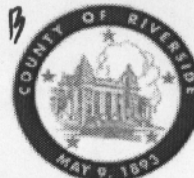


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

521 B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
May 13, 2005

**SUBJECT:** TENTATIVE TRACT MAP NO. 31210 / TENTATIVE TRACT MAP NO. 31485 / TENTATIVE PARCEL MAP NO. 31209 - CEQA EXEMPT - Renaissance Communities, LLC - First Supervisorial District - Alberhill Zoning Area - Elsinore Area Plan - 160 Acres - 355 Lots - Schedule A & I - R-R Zoning - Located south of and adjacent to the I-15 Freeway, and east of Horesethief Canyon Road - REQUEST: TENTATIVE TRACT MAP NO. 31210 proposes to divide approximately 139 acres into 287 dwelling units, 52.35 acres of open space, and a 3.4 acre community park. / TENTATIVE TRACT MAP NO. 31485 proposes to divide approximately 21 acres into 68 dwelling units and 5 acres of open space. / TENTATIVE PARCEL MAP NO. 31209 is a map for financial purposes only, in which approximately 139 acres are being divided into four lots.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on May 11, 2005.

The Planning Department recommended Approval; and  
**THE PLANNING COMMISSION, UNANIMOUSLY RECOMMENDS:**

**TENTATIVELY APPROVED** of **TENTATIVE TRACT MAP NO. 31210**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report, and;

**TENTATIVELY APPROVED** of **TENTATIVE TRACT MAP NO. 31485**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report, and;

Robert C. Johnson  
Planning Director

RCJ:sn

(Continued on Attached Page)

REVIEWED BY EXECUTIVE OFFICE  
*Kenneth D. Boyer*  
DATE 5/13/05

Departmental Concurrence

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

Prev. Agn. Ref.

District: First

Agenda Number:

The Honorable Board of Supervisors

RE: TENTATIVE TRACT MAP NO. 31210 / TENTATIVE TRACT MAP NO. 31485 /

TENTATIVE PARCEL MAP NO. 31209 - CEQA EXEMPT -

May 13, 2005

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**TENTATIVELY APPROVED** of **TENTATIVE PARCEL MAP NO. 31209**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.