



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION REGULAR MEETING – JANUARY 5, 2022 COUNTY ADMINISTRATIVE CENTER 1<sup>st</sup> FLOOR, BOARD CHAMBERS 4080 LEMON STREET, RIVERSIDE, CA 92501

**CALL TO ORDER:** 9:00 a.m.

### PLEDGE OF ALLEGIANCE

**ROLL CALL:**           **PRESENT:**     Chair David Leonard (District 2)  
  Vice-Chair Gary Thornhill (District 3)  
  Commissioner Eric Kroencke (District 5)  
  Commissioner Carl Bruce Shaffer (District 1)

**ABSENT:**           Commissioner Bill Sanchez (District 4)

### PRESENTATION TO 2021 CHAIR CARL BRUCE SHAFFER

#### 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 CHANGE OF ZONE (CZ) NO. 2100131 (CZ2100131) – No New Environmental Documentation Required** - Applicant: County of Riverside – All Supervisorial Districts – Various Zoning Districts – All Area Plans – Various Land Use Designations – Location: Countywide – N/A Gross Acres – Zoning: Various Zones – **REQUEST: Change of Zone (CZ) No. 2100131 (CZ2100131)** proposes an amendment to Ordinance No. 348 (Land Use Ordinance) to correct a recent modification to the permitted uses within the Mixed Use (MU) zone. This recent modification was through CZ1900012 and included a number of changes to the Mixed Use (MU) zone, including the removal of “Motor vehicle fuel service stations,
- Planning Commission Action:** Public Comments: None. Public hearing closed.
- By a vote of 4-0 (Commissioner Sanchez absent), the Planning Commission recommended that the Board of Supervisors take the following actions:
- FIND** that No New Environmental Documentation is Required; and



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with or without the concurrent sale of beer and wine for off-premises consumption” as a permitted use with a Conditional Use Permit. The current CZ2100131 proposes to include “Motor vehicle fuel service stations, with or without the concurrent sale of beer and wine for off-premises consumption” as a permitted use with a Conditional Use Permit again. Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

**APPROVE** Change of Zone No. 2100131 and the associated Ordinance amendment, to modify the text of Ordinance No. 348 Section 9.86.C.

**4.2 PLOT PLAN NO. 180003 (PPT180003) and NOISE EXCEPTION NO. 2000001 – No New Environmental Documentation is Required** – Applicant: Koll Development/Greg Koll – Engineer/Representative: Ventura Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG:AG) within the Temecula Valley Wine Country Policy Area – Winery District – Location: northerly of De Portola Road, easterly of Monte De Oro Road, southerly of Meng Asbury Road, and westerly of Camino Arroyo Seco – 42.63 Acres – Zoning: Wine Country-Winery (WC-W) – **REQUEST:** Plot Plan No. 180003 (PPT180003) is a proposal for a Class V Winery facility in five (5) phases. Phase One would consist of a 5,611 sq. ft. wine tasting building with a tower, terraced areas, restrooms, and a 1,805 sq. ft. detached office building; plus a 9,554 sq. ft. wine production facility building with wine lab. Phase Two would consist of a 6,235 sq. ft. special occasion facility (banquet hall for indoor weddings/events). Phase Three would consist of a 4,250 sq. ft. restaurant building. Phase Four would consist of an addition of an 8,750 sq. ft. wine case storage to the existing wine production building; a 6,000 sq. ft. detached expanded wine production facility building; and a 17,400 sq. ft. wine cave building into a hillside and covered in vineyard. No events shall be held in the wine cave. Phase Five would consist of a 9,045 sq. ft. two-story Country Inn with 10 rooms and porte-cochere; plus, a pool, snack bar, and a garden area. The Project offers 339 parking spaces (including 11 ADA parking spaces and 10 EV parking spaces), infiltration area, subsurface disposal system, tours, and signage. This Class V Winery would require ABC licensing (Type 2 and/or other ABC licenses) to be acquired. Noise Exception No. 2000001 has been applied for in relation to the special occasion facility (limited potential overflow outdoors of events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348 – APN: 941-180-032 – Related Cases: CEQ180004 and APD180001. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**Planning Commission Action:**  
Public Comments: None.

By a vote of 4-0 (Commissioner Sanchez absent):

**CONTINUED** Plot Plan No. 180003 and Noise Exception No. 2000001 to the Planning Commission meeting of February 2, 2022.



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## 5.0 WORKSHOPS

NONE

## 6.0 PUBLIC COMMENTS

NONE

## 7.0 DIRECTOR'S REPORT

RECEIVED

## 8.0 COMMISSIONER'S COMMENTS

RECEIVED

**ADOURNMENT:** 9:14 a.m.