

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

601 B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
April 13, 2006

**SUBJECT:** CHANGE OF ZONE NO. 7272 / TENTATIVE TRACT MAP NO. 32982 - EA39982  
– Applicant: Los Caballos LP – Engineer / Representative: Hunsaker and Associates - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Southerly of Pauba Road, easterly of Anza Road, and northwesterly of Linda Rosea – 88.1 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The change of zone proposes to change the existing zone from Rural Residential (R-R) to Residential Agricultural 2-acre minimum (R-A-2). The tentative tract map proposes a Schedule C subdivision of 88.1 gross acres into 37 residential lots with a minimum 2-acre lot size.

**RECOMMENDED MOTION:**

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

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39982**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENATATIVE APPROVAL** of **CHANGE OF ZONE NO. 7272** from Rural Residential (R-R) to Residential Agricultural – 2 Acre Minimum (R-A-2), in accordance with Exhibit No. 2, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 32982**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Robert C. Johnson  
Planning Director

RCJ:aa

REVIEWED BY EXECUTIVE OFFICE

DATE 5-4-06 RCJ

Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.1