



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

January 23, 2012

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center  
4080 Lemon Street  
1<sup>st</sup> Floor, Conference Room 2A  
Riverside, CA 92501

**NOTE:** Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Mary Stark at (951) 955-7436 or E-mail at [mcstark@rctlma.org](mailto:mcstark@rctlma.org). Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

### 1.0 CONSENT CALENDAR:

- 1.1 **SECOND EXTENSION OF TIME FOR PLOT PLAN NO. 22263** – Applicant: Fred Renzoni - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Westerly of De Portola Road, southerly of Avenida Verde and northeasterly of Pauba Road – 12.6 Acres – Zoning: Citrus Vineyard (C/V) – APPROVED PROJECT DESCRIPTION: Construction of a two-story, 4,890 square foot winery and tasting room on 12.6 gross acres with 29 parking spaces and 8.8 acres of vineyards. Operating hours of the winery will be Monday through Sunday 10:00 a.m. to 6:00 p.m. with special events held Monday through Sunday 6:00 p.m. to 10:00 p.m.; these events will consist of eighty-five (85) special events per year with a maximum of ninety (90) guests each. These events will be held indoors and valet parking will be provided to accommodate the special event guests. The winery will also participate in the three annual events required for membership in the Temecula Valley Winegrowers Association. – **REQUEST:** SECOND EXTENSION OF TIME for PLOT PLAN NO. 22263, extending the expiration date to April 7, 2012. Project Planner: David Mares at 951-955-9076 or e-mail [dmares@rctlma.org](mailto:dmares@rctlma.org).

#### Staff Report 1.1

2.0 PUBLIC HEARINGS: 1:30 p.m. or as soon as possible thereafter.

- 2.1 **PLOT PLAN NO. 24618** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Vista Towers, LLC – Engineer/Representative: PlanCom, Inc. - First Supervisorial District – Cleveland Zoning Area – Elsinore Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Easterly of Highway 74 – 107.06 Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The plot plan proposes a wireless communications facility, for Vista Towers, disguised as a 50 foot high pine tree in a 4,435 square foot lease area surrounded by 6 foot high chain link fence enclosure. The project includes twelve (12) panel antennas located on three (3) sectors at 47 foot high on the monopine, two (2) microwave dishes, two (1) GPS antennas, a 30kw standby generator, and a 184 square foot equipment shelter for Verizon Wireless. The project also includes three 184 sq ft each outdoor equipment area for future carriers. The facility is proposed to be located on the southerly portion of a large, vacant property and access to the facility will be provided via a 12 ft wide access easement running from Highway 74 and Rocky Road. Five (5) live pine trees are also proposed to be planted around the project area. Project Planner: Damaris Abraham at (951) 955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

Staff Report 2.1

- 2.2 **PLOT PLAN NO. 24711** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Eileen M. Rivard – Engineer/Representative: Oz Bratene - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture (AG) (10 Acre Minimum): Citrus Vineyard Rural Policy Area – Location: Northerly of Rancho California Road and westerly of Anza Road at 40205 Calle Cabernet, Temecula, CA 92591 – 10.01 Gross Acres - Zoning: Citrus/Vineyard (C/V) - **REQUEST:** The plot plan proposes a special occasions facility for the primary purpose of providing wedding services. The project proposes 75 parking spaces and the existing residence will remain. Project Planner: Kinika Hesterly at (951) 955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org). (Quasi-judicial)

Staff Report 2.2

- 2.3 **PLOT PLAN NO. 24771**– Intent to Adopt a Mitigated Negative Declaration – Applicant: Fazelli Vineyards, LLC – Engineer/Representative: Temecula Engineering Consultants, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture (AG) (10 Acre Minimum) – Location: Easterly of Pauba Road, northerly of De Portola Road and southerly of Avenida Verde - 10.74 Gross Acres - Zoning: Citrus Vineyard (C/V) - **REQUEST:** The plot plan proposes a winery, tasting room, special occasion facility with a banquet hall, kitchen used for catering only, storage rooms and offices totaling approximately 21,000 square feet along with 74 parking spaces.- APN: 927-640-004. Project Planner: Kinika Hesterly at (951) 955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org). (Quasi-judicial)

Staff Report 2.3

- 2.4 **PLOT PLAN NO. 25051** - CEQA Exempt - Applicant: Doug Aldridge - Owner: Michael Crawford – Third Supervisorial District – Hemet/San Jacinto Zoning District – San Jacinto Area Plan – Rural Community: Estate Density Residential - (A-1-2 ½) - 2 ½ Acres Minimum - Located Northerly of Vista Road, Westerly of Stein Way, Easterly of Delise Drive, southerly of Avis Road – 2.85 Acres - Zoning: Light Agricultural – 25 Acres Minimum (R-A-5) - **REQUEST:** The Plot Plan is a proposal to construct a 3,000 square foot detached metal storage building, associated with the 1008 square foot main residence (1933 construction), a

1,080 square foot second dwelling (1940's construction) an several detached sheds under 100 square feet, one shipping container and a 2,175 square foot pipe coral with attached 340 square foot hay cover on 5 Acres, located at 17561 Mockingbird Canyon Drive in Riverside. APN: 273-260-014. Project Planner: Bahelila Boothe at (951) 955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

#### **Staff Report 2.4**

- 2.5 **PLOT PLAN NO. 25031** - CEQA Exempt - Applicant: John W. Millett - Owner: Brandee Annis – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous - 10 Acres Minimum (R:RM) - Located Northerly of San Diego County Line, easterly of Pala Road – 5 Acres - Zoning: Rural Residential – 1/2 Acre Minimum (R-R) - REQUEST: The Plot Plan is a proposal to construct a 2 story 2,076 square foot detached garage with a 2<sup>nd</sup> floor 517 square foot guest quarters and 635 square foot 2<sup>nd</sup> floor deck, associated with the 3,059 square foot main residence (under construction BRS110166) on 5 acres, located at 47940 Pala Road in the unincorporated Riverside County near Temecula. APN: 918-260-013. Project Planner: Bahelila Boothe at (951) 955-8703 or e-mail [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

#### **Staff Report 2.5**

### 3.0 **PUBLIC COMMENTS:**