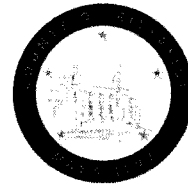


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
1.8
(ID # 5027)

MEETING DATE:

Tuesday, August 29, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE ASSISTANT TLMA DIRECTOR'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 37086 and ADOPT THE NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42890 – Engineer/Representative: G & G Engineering/Andrew Grechuta – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1-Acre minimum) - Zoning: Light Agriculture, 1-Acre minimum (A-1-1) – Location: North of Pinewood Street, south of Oakwood Street, east of Haines Street, and west of Clark Street - REQUEST: Receive and File the Assistant TLMA Director's approval of Tentative Parcel Map No. 37086, which is a schedule "H" subdivision of a 3.5-acre parcel into 3 single-family residential parcels with a minimum lot size of 1 acre – APN: 318-172-003. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Notice of Decision for the above-referenced case acted on by the Assistant TLMA Director on June 19, 2017.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 8/14/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Washington, Perez and Ashley
Nays: None
Absent: Tavaglione
Date: August 29, 2017
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: 100% Applicant Fees			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Tentative Parcel Map is a Schedule H subdivision of a 3.5-acre parcel into three (3) single-family residential parcels with a minimum parcel size of 1-acre. On June 19, 2017, the Negative Declaration for Environmental Assessment No. 42890 was adopted and the Tentative Parcel Map No. 37086 was approved at the Director's Hearing.

Appeal Information

The Assistant TLMA Director's decision is final unless the decision is appealed by the land divider or any interested party. Such appeal shall be filed with the Planning Department within 10 days after the notice of decision appears on the Board's agenda. Any appeal shall be filed in any permanent office maintained by the Planning Department, stating in writing the basis for the appeal and accompanied by the fee set forth in Ordinance No. 671. All appeals shall be heard by the Planning Commission within 30 days after the filing of the appeal. The Planning Commission shall render its decision on the appeal within 10 days of the closing of the hearing.

The Planning Commission's decision may be appealed to the Board of Supervisors. Any such appeal shall be filed with the Clerk of the Board within 10 days after the notice of decision of the Planning Commission appears on the Board's agenda. The appeal shall be filed in writing, stating the basis for appeal, and shall be accompanied by the fee set forth in Ordinance No. 671 unless the fee shall be paid out of the same fund into which it would be deposited. Upon the filing of the appeal, the Clerk of the Board shall set the matter for public hearing on a date within 30 days after the date of the filing of the appeal and shall give notice of the public hearing in the same manner as was given for the hearing before the appeal body. Upon conclusion of the hearing, the Board shall render its decision on the appeal within 10 days.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and at the Director's Hearing.

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant. There is no general fund obligation.

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STATE OF CALIFORNIA

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. Director's Hearing Minutes
- B. Director's Hearing Staff Report

A handwritten signature in black ink, appearing to read 'Tina Grande', is written over a horizontal line.

Tina Grande, Principal Management Analyst

8/18/2017



**DIRECTOR'S HEARING
REPORT OF ACTIONS
JUNE 19, 2017**

1.0 CONSENT CALENDAR:

NONE

2.0 HEARINGS - CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

NONE

3.0 HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

3.1 TENTATIVE PARCEL MAP NO. 37086 – Intent to Adopt a Negative Declaration – Applicant: Andrew Grechuta – Engineer/Representative: G&G Engineering – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – Zoning: Light Agriculture 1-acre minimum (A-1-1) – Location: Northerly of Pinewood Street, southerly of Oakwood Street, easterly of Haines Street, and westerly of Clark Street – 3.56 acres – **REQUEST:** A Schedule "H" Subdivision of a 3.5 acre parcel into 3 single-family residential parcels with a minimum lot size of 1-acre. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Staff Report Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. 42890; and

APPROVE Tentative Parcel Map No. 37086.

Staff's Recommendation:

ADOPTION of the Negative Declaration for Environmental Assessment No. 42890; and

APPROVAL of Tentative Parcel Map No. 37086.

Planning Director's Actions:

ADOPTED the Negative Declaration for Environmental Assessment No. 42890; and

APPROVED Tentative Parcel Map No. 37086, subject to the conditions of approval.

3.2 PLOT PLAN NO. 26118 – Intent to Adopt a Negative Declaration – Applicant: Redlands Consultant & Associates – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Light Industrial (LI) – Location: Northerly of Peregrine Way, southerly of Oleander Avenue, easterly of Decker Road, and westerly of Harvill Avenue – 1.01 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** The Plot Plan proposes a 30,000 sq. ft. contractor's storage yard with a 528 sq. ft. mobile office. Project Planner: Desiree Bowie at (951) 955-8254 or email at dbowie@rivco.org.

Staff Report Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. 42956; and

APPROVE Plot Plan No. 26118.

Staff's Recommendation:

ADOPTION of the Negative Declaration for Environmental Assessment No. 42956; and

APPROVAL of Plot Plan No. 26118.

Planning Director's Actions:

ADOPTED the Negative Declaration for Environmental Assessment No. 42956; and

APPROVED Plot Plan No. 26118, subject to the conditions of approval.

3.3 TENTATIVE PARCEL MAP NO. 36615 – Intent to Adopt a Negative Declaration – Applicant: Adrian Gallarzo – Engineer/Representative: Love Engineering – First Supervisorial District – Rancho California Zoning District Area – Southwest Area Plan: Rural Mountainous (RM) (10 Acre Minimum) – Location: Northerly of Sandia Creek Drive, southerly of La Cruz Drive, and westerly of Calle Catrina – 25.80 Gross Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** The proposed project is a Schedule "H" parcel map to subdivide 25.80 acres into one (1) 12.76 gross acre and one (1) 13.04 gross acre parcel. No pad locations determined as part of this subdivision. The site is currently being used as a farming operation (avocado orchard). Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Staff Report Recommendation:

ADOPT a Negative Declaration for Environmental Assessment No. 42697; and

APPROVE Parcel Map No. 36615.

Staff's Recommendation:

ADOPTION of the Negative Declaration for Environmental Assessment No. 42697; and

APPROVAL of Parcel Map No. 36615.

Planning Director's Actions:

ADOPTED the Negative Declaration for Environmental Assessment No. 42697; and

APPROVED Parcel Map No. 36615, subject to the conditions of approval.