

## 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 a proposed project in the vicinity of your property, as described below:

**PLOT PLAN NO. 25740 and NOISE EXCEPTION NO. 1900001 – No New Environmental Document Required** – EA42766 – Applicant: Bella Vista Winery of Temecula – Engineer/Representative: Markham DMG & 4M Engineering & Development – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) within the Temecula Valley Wine County Policy Area –Winery District – Location: Southeasterly corner of the Rancho California Road and Calle Contenido intersection – 24.6 Gross Acres – Zoning: Wine Country-Winery (WC-W) – **REQUEST: Plot Plan No. 25740**, is a proposal to entitle an existing winery facility as a Class V Winery (Project) on 24.60 gross acres. The Project will include an existing barn converted into a 13,467 sq. ft. wine production building with offices, a wine lab, wine storage, and restrooms. Additionally new construction would consist of a 5,919 sq. ft. tasting room with restaurant and dining area, retail, offices, storage, and restrooms; a new 531 sq. ft. wedding prep building with restrooms; and a wedding pergola with a lawn area for seating; plus an outdoor pond. The Project also includes 83 parking spaces; with 9 ADA and 3 EV parking spaces included. There is also an existing 3,413 sq. ft. residential dwelling with a swimming pool on site which is not part of the Project. **Noise Exception No. 1900001**, proposes a noise exception to a special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions pertaining to noise as required per Ordinance No. 348, Section 14.93.C.4 and 14.93.C.5.

TIME OF HEARING:	<b>9:00 a.m. or as soon as possible thereafter</b>
DATE OF HEARING:	<b>DECEMBER 18, 2019</b>
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 email at [twheeler@rivco.org](mailto: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 Street 12<sup>th</sup> 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