

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

107B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 10, 2011


SUBJECT: TENTATIVE PARCEL MAP NO. 36259 / VARIANCE NO. 1873 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Reid & Hellyer, APC – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) – Location: southerly of Holmes Avenue, easterly of Charles Avenue and westerly of Lorena Avenue – 1.51 Gross Acres - Zoning: Light Agriculture (A-1) – **REQUEST:** The Tentative Parcel Map is a Schedule 'G' subdivision of 1.51 gross acres into two (2) residential parcels with 0.61 gross acres for parcel 1 and 0.90 gross acres for parcel 2. The Variance is a proposal to allow parcels 1 and 2 to reduce the minimum average lot width identified in Ordinance No. 348, Section 13.2: a. which requires 100 foot minimum average. Parcel 1 is proposed to be reduced by 7.07 feet and parcel 2 is proposed to be reduced by 23.33 feet.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Director on February 28, 2011.

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42310**, 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,



Greg Neal, Deputy Director for
Carolyn Syms Luna
Planning Director

Initials:
CSL:vc

(continued on attached page)

Dep't Recomm.: ☒ Consent ☐ Policy
Per Exec. Ofc.: ☒ Consent ☐ Policy

Prev. Agn. Ref.

District: Second

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

COUNTY OF RIVERSIDE

11 MAR 24 AM 11:02

EXECUTIVE
OFFICE

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2011 MAR 24 PM 4:35

1.5

The Honorable Board of Supervisors

Re: TENTATIVE PARCEL MAP NO. 36259 / VARIANCE NO. 1873

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APPROVED TENTATIVE PARCEL MAP NO. 36259, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVED VARIANCE NO. 1873, based upon the findings and conclusions incorporated in the staff report.

