

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

223 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
April 13, 2004

SUBJECT: TENTATIVE PARCEL MAP NO. 31507 - EA 39085 - John and Pat Tkagut - Fifth Supervisorial District - Lakeview / Nuevo Area Plan - 1 acre - Two (2), 1/2 acre single family residential parcels - R-R zoning - Schedule G - Located at the northwest corner of Water Avenue and Evans Road, just east of the City limits of Perris - REQUEST: PM 31507, proposes to subdivide 1 acre into two (2), 1/2 acre single family residential lots.

RECOMMENDED MOTION:

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director on April 12, 2004.

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

**ADOPTED a De Minimis Finding as Follows:** An Initial Study has been prepared by the Riverside County Planning Department for the project described in Environmental Assessment No. 39085, so as to evaluate the potential for adverse environmental impact; and, there is no evidence that the project will have a potential adverse effect on the wildlife resources; and,

**ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 39085,** 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,

**APPROVAL of Tentative Parcel Map No. 31507,** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

*Robert C. Johnson*  
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Robert C. Johnson  
Planning Director

RCJ:ar

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 4/21/04

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

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