



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING DEPARTMENT PLANNING COMMISSION – FEBRUARY 2, 2022 COUNTY ADMINISTRATIVE CENTER 1st FLOOR, BOARD CHAMBERS 4080 LEMON STREET, RIVERSIDE, CA 92501

CALL TO ORDER: 9:05 a.m.

ROLL CALL: PRESENT: Chair David Leonard (District 2)
Vice-Chair Gary Thornhill (District 3)
Commissioner Bill Sanchez (District 4)
Commissioner Eric Kroencke (District 5)
Commissioner Carl Bruce Shaffer (District 1)

ABSENT: None

1.0 CONSENT CALENDAR

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 3.1 **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

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 5-0, the Planning Commission:

FOUND that No New Environmental Documentation is Required because all potentially significant effects on the environment have been adequately analyzed in the previously adopted Mitigated Negative Declaration for Environmental Assessment No. 180004 (CEQ180004), pursuant to applicable legal standards, and have been avoided, pursuant to that earlier initial study, and none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

WITHDREW Noise Exception No. 2000001; and,

APPROVED Plot Plan No. 180003, subject to the Advisory Notification Document and modified Conditions of Approval.

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. Continued from January 5, 2022. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **CHANGE OF ZONE NO. 1900005, TENTATIVE PARCEL MAP NO. 37655 – Intent to Adopt a Mitigated Negative Declaration – CEQ190029 – Applicant: Forest Hansen – Engineer/Representative: Kolibrien – Third Supervisorial District – Rancho California Zoning Area – REMAP Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum): Location: northerly of Sycamore Springs Rd, southerly of Schramm Tr., easterly of Vacant Land, and westerly of Komodo Ln. – 20.08 Gross Acres – Zoning: Residential Agricultural – 10-Acre Minimum (R-A-10) – REQUEST: CHANGE OF ZONE NO. 1900005 proposes a Change of Zone from Residential Agricultural – 10-Acre Minimum (R-A-10) to Residential Agricultural – 5-Acre Minimum (R-A-5). TENTATIVE PARCEL MAP NO. 37655 is a Schedule “H” subdivision of 20.08 acres into three (3) residential lots ranging in size from 5.0 to 9.30 gross acres – APN:470-200-010. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.**

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 5-0, the Planning Commission recommended that the Board of Supervisors take the following actions:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ190029, based on the findings and conclusions provided in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE Change of Zone No. 1900005 amending the zoning classification for the subject property from Residential Agricultural 10-acre minimum (R-A-10) to Residential Agricultural 5- acre minimum (R-A-5); and,

APPROVE Tentative Parcel Map No. 37655, subject to the Advisory Notification Document and Conditions of Approval.

4.2 **CONDITIONAL USE PERMIT NO. 190065 (CUP190065) – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Shane Stewart - Engineer/Representative: Sitetech Inc. - Fourth Supervisorial District – Idyllwild Zoning District – REMAP Area Plan: Community Development: Medium Density Residential (CD: MDR) – Location: easterly of Idyllwild Road/SH-243, northerly of Pine Crest Avenue, westerly of Alderwood Street, and southerly of Jameson Drive – 2.43 Acres - Zoning: Existing: Village Tourist Residential (R-3A) - **REQUEST: CONDITIONAL USE PERMIT NO. 190065** proposes to expand the existing eighteen (18) unit motel and add twenty five (25) units for a total of forty-three (43) unit motel on 2.43 acres. APN(s): 563-250-028, 563-250-031. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Planning Commission Action:

Public Comments: Received. Public Hearing closed.

By a vote of 5-0, the Planning Commission:

CONTINUED Conditional Use Permit No. 190065 (CUP190065) off calendar to a date uncertain. When the date is determined, it will be re-noticed to the public.

5.0 WORKSHOPS

NONE

6.0 PUBLIC COMMENTS

NONE

7.0 DIRECTOR’S REPORT

RECEIVED

8.0 COMMISSIONER’S COMMENTS

RECEIVED

ADJOURNMENT: 11:50 a.m.