

RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand
Planning Director*

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 30-day public review period from Tuesday, January 28, 2025, through Thursday, February 27, 2025.

Project Title: Plot Plan No. 26225, Revised Permit No. 1, Akash Winery Project (PPT 26225R01)

Project Location: The 19.34-acre project facility is located east of the City of Temecula in the existing wine country. The address for the winery is 39730 Calle Contento (APN 943-210-012). The site is located in Township 7 South, Range 2 West, Sections 22 & 27 San Bernardino Base Meridian (SBBM). The specific cadastral location of the site is 33.538144 North Latitude and 117.073404 West Longitude. The project location is shown below in Figure 1.

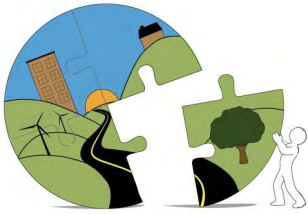
The proposed project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Brief Project Description: PPT 26225R01 proposes to expand the existing wine tasting/production building of 4,851 square feet (sf) by adding an additional 6,075 sf (total 10,926 sf). The expanded building area will consist of increased wine production area, wine storage, wine lab, barrel washroom, staff restrooms, staff breakroom, offices conference room, and a covered tractor parking area. Additionally, the existing wine tasting/production building area will be modified to add a delicatessen and wine tasting bar. The original patios cover attached to the building will be removed and replaced with nine free-standing patio covers, along with the addition of an outdoor wine tasting bar and refrigeration unit. Additionally, the existing Class V Winery seeks to include limited indoor/outdoor special occasions and events on site and will remove the previously entitled Winery Hotel for an additional 132 parking spaces in the same location. No other changes or revisions are proposed than what was already previously approved under the original entitlement.

Public Meeting: The Planning Commission of Riverside County, California will consider the IS-MND during a regular Planning Commission meeting on March 19, 2025, beginning at 9:00 a.m., at 4080 Lemon Street, Riverside, CA 92501.

30-Day Document Review: The IS-MND is available for public review from Tuesday, January 28, 2025, through Thursday, February 27, 2025, 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 via the RCPD website, <https://planning.rctlma.org/>.

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

