

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

817B



FROM: TLMA - Planning Department

SUBMITTAL DATE:

June 12, 2008

SUBJECT: CHANGE OF ZONE NO. 7629 / PLOT PLAN NO. 23285 – MITIGATED NEGATIVE DECLARATION – Applicant: Doffo Wines, LLC – Engineer / Representative: Hall & Foreman - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) (10 Acre Minimum) – Location: Easterly of Warren Road, southerly of Summitville Street, and northerly of East Benton Road – 15.19 Gross Acres - Zoning: Residential Agriculture - 2½ Acre Minimum (R-A-2½) - **REQUEST:** The Change of Zone proposes to change the project site's current zoning classification from Residential Agricultural - 2½ Acre Minimum to Citrus/Vineyard (C/V). The Plot Plan proposes to convert an existing 968 Square Foot garage with a 550 Square Foot outdoor crush pad into a winery and tasting room. In addition, the project will add a parking area with fourteen (14) standard spaces. The hours of operation will be limited to 10:00 a.m. to 5:00 p.m., Friday through Sunday and some holidays (except New Years Day, Thanksgiving Day, and Christmas Day); all operations will be by appointment only. No special events are proposed.

RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41738**, 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,

DENIAL of **CHANGE OF ZONE NO. 7629**, amending the zoning classification from Residential Agricultural - 2½ Acre Minimum (R-A-2½) to Citrus/Vineyard (C/V), in accordance with Exhibit #3; but,

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE *6/12/08*

Tina Grande
Departmental Concurrence

Policy

Policy

Consent

Consent

Dept't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

15.1

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7629 / PLOT PLAN NO. 23285

June 12, 2008

Page 2 of 3

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7629**, amending the zoning classification for the subject property from Residential Agricultural – 2½ Acre Minimum (R-A-2½) to Light Agriculture – 10 Acre Minimum (A-1-10), 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 **PLOT PLAN NO. 23285**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.