

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

306B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 23, 2010

SUBJECT: AGRICULTURAL PRESERVE NO. 1020 / CHANGE OF ZONE NO. 7653 / TENTATIVE TRACT MAP NO. 35924 (FTA 2010-15) - Intent to Adopt a Negative Declaration - Applicant: Louidar LLC/Louis Darwish - Engineer / Representative: Hunsaker & Associates - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Citrus Vineyard Rural Policy Area - Location: The project site is located northerly of Rancho California Road, easterly of La Serena Way, westerly of Calle Contento, and southerly of Vista Del Monte Road. - 178.8 Gross Acres - Zoning: Citrus Vineyard (C/V) and Citrus Vineyard - 10 Acre Minimum (C/V-10) - REQUEST: Agricultural Preserve No. 1020 proposes to diminish Rancho California Agricultural Preserve No. 4, and cancel the associated land conservation contract on a 30.02-acre portion of the subject site; the change of zone proposes to change the site's zoning classifications from Citrus/Vineyard and Citrus/Vineyard - 10 Acre Minimum to Citrus/Vineyard - 1 Acre Minimum, Citrus/Vineyard - 2 Acre Minimum and Citrus/Vineyard - 10 Acre Minimum; and the tentative tract map is a Schedule B subdivision of 178.8 gross acres into 20 lots ranging in size from 1.2 acres to 90.4 acres.

RECOMMENDED MOTION:

THE COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY COMMITTEE, BY A MAJORITY VOTE, RECOMMENDS TO THE BOARD OF SUPERVISORS:

DENIAL of AGRICULTURAL PRESERVE CASE NO. 1020, a proposal to diminish Rancho California Agricultural Preserve No. 4, as amended, and cancel the associated land conservation contract as depicted on Map No. 1020.

Greg Neal, Deputy Director,
for

Carolyn Syms Luna
Planning Director

Initials

CSL:kl/dm, m

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.1

The Honorable Board of Supervisors

RE: **AGRICULTURAL PRESERVE NO. 1020 / CHANGE OF ZONE NO. 7653 / TENTATIVE**

TRACT MAP NO. 35924 (FTA 2010-15)

September 23, 2010

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In the event that the Board wishes to approve the cancellation of the associated land conservation contract on the affected portions of the project site and diminishment of these areas from said agricultural preserve,

THE PLANNING DIRECTOR RECOMMENDS TO THE BOARD OF SUPERVISORS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42381**, 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,

APPROVAL of **AGRICULTURAL PRESERVE CASE NO. 1020**, a proposal to diminish Rancho California Agricultural Preserve No. 4, as amended, and cancel the associated land conservation contract as depicted on Map No. 1020.

APPROVAL of **CHANGE OF ZONE NO. 7653**, from Citrus/Vineyard (C/V) and Citrus/Vineyard – 10 Acre Minimum (C/V-10) to Citrus/Vineyard – 1 Acre Minimum (C/V-1), Citrus/Vineyard – 2 Acre Minimum (C/V-2), and Citrus/Vineyard – 10 Acre Minimum (C/V-10) in accordance with Exhibit #3, based on 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. 35924**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Agricultural Preserve Case No. 1020 is a request by Louidar LLC/Louis Darwish to diminish Rancho California Agricultural Preserve No. 4, Map No. 110, and cancel the land conservation contract as it applies to 30.02 acres of the subject site. The 30.02 acres is comprised of discrete areas that represent land uses inconsistent with County Ordinance No. 509 (relating to Agricultural Preserves), but are intended to enhance and augment the vineyard and winery operations. On September 15, 2010, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered an application to diminish Rancho California Agricultural Preserve No. 4, Map No. 110, as depicted on Map No. 1020.

Change of Zone No. 7653 (CZ 7653), Tentative Tract Map No. 35924 (TR35924) and Plot Plan No. 23343 (PP23343) are being processed with this Agricultural Preserve case. TR35924 and PP23343 constitute the applicant's proposed alternative land use of the site upon cancellation of the current land conservation contract and diminishment of the parcels from the affected agricultural preserve. The tentative tract map is a Schedule B subdivision of 178.8 gross acres into 20 lots ranging in size from 1.2 acres to 90.4 acres. Of the 20 lots, 15 residential lots are less than 10 acres in size necessitating the removal of those properties from the agricultural preserve and Williamson Act contract. PP23343 consists of a winery and tasting room, wine production area, retail space, a restaurant, a chapel, lodging units (casitas), and associated parking areas. Agricultural Preserve Case No. 1020 proposes to remove discrete areas associated within the retail spaces, the restaurant, the chapel, the lodging complex (casitas, common area, and pool), and related parking areas.