

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

252B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
March 1, 2007

**SUBJECT:** CHANGE OF ZONE NO. 7395 / TENTATIVE TRACT MAP NO. 32081 MINOR CHANGE NO. 1 – CEQA EXEMPT – Applicant: Phillip Rheingans – Engineer / Representative: Cozad & Fox, Inc - Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre) – Location: Southerly of Thornton Avenue, westerly of Dartmouth Street, northerly of Crest Drive and easterly of Cornell Street – 6.41 Gross Acres - Zoning: One-Family Dwellings - 10,000 Square Foot Minimum (R-1-10,000) - **REQUEST:** The Change of Zone proposes to change the current zoning classification of Lot 3 from One-Family Dwellings - 10,000 Square Foot Minimum (R-1-10,000) to Watercourse, Watershed and Conservation Areas (W-1). The Minor Change to the Tentative Tract Map is a proposal to adjust the lot lines between Lot 9, Lot 10 and Lot 12 which would increase the acreage of Lot 9 from 0.35 to 0.41, reduce the acreage of Lot 10 from 0.33 to 0.26, and increase the acreage of Lot 12 from 0.29 to 0.30. Lot 13 of the original tract map (TR32081) will be removed from the project and the lots will be renumbered to reflect this change. The Tentative Map will now create 14 residential lots, ranging in size from 23,000 square feet to 10,200 square feet, and a lot for water quality control basin approximately 12,000 square feet.

**BACKGROUND:**

Because of changes to the organization of the conditions of approval, this Board package contains a slightly modified version of the conditions as approved by the Planning Commission which brought forward all of the appropriate conditons from the approved tentative tract into this Minor Change application.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,

*Mark Balyas for*  
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Ron Goldman  
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 4/11/07

Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

15.5

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7395 / TENTATIVE TRACT MAP NO. 32081 MINOR CHANGE  
NO. 1

March 1, 2007

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**THE PLANNING COMMISSION RECOMMENDED:**

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7395**, from One-Family Dwellings – 10,000 Square Foot Minimum (R-1-10,000) to Watercourse, Watershed and Conservation Areas (W-1), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE TRACTM MAP NO. 32081, MINOR CHANGE NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.