

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 the project shown below:

PLOT PLAN NO. 170001 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15303(c) (New Construction or Conversion of Small Structures) – Applicant: 1968 Cellars, LLC/Qing Huo – Engineer: ZJS Engineering Services Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R-RR) – Zoning: Wine Country – Equestrian (WC-E) Location: Easterly of Pauba Road and southerly of Mustang Circle and Los Caballos Road – 10.0 Gross Acres – **REQUEST:** Plot Plan No. 170001 is a proposal to operate a Class II Winery within an existing metal building, including a tasting room that will be open to the public on a 10.0 gross acre parcel. The existing metal structure is 5,056 sq. ft. Included on the Project site is an existing mobile home (1,500 sq. ft.) that is currently occupied by the property owner/caretaker of the Project site. Approximately 0.82 acres (35,800 sq. ft.) of the site will be developed, approximately three (3) acres (130,941 sq. ft.) of the site will be planted with vineyards. The remaining area, approximately six (6) acres will be undisturbed due to topography of the Project Site and the protection of existing trees.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **MAY 4, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-29-20, this meeting will be conducted by teleconference. 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/>.

For further information regarding this project, please contact Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or 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 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 Director 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 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: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409