

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

112B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
July 3, 2008

**SUBJECT:** CHANGE OF ZONE NO. 7624 / TENTATIVE TRACT MAP NO 31444 MINOR CHANGE NO. 1 – NO NEW ENVIRONMENTAL DOCUMENTATION REQUIRED – Applicant: Grape Road, LLC – Engineer / Representative: Pfeiler & Associates - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) (10 Acre Minimum) Citrus Vineyard Rural Policy Area – Location: Southeasterly of Rancho California Road, westerly of Camino Del Vino, and southerly of Monte De Oro – 220.9 Gross Acres - Zoning: Citrus Vineyard - 10 Acre Minimum (C/V-10) and Citrus Vineyard - 5 Acre Minimum (C/V-5) - **REQUEST:** The Change of Zone proposes to change a portion of the existing Citrus Vineyard – 5 Acre Minimum (C/V-5) zoning classification to Citrus Vineyard – 10 Acre Minimum (C/V-10) in order to match the new parcel lines of the proposed winery lots. The Minor Change to the Tentative Tract Map proposes to reduce the total number of lots from 41 to 31. More specifically, the project proposes to consolidate Lots 2 through 7, and 41 into one winery Lot (shown as lot 2 on Minor Change), consolidate Lots 37-40 into one winery lot (shown as lot 1 on Minor Change), and eliminate cul-de-sac "C" Street for a total of 29 residential lots with a minimum lot size of five (5) acres and two winery lots in three phases. Phase I consists of the two winery lots (Lots 1 & 2); Phase II consists of 9 residential lots (Lots 3-11); Phase III consists of 20 residential lots (Lots 12-31). Additionally, a percentage of each residential lot remaining outside of the building envelope will consist of agricultural easements to be planted in vineyards.

**RECOMMENDED MOTION:**

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

Ron Goldman  
Planning Director

RG:nt

<input type="checkbox"/> Policy <input type="checkbox"/> Policy	<input type="checkbox"/> Consent <input type="checkbox"/> Consent
Dept't Recomm.: Per Exec. Ofc.:	(Empty space for departmental recommendations and executive officer comments)

Prev. Agn. Ref.

District: Third

Agenda Number:

15.4

REVIEWED BY EXECUTIVE OFFICE

DATE

11/08/08

Tina Grande  
Departmental Concurrence

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7624 / TENTATIVE TRACT MAP NO 31444 MINOR CHANGE NO. 1

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**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7624** changing a portion of the existing Citrus Vineyard – 5 Acre Minimum (C/V-5) zoning classification to Citrus Vineyard – 10 Acre Minimum (C/V-10) in order to match the new parcel lines of the proposed winery lots 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 TRACT MAP NO. 31444 MINOR CHANGE NO. 1**, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.