

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CHANGE OF ZONE NO. 1900050 – No New Environmental Document Required – EIR524 – Applicant: County of Riverside – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Site A – Agriculture: Agriculture (AG-AG) – Temecula Valley Wine Country Policy Area: Winery District – Location: Northerly of Benton Road, easterly of Warren Road, southerly of Summitville Street, and westerly of Indian Knoll Road – 12.71 Gross Acres – Zoning: Wine Country – Winery (WC-W) – Site B – Rural: Rural Residential (R-RR) – Temecula Valley Wine Country Policy Area: Equestrian District – Location: Southerly of De Portola Road, northerly of Los Caballos Road, and southwesterly of Avenida Felicita – 10.51 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST: Change of Zone No. 1900050** is a County initiated change of zone which is a proposal to change the zoning classification from Wine Country – Winery (WC-W) to Wine Country – Winery Existing (WC-WE) for APN's 915-690-015, 915-690-016, 924-370-018, and 924-370-019 (Site A) which are comprised of approximately 12.71 acres and from Rural Residential (R-R) to Wine Country – Equestrian (WC-E) for APN 927-570-011 (Site B), comprised of approximately 10.51 acres. The proposal includes a total of five (5) lots on approximately 23.22 gross acres.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	JULY 1, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **No New Environmental Documentation Is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received during or after the meeting will be distributed to the Planning Commission and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Deborah Bradford, P.O. Box 1409, Riverside, CA 92502-1409