

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

S26B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
September 3, 2008

**SUBJECT:** **TENTATIVE PARCEL MAP NO. 34981** – (Adopted Mitigated Negative Declaration) – Applicant: Greg Mattis – Engineer / Representative: JM Wilson and Associates - Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Rural Communities: Very Low Density Residential (RC:VLDR) (1-2 Dwelling Units Per Acre) – Location: Northerly of Poppy, southerly of Smerber, easterly of State, and westerly of Quail Hill – 2.09 Gross Acres - Zoning: Residential Agriculture - 1 Acre Minimum (R-A-1) - **REQUEST:** The tentative parcel map is a Schedule H subdivision of 2.09 acres into 2 residential lot sizes ranging from 1.00 acre to 1.09 gross acres, respectively. The existing house on Parcel 1 shall remain.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Director on July 14, 2008

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

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41211** 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. 34981** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman  
Planning Director

RG:db

REVIEWED BY EXECUTIVE OFFICE  
DATE 9/10/08  
Vina Grande  
Departmental Concurrence

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

Prev. Agn. Ref. | District: Second | Agenda Number:

**ATTACHMENTS FILED**  
**WITH THE CLERK OF THE BOARD**

1.4