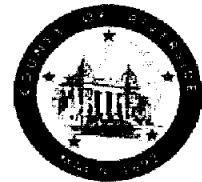


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

810 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
May 23, 2011

**SUBJECT: CHANGE OF ZONE NO. 7720 / PLOT PLAN NO. 24279** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Steve Q. Chapin – Engineer/Representative: Pacific Coast Land Consultants, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly of Summitville Street and easterly of Warren Road – 10.19 Gross Acres - Zoning: Residential Agricultural – 2½ Acre Minimum (R-A-2½) - **REQUEST:** The change of zone proposes to change the site's zoning classification from Residential Agricultural – 2½ Acre Minimum (R-A-2½) to Light Agriculture – 10 Acre Minimum (A-1-10). The plot plan proposes a winery consisting of 2,278 square feet of existing building area to be used for a tasting room, storage and production room, and 2,874 square feet of existing building area to be used as a residence. The project will utilize three (3) existing buildings on-site. The project proposes 13 parking spaces.

**RECOMMENDED MOTION:**

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

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42223**, 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,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7720**, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

*Carolyn Syms Luna*  
\_\_\_\_\_  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:vc/dm *D.M.*

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE 5/31/11 AG  
Alex Gann  
Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

16.1

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7720 / PLOT PLAN NO. 24279

Page 2 of 2

**APPROVAL** of **PLOT PLAN NO. 24279**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

**BACKGROUND**

At the February 16, 2011 Planning Commission hearing, Planning staff recommended adding, and the Commission approved, 2 additional conditions of approval (COAs). COA 10. Planning. 21 restricts exterior noise levels to 45 decibels at all times and COA 10. Planning. 40 will prevent outdoor amplifying equipment at the site.

Subsequent to the Planning Commission hearing, a revised permit for the neighboring Doffo Winery was approved at Director's Hearing on May 9, 2011. This approval allowed the hours of operation to be 10 a.m. to 6 p.m. daily. Staff is recommending a revision to Condition of Approval "Project Description" 10. Every. 1 and "Hours of Operation" 10. Planning. 8, to extend the hours of operation to 6 p.m. from 5 p.m. to be consistent with hours of operation for Doffo winery which is located across the street. Also, staff proposes to delete the reference to the limitation of wine gatherings in Conditions of Approval "Project Description" 10. Every. 1 and "No Special Events" 10. Planning. 38. Wine club gatherings/meeting are not considered special events, therefore are allowed.