

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

405B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
March 22, 2005

SUBJECT: TENTATIVE PARCEL MAP NO. 32568, AMENDED MAP NO. 1 – EA39599 – Loren & Glenda Hoffman – Pass & Desert Zoning District – Fifth Supervisorial District – Westerly of Long Road, southerly of Opperman Road and northerly of 16<sup>th</sup> Avenue – 20 Acres – W-2 Zone - Schedule H - REQUEST: Subdivide a twenty (20) acre parcel of land into four (4) single-family residential lots of approximately five (5) acres each.

**CONTROVERSIAL ISSUES:** Potential streambed alteration and flood hazards due to natural watercourses existing on the project site as identified in the *Jurisdictional Delineation Report* prepared for the project. Potential fault hazards as identified in the *Fault Rupture Hazard Report* prepared for the project (GEO #1360). Appropriate conditions of approval have been included to address the issues.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director's Representative on December 28, 2004.

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

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39599**, 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,

**APPROVED TENTATIVE PARCEL MAP NO. 32568, AMENDED MAP NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson  
Planning Director

RCJ:vw

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 7/26/05

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

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD  
Prev. Agn. Ref. District: Fifth Agenda Number:

1.9