

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

202B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 20, 2006

SUBJECT: TENTATIVE TRACT MAP NO. 30664 MINOR CHANGE NO. 1 - CEQA Exempt - Applicant: Gallery Estates Partners, LLC - Engineer / Representative: Engineering Solutions - Third Supervisorial District - Antelope Valley Zoning Area - Sun City / Menifee Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) and Rural: Rural Residential (R-RR) (5 Acre Minimum) - Location: Northerly of Scott Road, southerly of Wickerd Road - 29.53 Gross Acres - Zoning: Residential Agriculture - 5 Acre Minimum (R-A-5), Residential Agricultural - 1 Acre Minimum (R-A-1) and Residential Agricultural- 2 1/2 Acre Minimum (R-A-2 1/2) - **REQUEST:** Schedule B subdivision of 58.5 acres into 33 single family residential lots that vary from 1 to 5 acres and 1 detention basin. This minor is to eliminate Lot No. 1 and to reconfigure the approved property lines of Lots No. 32 - 34 as shown on the Tentative Map. This change results in the decrease of the original proposed number of lots from 34 to 33 and the lot area increase of Lot No. 2 from 1.29 acres to 3.51 acres and Lot No. 3 from 1.12 acres to 1.54 acres. In addition the reconfiguration of the following parcel's lot lines will result in gross area changes: Lot No. 32, from 7.91 acres to 3.06, Lot No. 33 from 5.65 acres to 8.41 acres and Lot No. 34 from 1.38 acres to 2.68 acres.

Departmental Concurrence

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on February 8, 2006.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION, BY A VOTE OF 4-0 (Commissioner Porras was absent) UNANIMOUSLY:

Robert C. Johnson
Planning Director

RCJ:aa

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE

[Handwritten signature]
DATE 3/27/06

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

Prev. Agn. Ref.

District: Third

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

1.3

The Honorable Board of Supervisors

RE: TENTATIVE TRACT MAP NO. 30664 MINOR CHANGE NO. 1

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APPROVED TENTATIVE TRACT MAP NO. 30664 MINOR CHANGE NO. 1, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.