



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Riverside County Planning Department
P.O. Box 1409
Riverside, California 92502-1409

NOTICE IS HEREBY GIVEN that Riverside County Planning Department (RCPD) has prepared a Draft Initial Study & Proposed Mitigated Negative Declaration (IS-MND) for the project listed below pursuant to the California Environmental Quality Act (CEQA) State Guidelines'§15000 et seq. Anyone desiring to comment on the IS-MND may do so in writing within the 20-day public review period from Tuesday, January 23, 2024, through Monday, February 12, 2024.

Project Title: PP05531R01 - Danza del Sol Winery

Project Location: The Danza del Sol Winery property is located at 39050 De Portola Road in the Temecula Wine Country, an unincorporated community in southwest Riverside County. The site is located on the west side of De Portola Road between Via Alore and Monte De Oro Road. The site occupies approximately 36.39 gross acres, also known as Assessor Parcel Numbers (APN) 941-290-005 (southern parcel) and 941-290-011 (northern parcel). The project location is shown below in Figure 1.

The proposed project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Brief Project Description: Plot Plan No. 5531 Revision No. 1 is a request to classify an existing winery as a Class V winery that is currently comprised of a 4,247 square foot tasting room, 3,925 square foot clubhouse for exclusive use by wine club members, a 3,768 square foot winery production building, a 3,600 square foot agricultural storage building, and a 3,010 square foot caretakers' residence. The parcel that contains the existing winery (APN 941-290-011) 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, the transition of the clubhouse into a second public tasting room by refurbishing it to include a 2,616 square foot tasting room and 713 square foot kitchen, the installation of a 1,724 square foot outdoor patio adjacent to the clubhouse for exclusive wine club member use, 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.

Public Meeting: RCPD will consider the IS-MND during a regular Planning Commission meeting following the review period on February 21, 2024, at 9:00 a.m. at 4080 Lemon Street, Riverside, CA 92501.

20-Day Document Review: The IS-MND is available for public review at the RCPD office at 4080 Lemon Street, Riverside, California 92501 from 8:00 a.m. to 5:00 p.m., Monday through Friday. The IS-MND may also be accessed from the RCPD website, <https://planning.rctlma.org/>.

Contact Person: Written comments may be submitted to:
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Figure 1

