

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

913B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
March 19, 2007

**SUBJECT:** CHANGE OF ZONE NO. 7275 / TENTATIVE TRACT MAP NO. 34466 / VARIANCE NO. 1812 – MITIGATED NEGATIVE DECLARATION – Applicant: El Sol Vineyards Hill – Engineer / Representative: Stantec Consulting, Inc - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (A:AG) (10 Acre Minimum) and Rural: Rural Residential (R-RR) (5 Acre Minimum) – Location: Northerly of Buck Road, westerly of Warner Road, easterly of Anza Road, and southerly of Borel Road – 1,099.3 Gross Acres - Zoning: Rural Residential (R-R), Residential Agricultural - 20 Acre Minimum (R-A-20), Citrus/Vineyard - 2½ Acre Minimum (C/V-2½) and Citrus/Vineyard - 340 Acre Minimum (C/V-340) - **REQUEST:** The Change of Zone proposes to change the site's current zoning from Rural Residential (R-R) and Residential Agricultural - 20 Acre Minimum (R-A-20) to Residential Agricultural (R-A) and from Citrus/Vineyard - 2½ Acre Minimum (C/V-2½) and Citrus/Vineyard - 340 Acre Minimum (C/V-340) to Citrus/Vineyard (C/V). The Tentative Tract Map is a Schedule B subdivision of 1,099.3 acres into 237 lots that consists of 216 single family residential lots with 128½-acre minimum lots in the proposed Residential Agricultural Zone and 88 one-acre lots in the proposed Citrus/Vineyard Zone, 8 winery production lots with a 15-acre minimum lot size, 12 open space lettered lots, which total 96.59 gross acres, and one 470 acre MSHCP conservation lot. In addition, the project proposes a 1.5-acre lot for a future fire station. The Variance proposes changing the side and rear setbacks, and allow a minimum lot width less than 200 feet based on the site topography. Lots 26, 28-31, 38, 40, 44, 47, 57, 63, 77, 84-87, 94, 97, 99, 101, and 106-108, will be permitted a minimum lot width of 100 feet; and will reduce front yard setbacks from 50 feet to 30 feet, side yard setbacks from 30 feet to 20 feet and rear yard setbacks from 30 feet to 20 feet.

**RECOMMENDED MOTION:**

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

*Ron Goldman*  
Ron Goldman  
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 3/26/07 YAG

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

Prev. Agn. Ref.

District: Third

Agenda Number:

15.3

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7275 / TENTATIVE TRACT MAP NO. 34466 / VARIANCE NO. 1812

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**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40635**, 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,

**DENIAL** of **CHANGE OF ZONE NO. 7275**, from Rural Residential (R-R) and Residential Agricultural - 20 Acre Minimum (R-A-20) to Residential Agricultural (R-A) and from Citrus/Vineyard - 2½ Acre Minimum (C/V-2½) and Citrus/Vineyard - 340 Acre Minimum (C/V-340) to Citrus/Vineyard (C/V), in accordance with Exhibit #3; but,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7275**, from Residential (R-R) and Residential Agricultural - 20 Acre Minimum (R-A-20) to Residential Agricultural (R-A) and Open Area Combining Zone – Residential Developments (R-5), and from Citrus/Vineyard - 2½ Acre Minimum (C/V-2½) and Citrus/Vineyard - 340 Acre Minimum (C/V-340) to Citrus/Vineyard (C/V), in accordance with Exhibit #4, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 34466**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **VARIANCE NO. 1812**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.