

NOTICE OF PUBLIC HEARING

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

PLOT PLAN NO. 22263, REVISED PERMIT NO. 2 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines 15301 (Existing Facilities) – Applicant: RTN Development – Engineer/Representative: RTN Development – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG) – Location: Northerly of Shiraz Way, southeasterly of Avenida Verde, and westerly of De Portola Road – 12.60 Gross Acres/11.73 Net Acres – Zoning: Wine County-Winery Existing (WC-WE) – **REQUEST:** Plot Plan No. 22263, Revised Permit No. 2 proposes to modify the existing approved winery by adding a storage building and classify the winery as a Class III Winery per the Wine Country Community Plan. The existing winery currently includes a wine production and barrel storage building, a wine tasting building with an attached kitchen with outdoor seating area, and a detached restroom building. The Revised Permit would add an 8,000 sq. ft. metal storage building for cold storage of wine, wine produced products and goods. Equipment will include, but not limited to; coolers, A/C units, chillers, and storage racks. This building will be used for winery & wine making only, no tours or other access by the public is permitted. Furthermore, the Revised Permit will establish the kitchen with outdoor seating area as an outdoor patio restaurant. Additional parking has been added to accommodate the outdoor patio restaurant and storage building. The Project would no longer offer special occasions under the Revised Permit; however wine tours of the wine production building and live music at the outdoor patio restaurant would continue as previously entitled. No other appurtenant and incidental commercial uses are permitted on site.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **NOVEMBER 4, 2019**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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 Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director 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: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409