

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

210 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 24, 2008

SUBJECT: CHANGE OF ZONE NO. 7493 / TENTATIVE PARCEL MAP NO. 35287 / PLOT PLAN NO. 22575 – MITIGATED NEGATIVE DECLARATION – Applicant: Jim Quirk – Engineer / Representative: VSL Engineering - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) (10 Acre Minimum) – Location: Easterly of Calle Contento, northerly of Rancho California Road, and southerly of Vino Way – 20.05 Gross Acres - Zoning: Citrus / Vineyard - 20 Acre Minimum (C/V-20) - **REQUEST:** The Change of Zone proposes to change the project site's current zoning classification from Citrus / Vineyard - 20 Acre Minimum (C/V-20) to Citrus / Vineyard - 10 Acre Minimum (C/V-10). The Tentative Parcel Map is a Schedule H subdivision of 20.05 gross acres into two lots with a minimum lot size of 10 acres. The Plot Plan proposes a vineyard and to construct two (2) buildings, a 6,651 square foot two-story building which includes a wine tasting room and gift shop on the first floor and administrative offices on the second floor and a 10,205 square foot two-story wine production building which includes storage and offices on the first floor, and a caretaker's residence on the second floor. No special events are proposed.

RECOMMENDED MOTION:

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

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 5/6/08
Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

15.7

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7493 / TENTATIVE PARCEL MAP NO. 35287 / PLOT PLAN
NO. 22575

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ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41289**, based on the findings incorporated in the initial study and the conclusion that the project, subject to the proposed mitigation measures, will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7493**, amending the zoning classification for the subject property from Citrus / Vineyard - 20 Acre Minimum (C/V-20) to Citrus / Vineyard - 10 Acre Minimum (C/V-10), 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. 35287**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 22575**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.