

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

913B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 7, 2011

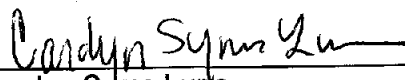
SUBJECT: APPEAL OF PLOT PLAN NO. 23896 – Mitigated Negative Declaration – Applicant: Ron Vergilo Designs – Engineer/Representative: Ron Vergilo Designs - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Location: Northwesterly of De Portola Road and easterly of Camino Arroyo Seco – 10.4 Gross Acres - Zoning: Citrus Vineyard (C/V) - **REQUEST:** An appeal was filed on January 20, 2011 based on the Planning Commission's decision to approve PLOT PLAN NO. 23896 and DENY the appellant's request for the project to take access off of Cushman Circle. The plot plan proposes to convert an existing 6,983 square foot residence into a winery and tasting room with a gift shop, along with hosting special events and proposing 72 parking spaces. The address is 39788 Camino Arroyo Seco, Temecula, CA 92592.

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42098**, 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,

UPHOLD the APPEAL of **PLOT PLAN NO. 23896**, relating to the appellant's request that project access be taken off of Cushman Circle.

APPROVAL of **PLOT PLAN NO. 23896**, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.


Carolyn Syms Luria
Planning Director

Initials:
CSL:vc

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

Prev. Agn. Ref.

District: Third

Agenda Number:

3.63

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

BACKGROUND

The project was set for a Board of Supervisor's hearing on April 26, 2011. The Board directed staff to add language to conditions of approval reflecting the change in access to the project site and that wine tasting and special events cease and desist until specific project requirements have been met, specifically:

- 75% of the net lot area has been planted in vineyard, the trash enclosure has been completed and finalized, and the southerly entrance to the project site off of Camino Arroyo Seco has been fenced with a white, three (3) rail fence.

This Board package includes the new and revised conditions of approval only. The new and revised conditions are from the Transportation and Planning Departments.

Reverse Chronology

On January 20, 2011, the appellant filed an appeal of the Planning Commission's decision to approve the project and deny the request for the project's access to be off of Cushman Circle and allow access off of Camino Arroyo Seco.

On January 5, 2011, the appeal was denied in-part regarding the appellant's request for the project's access to be off of Cushman Circle and the current access off of Camino Arroyo Seco was upheld. The appeal was approved in-part regarding the correction of the drainage calculation and the plot plan was then approved at Planning Commission.

On December 1, 2010, the project was continued at the request of the Planning Commission to allow Commissioner Petty to conduct a site visit with the appellant and applicant.

On August 9, 2010, an appeal to the Planning Commission was filed. The reasons for the appeal, as listed by the appellant, are as follows: 1) too much traffic is being generated on Camino Arroyo Seco by the winery. The initial subdivision creating the parcel showed access off of Cushman Circle, and; 2) the amount of drainage on the property was incorrectly calculated at 22 acres and should have been 4,000 acres. The drainage calculations have been corrected and conditions were revised to reflect this correction and require a culvert to assist with drainage.

On August 2, 2010, the project was approved at Director's Hearing on August 2, 2010. The Planning Director reduced the number of events per year from 50 to 25.