

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**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. 25893 – Intent to Adopt a Mitigated Negative Declaration** – EA42843 – Applicant: Jerry and Laura Paulk – Engineer/Representative: Studio2G Architects, LLP – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) within the Temecula Valley Wine Country Policy Area (20 Acre Minimum) – Location: Northeasterly corner of the Rancho California Road and Monte De Oro – 11.8 Acres – Zoning: Wine Country-Winery (WC-W) – **REQUEST:** Plot Plan No. 25893 proposes to construct a Class II Winery on 11.6 acres. The winery will consist of a total 4,944 square-foot building in two (2) sections: Section one (1) is a 2,575 sq. ft. tasting and office area with retail, office/breakroom, and storage areas. Attached is an outdoor patio area. No delicatessen is proposed. Section two (2) is a 2,369 sq. ft. wine production building with storage and restrooms attached. Between the sections is a covered crush pad area. The applicant currently has a 02 ABC license as a winegrower. Additionally a 42 ABC license for on-sale of wine will be acquired for the Class II Winery. Parking will consist of 33 parking spaces, including two (2) ADA spaces and bike racks.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.  
DATE OF HEARING: **OCTOBER 29, 2018**  
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 e-mail at [twheeler@rivco.org](mailto:twheeler@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 project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing.

The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or 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 you challenge this project in court, you may be limited to raising only those issues you or someone else 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:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
Attn: Tim Wheeler  
P.O. Box 1409, Riverside, CA 92502-1409