

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



ITEM: 1.2
(ID # 26742)

MEETING DATE:
Tuesday, January 07, 2025

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
TENTATIVE PARCEL MAP NO. 38153 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions) – Applicant: Edward Ayala – Engineer/Representative – Love Engineering c/o Thomas Love - Third Supervisorial District – Winchester District Zoning Area – Harvest Valley/Winchester Area Plan – Rural Community: Estate Density Residential (RC:EDR) – 4.27 Acres Net – Location: North of Grand Avenue, south of Milan Road, east of Patterson Avenue, and west of Oxbow Drive – Zoning: Rural Residential (R-R) - REQUEST: Tentative Parcel Map No. 38153 is a proposal for a Schedule "H" subdivision of a 5.15 acre (gross) / 4.27 acre (net) parcel into two (2) parcels. APN: 465-320-006. 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 Director's Hearing Officer on November 18, 2024.

ACTION:Consent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Medina and duly, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Medina, Spiegel, Perez and Gutierrez
Nays: None
Absent: Washington
Date: January 7, 2025
xc: Planning

Kimberly A. Rector
Clerk of the Board

By: 
Deputy

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Parcel Map No. 38153 is a proposal for a Schedule "H" subdivision of 5.15 gross acre lot into two residential lots. Parcel 1 would be 2.58 gross acres and Parcel 2 would be 2.57 gross acres, respectively. The property consists of an existing residence on Parcel 1.

The "project" was approved by the Planning Director on November 18, 2024. The Project Planner sent a 10-day notice for the project. The Planning Department did not receive any phone calls or emails of concern. As a result, the Planning Department proceeded with approval of the application.

Impact on Residents and Businesses

The impacts on 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.

Contract History and Price Reasonableness

N/A

ATTACHMENTS

- A. Approval Letter & Staff Report
- B. Map Exhibit
- C. GIS Exhibits
- D. Conditions of Approval
- E. ALUC Approval Letter
- F. Certification, Radius Map, Labels
- G. Notice of Exemption



Jason Farin, Principal Management Analyst 12/30/2024