

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

920B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
April 21, 2008

**SUBJECT:** CHANGE OF ZONE NO. 7500 / TENTATIVE PARCEL MAP NO. 34010 – CEQA EXEMPT – Applicant: Richard Jensen – Engineer / Representative: RMA Riverside Inc. - Fifth Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon / Badlands Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Box Springs Mountain Road, southwesterly of Pigeon Pass Road, and easterly of Running Gun Lane – 4 Gross Acres - Zoning: Residential Agricultural - 2¼ Acre Minimum (R-A-2¼) - **REQUEST:** The Change of Zone proposes to change the project site's current zoning classification from Residential Agricultural - 2¼ Acre Minimum (R-A-2¼) to Residential Agricultural - 2 Acre Minimum (R-A-2). The Tentative Parcel Map is a Schedule H subdivision of 4 gross acres into two (2) single family residential lots with a minimum lot size of 2 gross acres. Parcel 1 contains an existing dwelling, two (2) sheds, a canopy, and a 10 foot by 75 foot trailer, all which shall remain. Parcel 2 contains two (2) sheds which shall be removed.

**RECOMMENDED MOTION:**

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

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7500**, amending the zoning classification for the subject property from Residential Agricultural - 2¼ Acre Minimum (R-A-2¼) to Residential Agricultural - 2 Acre Minimum (R-A-2), in accordance with Exhibit # 3, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 34010**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman  
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 4/22/08  
Tina Grande  
Departmental Concurrence

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

15.1