



**DIRECTOR'S HEARING
REPORT OF ACTIONS
OCTOBER 29, 2018**

1.0 CONSENT CALENDAR:

NONE

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

NONE

3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

- 3.1 PLOT PLAN NO. 25893 – Intent to Adopt a Mitigated Negative Declaration** – EA42843 – Applicant: Jerry and Laura Paulk – Engineer/Representative: Studio2G Architects, LLP – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) within the Temecula Valley Wine Country Policy Area (20 Acre Minimum) – Location: Northeasterly corner of Rancho California Road and Monte De Oro – 11.8 Acres – Zoning: Wine Country-Winery (WC-W) – **REQUEST:** Plot Plan No. 25893 proposes to construct a Class II Winery on 11.6 acres. The winery will consist of a total 4,944 square-foot building in two (2) sections: Section one (1) is a 2,575 sq. ft. tasting and office area with retail, office/breakroom, and storage areas. Attached is an outdoor patio area. No delicatessen is proposed. Section two (2) is a 2,369 sq. ft. wine production building with storage and restrooms attached. Between the sections is a covered crush pad area. The applicant currently has a 02 ABC license as a winegrower. Additionally a 42 ABC license for on-sale of wine will be acquired for the Class II Winery. Parking will consist of 33 parking spaces, including two (2) ADA spaces and bike racks. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.
- Staff Report Recommendation:**
ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 42843; and
APPROVE Plot Plan No. 25893.
- Staff's Recommendation:**
ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 42843; and
APPROVE Plot Plan No. 25893.
- Planning Director's Actions:**
ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. 42843; and
APPROVED Plot Plan No. 25893, subject to the conditions as modified at hearing.
- 3.2 PLOT PLAN NO. 17870, REVISED PERMIT NO. 1 – No New Environmental Review Required** – Applicant: Fred Abdi – Engineer/Representative: Sake Engineers, Inc. – First Supervisorial District – Elsinore Area Plan – Community Development: Light Industrial (CD-LI) – Location: Easterly of the Interstate 15 Freeway, westerly of Temescal Canyon Road, and northerly of Horsethief Canyon Road – 6.27 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** This Revised Permit to Plot Plan No. 17870, proposes to extend the life span of an existing permitted RV and vehicle storage business to July 25, 2030 (the original project, PP17870, was approved July 25, 2005 for a 5 year life span). Additionally, this project will consist of removing the existing storage unit/office, with metal structure and install a new 504 sq. ft. office trailer. The existing project size of 6.27 acres will be fully used for parking stalls, landscaping, and the construction of a water quality basin. Total parking will consist of 180 parking stalls with four (4) employee/customer stalls. Upgraded landscaping surrounding the existing project perimeter will be installed. Awnings will be installed over 50 parking stalls along the south and west perimeters. No other changes to the project are proposed. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.
- Staff Report Recommendation:**
FIND that No New Environmental Document is Required; and
APPROVE Plot Plan No. 17870, Revised Permit No. 1.
- Staff's Recommendation:**
FIND that No New Environmental Document is Required; and
APPROVE Plot Plan No. 17870, Revised Permit No. 1.
- Planning Director's Actions:**
FOUND that No New Environmental Document is Required; and
APPROVED Plot Plan No. 17870, Revised Permit No. 1 subject to the conditions as modified at hearing.
- 3.3 PLOT PLAN NO. 26360 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15061b3 (Review for Exceptions) – Applicant:
- Staff Report Recommendation:**
FIND the project exempt from the California Environmental Quality Act (CEQA); and
APPROVE Plot Plan No. 26360.

Handle IT MMS, LLC – Engineer/Representative: Walter R Allen & Assoc. c/o Christopher Campbell – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) within the Temecula Valley Wine Country Policy Area – Location: Southerly of Los Corralitos Road, northerly of Temecula Parkway, westerly of Pauba Road, and easterly of Maggie Weed Lane. Project address is 38831 Pauba Road – 13.70 Net Acres – Zoning: Wine County – Equestrian District (WC-E) – **REQUEST:** Plot Plan No. 26360 proposes a Class II Winery for Wine Production Only in conjunction with the existing vineyard on site (“the project”), which includes converting an existing garage/barn/guest quarters into wine production building with caretakers units. The first floor will consist of wine production (vats, tanks, fermenters, wine lab, cold storage, and wine barrel storage). The second floor will consist of two (2) caretaker units. No tasting room, customer tasting events, activities, or tours are proposed on site. No appurtenant or incidental commercial uses or events (indoors or outdoors) are permitted in conjunction with this Class II Winery. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Staff's Recommendation:

FIND the project exempt from the California Environmental Quality Act (CEQA); and

APPROVE Plot Plan No. 26360.

Planning Director's Actions:

FOUND the project exempt from the California Environmental Quality Act (CEQA); and

APPROVED Plot Plan No. 26360, subject to the conditions as modified at hearing.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

NONE

5.0 PUBLIC COMMENTS: