

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

4013



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
February 24, 2005

**SUBJECT:** TENTATIVE TRACT MAP NO. 31881 - EA 39288 EXEMPT FROM CEQA - Integral Builders - Second Supervisorial District - Temescal Canyon Area Plan - 4.65 acres - 1 proposed lot, 158 housing units - R-6 - Schedule A - Located on Magnolia Avenue, in the community of Home Gardens, south of Mckinley Avenue - REQUEST: TENTATIVE TRACT MAP NO. 31881 a one-lot subdivision proposal for condominium purposes which includes 158 housing units, 188 parking stalls, 9,986 sq. ft of structural amenities, two open courtyards.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the notice of decision for the above referenced case acted on by the Planning Commission on December 15, 2004.

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION, BY A VOTE OF 4-0 (Commissioner Streeter absent).**

**APPROVED TENTATIVE TRACT MAP NO. 31881**, subject to the attached amended conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

*[Signature]*  
DATE 3/2/05

*[Signature]*

Robert C. Johnson  
Planning Director

RCF:nw

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

COUNTY OF RIVERSIDE  
02 MAR -1 PM 3:10  
OFFICE

002 MAR -5 PM 11:05  
COUNTY OF RIVERSIDE COMMLX

Prev. Agn. Ref.

District: Second | Agenda Number: