



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – February 21, 2024 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Olivia Balderrama

4th District
Bill Sanchez
Chair

5th District
Romelio Ruiz
Vice- Chair

CALL TO ORDER: 9:00 a.m.

ROLL CALL: Members Present: Gruytch, Sanchez, Balderrama
Members Absent: Ruiz and Awad

1.0 CONSENT CALENDAR:

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:
NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **PLOT PLAN NO. 05531 REVISION NO. 1 – INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION** – (SCH2024010597) – Applicant: Walt Allen Architects, c/o Chris Campbell – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: South of Monte de Oro Road and north-west of De Portola Road – 36.39 Gross Acres –Zoning: Wine Country-Winery (WC-W) – REQUEST: Plot Plan No. 05531 Revision No. 1 is a request to classify an existing winery as a Class V winery that is currently comprised of 4,247 sq. ft. tasting room, 3,925 sq. ft. clubhouse, 3,768 sq. ft. winery production building, 3,600 sq. ft. agricultural storage building, and a 3,010 sq. ft. caretakers’ residence. The parcel that contains the existing winery (APN 941-290-011) which will be combined with the adjacent parcel (APN 941-290-005) to meet the minimum acreage standards for a Class V winery, resulting in a total combined property size of 36.39 gross acres. The Project scope also includes modifications to these existing structures to accommodate new uses. These changes include the conversion of the agricultural storage building into a special occasion facility, transition of the clubhouse into a second public tasting room by refurbishing it to include a 2,616 square foot tasting room and 713 sq. ft. kitchen, the installation of a 1,724 sq. ft. outdoor patio adjacent to the clubhouse, and interior renovations to the existing tasting room to create a private tasting area, restrooms, office space, and an expanded storage space for wine barrels – APN: 941-290-005 & -011 – Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:
Public Hearing: Closed

By a vote of 3-0, the Planning Commission took the following actions:

ADOPTED A mitigated Negative Declaration; and,

APPROVED Plot Plan No. 05531 Revision No. 1, subject to the Advisory Notification Document and Conditions of Approval.

5.0 WORKSHOPS:
NONE

6.0 PUBLIC COMMENTS:
NONE

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:

ADJOURNMENT: 9:36