paul Correa – Engineer / Representative: Loren Phillips & Associates - Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC-LDR) (½ Acre Minimum) – Location: Westerly of Kesley Place and easterly of Archer Street, between 64th Street and 65th Street – 1.33 Gross Acres - Zoning: Light Agriculture (A-1) - **REQUEST:** The Tentative Parcel Map proposes a Schedule G subdivision of 1.33 gross acres into two residential parcels; Parcel No. 1 with 0.80 gross acres and Parcel No. 2 with 0.53 gross acres. One (1) existing residential home to remain on each parcel; no further development proposed. The Variance will allow the creation of a parcel that will not meet the Development Standard of the Light Agriculture (A-1) zone that requires a minimum average parcel depth of 150 feet and lot size of 20,000 square feet. The side lot lines of Parcel No. 1 are approximately 150 and 24.80 feet in length producing an average parcel dept of approximately 112 feet, therefore that parcel's depth is 38 feet less than the minimum requirement. The Variance will also allow the minimum net acreage of Parcel No. 1 to be 0.38 acres, and minimum net acreage of Parcel No. 2 to be 0.44 acres.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Director on July 30, 2007.

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

Ron Goldman
Planning Director

RG:cv

Policy
 Policy

Consent
 Consent

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

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EX-100

Prev. Agn. Ref. | District: Second | Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

1.9

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

The Honorable Board of Supervisors

RE: TENTATIVE PARCEL MAP NO. 34409 / VARIANCE NO. 1819

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APPROVED TENTATIVE PARCEL MAP NO. 34409, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVED VARIANCE NO. 1819, based upon the findings and conclusions incorporated in the staff report.