

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County** Planning Commission to consider the project shown below:

PLOT PLAN NO. 26225 – No New Environmental Document Required – EA43008 – Applicant: Akash Patel – Engineer/Representative: Reza James – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture (AG) – Location: Northerly of Calle Contento, westerly of Rancho California Road, easterly of Vista del Monte, and southerly of Vino Way – 19.43 Net Acres (20.054 Gross Acres) – Zoning: Citrus/Vineyard – 10 acre minimum (C/V-10) – **REQUEST:** The Plot Plan No. 26225 proposes a Class V Winery with a Wine Country Hotel consisting of five (5) buildings for the entire winery ('project'); an existing 4,975 sq. ft. agricultural building converting to a 7,762 sq. ft. wine tasting and production building with a patio area, retail section, delicatessen section, and mezzanine storage and wine lab, and a 784 sq. ft. detached restroom building, a 17,895 sq. ft. Wine Country Hotel building in three (3) sections that includes a managers residence with 2-car garage and 39 hotel rooms with guest dining and patio areas. The Project will not consist of special occasion facilities (indoor or outdoor) on site. The Project proposes 196 parking spaces with ADA and overflow parking provided; plus three (3) detention basins within the vineyard planting area.

TIME OF HEARING: **9:00 a.m. or as soon as possible thereafter.**

DATE OF HEARING: **MAY 2, 2018**

PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
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, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission 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 Commission, and the Planning Commission 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 Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission 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