



# PLANNING COMMISSION RIVERSIDE REPORT OF ACTIONS OCTOBER 29, 2012

## 1.0 CONSENT CALENDAR

1.1 Staff report recommended:  
**APPROVAL**

Staff recommended at hearing:  
**APPROVAL**

Planning Director's Action:  
**APPROVED**

**FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23320** - Applicant: Rancon Group - Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Northerly of Rancho California Road, westerly of La Serena Way and easterly of Butterfield Stage Road – 10 Gross Acres - Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10) – **APPROVED PROJECT DESCRIPTION:** Plot Plan No. 23320, Bolero Cellars, proposes a 24,518 square foot Spanish-style winery consisting of a tasting room, a restaurant, a retail area, a fermentation room, a barrel storage room, administrative offices, and a bed and breakfast with 10 rooms and 140 parking spaces on ten (10) gross acres. - **REQUEST: FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23320**, extending the expiration to August 2, 2013. Project Planner: Damaris Abraham at (951) 955-5719. (Quasi-judicial)

1.2 Staff report recommended:  
**APPROVAL**

Staff recommended at hearing:  
**APPROVAL**

Planning Director's Action:  
**APPROVED**

**FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23319** - Applicant: Rancon Group - Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Northerly of Rancho California Road, westerly of La Serena Way and easterly of Butterfield Stage Road – 10 Gross Acres - Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10) – **APPROVED PROJECT DESCRIPTION:** Plot Plan No. 23319, C'est la Vie Winery, proposes a 33,349 square foot French-style country estate winery consisting of a tasting room, a restaurant, a fermentation room, a barrel storage room, a retail area, an automobile collection display area, a bed and breakfast with ten (10) rooms, administrative offices, and a basement with a wine library and 151 parking spaces on ten (10) gross acres. - **REQUEST: FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23319**, extending the expiration to August 2, 2013. Project Planner: Damaris Abraham at (951) 955-5719. (Quasi-judicial)

1.3 Staff report recommended:  
**APPROVAL**

Staff recommended at hearing:  
**APPROVAL**

**FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23318** - Applicant: Rancon Group - Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Northerly of Rancho California Road, westerly of La Serena Way and easterly of Butterfield Stage Road – 20.04 Gross Acres - Zoning:

Planning Director's Action:  
**APPROVED**

Citrus Vineyard – 10 Acre Minimum (C/V-10) – **APPROVED PROJECT DESCRIPTION:** Plot Plan No. 23318, Il Poggio, proposes a 37,170 square foot Italian-style winery consisting of a cave for barrel storage, a tasting room, administrative offices, a catering kitchen for special events, and a fermentation area and a 52,719 square foot hotel consisting of administrative offices, a lounge area, 40 guest rooms, an outdoor garden area, a juice bar, and a spa with eight (8) treatment rooms and 146 parking spaces on 20.04 gross acres. - **REQUEST: FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23318**, extending the expiration to August 2, 2013. Project Planner: Damaris Abraham at (951) 955-5719. (Quasi-judicial)

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

2.1 Staff report recommended:  
**APPROVAL**

Staff recommended at hearing:  
**APPROVAL**

Planning Director's Action:  
**APPROVED WITH THE ADDITION OF TWO CONDITIONS, DELETION OF ONE CONDITION AND MODIFICATION OF ONE CONDITION**

**PLOT PLAN NO. 25045** – CEQA Exempt – Applicant: Elizabeth H. Mendoza de McRae – First/First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: On the southerly side of Via Barranca and westerly of Via Lago, more specifically 15525 Via Barranca – 4.34 Gross Acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2) – **REQUEST:** The plot plan proposes to permit an existing unpermitted kennel as Class II Dog Kennel (Medusa Canine Sanctuary, Ltd.) that houses 11-25 special needs, and senior canines considered not adoptable. No selling, breeding or illegal animal activities such as fighting, etc involved. The project property contains an existing 2,405 sq. ft. residence and a 1,184 sq. ft. metal storage building which is being used as part of the kennel facility. Four 6 ft. x 12 ft. dog pens are located inside the residence's garage, and four 6 ft. x 12 ft. pens are located just outside the southerly side of the residence. Additionally, eight 6 ft. x 10 ft. dog pens are located within the storage building, and an outdoor dog run is located along the building's westerly side. Continued from September 10, 2012. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

2.2 Staff report recommended:  
**ADOPTION OF A NEGATIVE DECLARATION AND APPROVAL OF THE PLOT PLAN**

Staff recommended at hearing:  
**ADOPTION OF A NEGATIVE DECLARATION AND APPROVAL OF THE PLOT PLAN**

**PLOT PLAN NO. 25168** – Intent to Adopt a Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Derra Design, Inc. – Third/Third Supervisorial District – Anza Zoning Area – Riverside Extended Mountain Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly side of Table Mountain Truck Trail and westerly of Fugatt Court – 2.63 Acres - Zoning: Rural Residential – 2½ Acre Minimum (R-R-2½) - **REQUEST:**

Planning Director's Action:  
**ADOPTED A NEGATIVE  
 DECLARATION AND APPROVED  
 THE PLOT PLAN**

The plot plan is a proposal for Verizon Wireless to collocate one 48 inch diameter microwave dish at 55 feet high centerline and one 48 inch diameter microwave dish at 20 feet high centerline on an existing 103 foot high monopole. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

2.3 Staff report recommended:  
**ADOPTION OF A NEGATIVE  
 DECLARATION AND APPROVAL  
 OF THE PLOT PLAN**

Staff recommended at hearing:  
**ADOPTION OF A NEGATIVE  
 DECLARATION AND APPROVAL  
 OF THE PLOT PLAN**

Planning Director's Action:  
**ADOPTED A NEGATIVE  
 DECLARATION AND APPROVED  
 THE PLOT PLAN**

**PLOT PLAN NO. 25167** – Intent to Adopt a Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Derra Design, Inc. – Third/Third Supervisorial District – Anza Zoning Area – Riverside Extended Mountain Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly side of Mitchell Road, easterly of Bonita Vista Road, and westerly of Jack Lane, more specifically 55610 Mitchell Road – 27.79 Acres - Zoning: Rural Residential – 2½ Acre Minimum (R-R-2½) - **REQUEST:** The plot plan is a proposal for Verizon Wireless to collocate one 48 inch diameter microwave dish at 60 feet high centerline and one 48 inch diameter microwave dish at 50 feet high centerline on an existing 105 foot high monopole. The total number of microwave dishes including the previously approved 48 inch diameter microwave dish at 40 feet centerline will be three. Project Planner: Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

2.4 Staff report recommended:  
**APPROVAL**

Staff recommended at hearing:  
**APPROVAL**

Planning Director's Action:  
**APPROVED**

**PLOT PLAN NO. 25194** - CEQA Exempt - Applicant: Jeanine Marie Gattas – Owner: Jeanine Marie Gattas – First/First Supervisorial District – Cleveland Area Zoning District – Elsinore Area Plan – Rural: Rural Mountainous – 10 Acre Minimum (R:RM) - Located Northerly of Rodeo Road, southerly of Monterey Road, easterly of El Niguel Road, westerly of Calle Grande - Zoning: One Family Dwelling-Mountain Resort 10 Acre minimum (R:RM) – 2.36 Acres - **REQUEST:** The Plot Plan is to a proposal to construct a 1,760 square foot detached barn with attached 608 square foot porch on 2.36 acres, associated with the 1,827 square foot main residence located at 17200 Rodeo Road in the unincorporated Riverside County near Lake Elsinore. APN: 385-190-009. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

2.5 Staff report recommended:  
**CONSIDER ADDENDUM OF  
 ADOPTED MITIGATED NEGATIVE  
 DECLARATION AND APPROVAL  
 OF PLOT PLAN**

Staff recommended at hearing:  
**CONSIDER ADDENDUM OF**

**PLOT PLAN NO. 23017** – Intent to Consider an Addendum to an Adopted Mitigated Negative Declaration – Applicant: Jim Carter – Engineer/Representative: Hunsaker & Associate, Inc. – Third/Third Supervisorial District – Location: northerly of Rancho California Road, easterly of Calle Contento and westerly of Anza Road – 111.5 Gross Acres – Zoning: Citrus Vineyard (C/V-20) – **REQUEST:** Proposes 23 buildings totaling 42,051 square

**ADOPTED MITIGATED NEGATIVE  
DECLARATION AND APPROVAL  
OF PLOT PLAN**

Planning Director's Action:  
**APPROVED**

feet including 42 casita units, a 5,470 square foot winery and tasting room, a 1,200 square foot housekeeping and pool maintenance room, a 221 square foot office, and 142 parking spaces on a 111.5 acre lot. The proposed operating hours for the tasting room is 10 a.m. to 6 p.m. daily. The applicant is also proposing a 100 special occasions per calendar year with a maximum number of 100 guests per occasion with operating hours from 10 a.m. to 10 p.m. Friday and Saturday and 10 a.m. to 9 p.m. Sunday through Thursday. Continued from October 22, 2012. Project Planner: HPKang at (951) 955-1888 or email [hp kang@rctlma.org](mailto:hp kang@rctlma.org). (Quasi-judicial)

**3.0 PUBLIC COMMENTS:**