



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

1:30 P.M.

JULY 16, 2012

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center
4080 Lemon Street
1st 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. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR:

1.1 None

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

- 2.1 **PLOT PLAN NO. 25060** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Donald Lorenzi – Engineer/Representative: Oz Bratene – Third/Third – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum), Citrus Vineyard Policy Area – Location: Northerly of Tuscany Way, southerly of Monte De Oro Road, easterly of Camino Del Vino and westerly of Bella Vista Road – 16.57 Gross Acres – Zoning: Citrus Vineyard (C/V)
REQUEST: The plot plan proposes a winery and wine-sampling/retail sales facility totaling 6,193 square feet. An existing 2,278 square foot agricultural barn building will be converted for wine production. The project also proposes a 1,600 square foot wine-sampling building with retail wine sales/gift sales, together with an 1,805 square foot outdoor patio/seating area; and a 510 square foot restroom building. The project proposes 43 parking spaces and 2 limousine spaces. No special occasions are proposed as part of this project. Proposed hours of operation are 10:00 a.m. to 6:00 p.m. daily.

Project Planner: Kinika Hesterly at (951) 955-1888 or email khesterl@rctlma.org. (Quasi-judicial)

Staff Report 2.1

2.2 **PLOT PLAN NO. 10130, REVISED PERMIT NO. 3** – Intent to consider an Addendum to a previously adopted Mitigated Negative Declaration – Applicant: Idyllwild Arts Foundation - Engineer: Southland Engineering -Third Supervisorial District - Idyllwild Zoning District – Riverside Extended Mountainous Area Plan – Community Development: Public Facilities (CD:PF) and Community Development: Medium Density Residential (2-5 dwelling units per acre) (CD:MDR) – Located northerly of Tollgate Road, and westerly of SH-243 – 206 Gross Acres – Zoning: Controlled Development Areas (W-2), Watercourse, Watershed & Conservations Areas (W-1), and One-Family Dwellings Mountain Resort- 9,000 Square Foot Minimum (R-1A-9000). **REQUEST:** The **Plot Plan** proposes revisions to the existing master plan for the Idyllwild Arts foundation campus; modifications include the approval of new buildings, additions to existing buildings, relocation of approved buildings, change of use of existing and previously approved buildings, removal of previously approved buildings, removal of previously approved additions, demolition of existing structures, relocation of Temecula Drive, new gravel/dirt roads, new paved roads, 28 additional parking spaces, and 16 additional accessible parking spaces. Total Development will include 125 buildings and 299 parking spaces. NOTE: The Idyllwild Water District’s wastewater treatment facility is located within the boundaries of the project site but is not a part of the project - APN: 557-211-007, 557-050-001, 557-140-001, 557-130-001, 557-120-001. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Quasi-judicial)

Staff Report 2.2

3.0 PUBLIC COMMENTS: