

## 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. 26177 – Exempt from the California Environmental Quality Act (CEQA)**, Section 15301 (Existing Facilities) – Applicant: Mohsen and Gilda Tavoussi – Engineer/Representative: STS Consulting/Shahriar Etemadi – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential – 5-acre minimum (R-RR) – Zoning: Wine Country – Winery (WC-W) Location: Northerly of Santa Rita Road, westerly of Los Caballos Road, southerly of Monte Verde Road and, and east of Anza Road – 18.76 Acres – **REQUEST:** The Plot Plan proposes to convert an existing permitted garage into a Class I Winery.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **FEBRUARY 5, 2018**  
PLACE OF HEARING: PALM DESERT PERMIT CENTER  
77-588 EL DUNA CT., SUITE H  
PALM DESERT, CA 92211

For further information regarding this project, please contact Project Planner Deborah Bradford at 951-955-6646 or e-mail at [dbradfor@rivco.org](mailto:dbradfor@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 St. 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: Deborah Bradford  
P.O. Box 1409, Riverside, CA 92502-1409