

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. 26360 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversation of Small Structures), and Section 15061b3 (Review for Exceptions) – Applicant: Handle IT MMS, LLC – Engineer/Representative: Walter R Allen & Assoc. c/o Christopher Campbell – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) within the Temecula Valley Wine Country Policy Area – Location: Southerly of Los Corralitos Road, northerly of Temecula Parkway, westerly of Pauba Road, and easterly of Maggie Weed Lane. Project address is 38831 Pauba Road – 13.70 Net Acres – Zoning: Wine County – Equestrian District (WC-E) – **REQUEST:** Plot Plan No. 26360 proposes a Class II Winery for Wine Production Only in conjunction with the existing vineyard on site (“the project”), which includes converting an existing garage/barn/guest quarters into wine production building with caretakers units. The first floor will consist of wine production (vats, tanks, fermenters, wine lab, cold storage, and wine barrel storage). The second floor will consist of two (2) caretaker units. No tasting room, customer tasting events, activities, or tours are proposed on site. No appurtenant or incidental commercial uses or events (indoors or outdoors) are permitted in conjunction with this Class II Winery.

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 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