



DIRECTOR'S HEARING REPORT OF ACTIONS JULY 16, 2012

1.0 CONSENT CALENDAR

1.1 NONE

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

- 2.1 Staff report recommended:
ADOPT A MITIGATED NEGATIVE DECLARATION AND APPROVE PLOT PLAN
- Staff recommended at hearing:
ADOPT A MITIGATED NEGATIVE DECLARATION AND APPROVE PLOT PLAN
- Planning Director's Action:
ADOPTED A MITIGATED NEGATIVE DECLARATION AND APPROVED PLOT PLAN

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@rcltma.org. (Quasi-judicial)

- 2.2 Staff report recommended:
ADOPT AN ADDENDUM TO A MITIGATED NEGATIVE DECLARATION AND APPROVE PLOT PLAN
- Staff recommended at hearing:
ADOPT AN ADDENDUM TO A MITIGATED NEGATIVE DECLARATION AND APPROVE PLOT PLAN WITH TWO MODIFICATIONS AND ONE ADDITON TO THE CONDITIONS OF APPROVAL

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

Planning Director's Action:
CONTINUED TO AUGUST 20, 2012

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)

3.0 PUBLIC COMMENTS: