

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

512B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 26, 2006

SUBJECT: CHANGE OF ZONE 6934 / TENTATIVE TRACT MAP NO. 31444 – EA39433 – Applicant: Ace Development Corp. – Engineer / Representative: REI Management Company - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG) (10 Acre Minimum) – Location: Northerly of Los Nogales Road, southeast of Rancho California Road, and westerly of Camino Del Vino – 220.9 Gross Acres - Zoning: Citrus Vineyard 20 Acre Minimum (C/V-20) - **REQUEST:** The Change of Zone is a request to change the existing zoning from Citrus Vineyard 20-Acre Minimum (C/V-20) to Citrus Vineyard 5-Acre Minimum (C/V-5) and Citrus Vineyard 10-Acre Minimum (C/V-10) and a Schedule D subdivision of 220.9 acres into 35 Estate Vineyard Lots, and 3 winery lots.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION, BY A VOTE OF 4 – 0 (Commissioner Snell was absent), RECOMMENDED:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39433**, 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,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 6934** from Citrus/Vineyard 20 Acre Minimum (C/V-20) to Citrus/Vineyard 5 Acre Minimum (C/V-5) 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. 31444**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

David Mares For
Robert C. Johnson
Planning Director

RCJ:nl

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 1/30/06

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.6