

## 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. 180003 (PPT180003) and NOISE EXCEPTION NO. 2000001 – No New Environmental Documentation is Required** – Applicant: Koll Development/Greg Koll – Engineer/Representative: Ventura Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG:AG) within the Temecula Valley Wine Country Policy Area – Winery District – Location: northerly of De Portola Road, easterly of Monte De Oro Road, southerly of Meng Asbury Road, and westerly of Camino Arroyo Seco – 42.63 Acres – Zoning: Wine Country-Winery (WC-W) – **REQUEST:** Plot Plan No. 180003 (PPT180003) is a proposal for a Class V Winery facility in five (5) phases. Phase One would consist of a 5,611 sq. ft. wine tasting building with a tower, terraced areas, restrooms, and a 1,805 sq. ft. detached office building; plus a 9,554 sq. ft. wine production facility building with wine lab. Phase Two would consist of a 6,235 sq. ft. special occasion facility (banquet hall for indoor weddings/events). Phase Three would consist of a 4,250 sq. ft. restaurant building. Phase Four would consist of an addition of an 8,750 sq. ft. wine case storage to the existing wine production building; a 6,000 sq. ft. detached expanded wine production facility building; and a 17,400 sq. ft. wine cave building into a hillside and covered in vineyard. No events shall be held in the wine cave. Phase Five would consist of a 9,045 sq. ft. two-story Country Inn with 10 rooms and porte-cochere; plus, a pool, snack bar, and a garden area. The Project offers 339 parking spaces (including 11 ADA parking spaces and 10 EV parking spaces), infiltration area, subsurface disposal system, tours, and signage. This Class V Winery would require ABC licensing (Type 2 and/or other ABC licenses) to be acquired. Noise Exception No. 2000001 has been applied for in relation to the special occasion facility (limited potential overflow outdoors of events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348 – APN: 941-180-032 – Related Cases: CEQ180004 and APD180001.

TIME OF HEARING:	9:00 AM or as soon as possible thereafter.
DATE OF HEARING:	<b>JANUARY 5, 2022</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing is available on the Planning Department website at: <https://planning.rctlma.org/>. 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>.

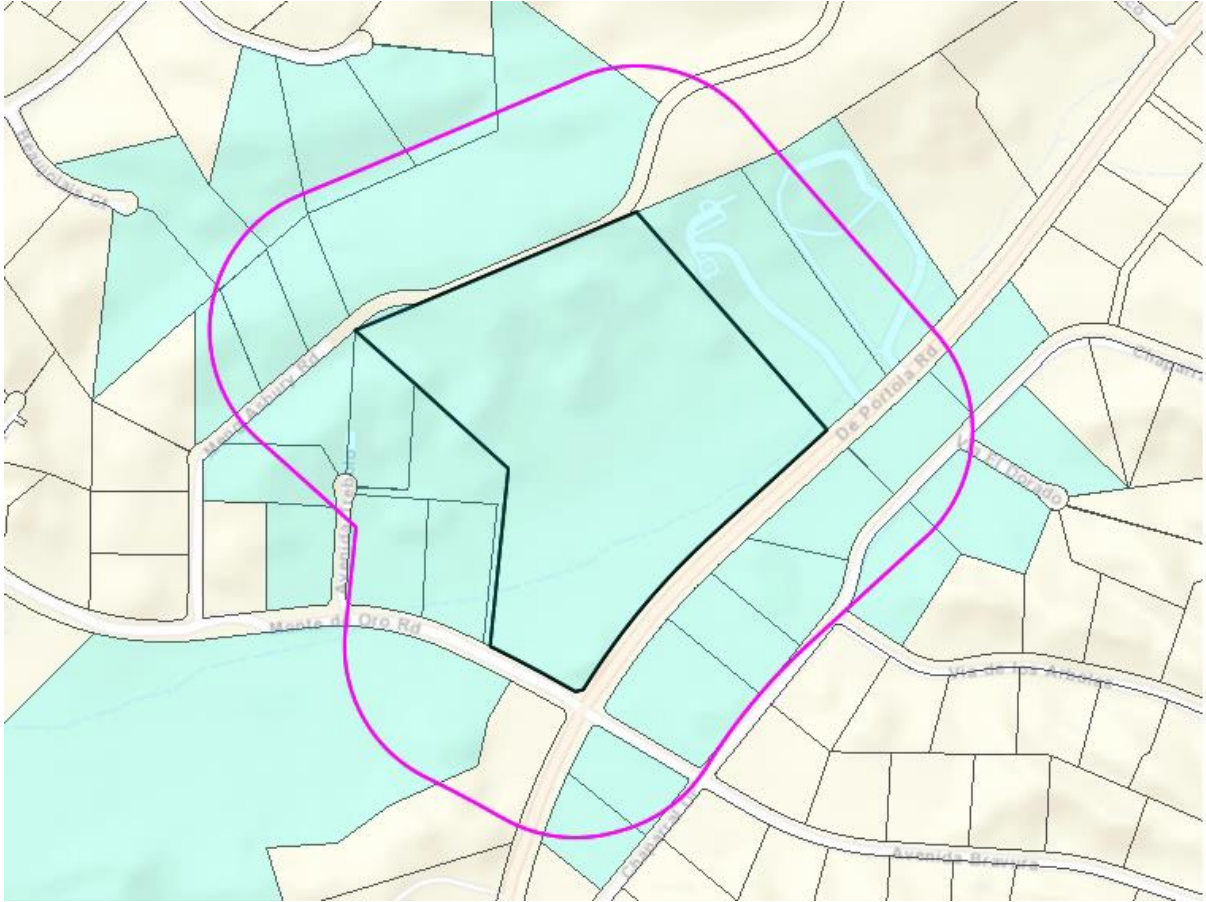
The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an 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 meeting documents for the proposed project can be viewed online under the hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

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 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

**PROJECT: Plot Plan No. 180003**



Maps and data are for reference purposes only. Map features are approximate.  
El mapa y los datos son para referencia solamente. La información del mapa es aproximada.