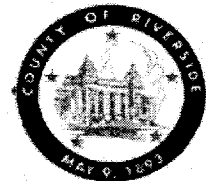


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

8028



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 11, 2010

SUBJECT: TENTATIVE PARCEL MAP NO. 30776 – CEQA Exempt - Applicant: Jose & Adrienne Montoya – Eng/Rep: Bob Mainero, P.E. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Rural Residential (RR) (5 Acre Minimum) – Location: Northerly of Avenue 65, southerly of Locust Lane, westerly of Cricket Lane at 64545 Highway 111 – 20 Gross Acres - Zoning: Light Agriculture - 5 Acre Minimum (A-1-5) - **REQUEST:** Schedule H subdivision of 20 gross acres into three residential parcels ranging in size from 5 to 8.86 acres, and a waiver of final map in accordance with County Subdivision Ordinance No. 460, Section 6.5 D.

RECOMMENDED MOTION:

RECEIVE AND FILE the above referenced case acted on by the Planning Director's Representative in Palm Desert on December 21, 2009.

The Planning Department recommended Approval; and,

THE PLANNING DIRECTOR'S REPRESENTATIVE:

APPROVED TENTATIVE PARCEL MAP NO. 30776, subject to the attached conditions of approval, and based upon upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

This tentative parcel map was originally filed in May of 2003 with a proposed waiver of final Map. The tentative parcel map did not proceed to public hearing until December 2009 since an accompanying Certificate of Land Division Compliance (COC05745) was under review by County Survey and applicant with required corrections. A COC is required in order to record a proposed tentative parcel map with waiver of final map request. COC issues were recently

Ron Goldman
Planning Director

RG:jo
PMA

REVIEWED BY EXECUTIVE OFFICE

DATE 1/28/10 TMM

Tina Grande
Departmental Conference

Policy Policy

Consent Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

1.3

The Honorable Board of Supervisors
RE: TENTATIVE PARCEL MAP NO. 30776
January 11, 2010
Page 2 of 2

resolved by County Survey and the applicant in November 2009 which allowed the tentative parcel map to proceed to hearing with a recommendation for approval. The tentative map was found to be in compliance with Ordinance No. 460, Section 6.5 D. (Waived Maps) due to the rural nature of the land with minimum five acre lots and minimal required improvements. The tentative parcel map was found to be exempt from CEQA under Section 15061 in that it can be seen with certainty that there is no possibility that this activity will have a significant effect on the environment (see attached staff report conclusions and findings).