

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
August 9, 2004

**SUBJECT:** Change of Zone No. 6882 - EA39274 - Laura Robertson - Third Supervisorial District - Little Lake Zoning District - 15.25 Acres - R-R Zoning - CEQA Exempt - located easterly of Pauba Road, southerly of DePortola Road and northerly of Conquistador Place. REQUEST: CZ06882 proposes to change the zone from R-R to A-2 on 4.35 acres for future horse barn and equestrian operation.

**CONTROVERSIAL ISSUES:** The subject property is located entirely within the FEMA Zone A (100 year) flood plain. However, the applicant is only proposing the zone change on the northerly 200 feet on both of the parcels. A total of 4.35 acres out of the total 15.25 gross acres is proposed for the zone change. Any structures that are proposed for this property in the future will be flood proofed by elevating the finished floor at least 2 ½ feet above the ground.

**RECOMMENDED MOTION:**

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

**TENTATIVE APPROVAL OF CHANGE OF ZONE NO. 6882** from Rural Residential (R-R) to Heavy Agriculture (A-2), in accordance with Exhibit 2, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson  
Planning Director

RCJ:ck

Departmental Concurrence

*Executive Office*  
*James G. Pugh*  
*8/16/04*

Policy  
 Policy

Consent  
 Consent

Dept's Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

16.8