

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



ITEM: 1.2
(ID # 15662)

MEETING DATE:
Tuesday, July 20, 2021

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE TENTATIVE
PARCEL MAP NO. 37869 – CEQA EXEMPT - Applicant: Daniel Jimenez –
Engineer/Representative: Angel Cesar, P.E. - Third Supervisorial District – Homeland Area –
Harvest Valley/Winchester Area Plan: Community Development – Very Low Density Residential
(VLDR) 1 Acre Minimum – Location: North Alicante Drive, East of Leon Road, West of Jamawag
Drive, South of Bench Road – 4.81 Gross Acres – Zoning: Rural Residential (R-R) – REQUEST:
A proposal for a schedule "H" parcel map division to divide a 4.81 gross acre lot into 2 lots
measuring 3.65 gross acres and 1.17 gross acres. No other improvements are proposed. –
APN: 457-250-051. District 3. [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 Planning Director on June 21, 2021.

ACTION:Consent


John Hildebrand, Planning Director 7/6/2021

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: July 20, 2021
xc: Planning, Applicant

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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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: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Parcel Map No. 37869 approves a Schedule "H" parcel map to subdivide a 4.81 gross acre lot into 2 lots measuring 3.65 gross acres and 1.17 gross acres. The project site is located at APN: 457-250-051. The project site is currently improved with two residences and various detached accessory structures that will remain on the site.

The project site location is northerly of Alicante Drive, easterly of Jamawag Drive, westerly of Leon Road, and southerly of Bench Road, within the Harvest Valley/Winchester Area Plan.

The project was approved on June 21, 2021, by the Director's Hearing Officer. The project was found exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Lands Divisions), and the project was approved subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

Board Action

The Planning Department's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

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.

Additional Fiscal Information

All fees are paid by the applicant; there is no General Fund obligation.

ATTACHMENTS:

- A. DIRECTOR'S HEARING REPORT OF ACTIONS**
- B. DIRECTOR'S HEARING STAFF REPORT**

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Jason Farin, Principal Management Analyst 7/13/2021