

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A TENTATIVE TRACT MAP, CONDITIONAL USE PERMIT, A NOISE EXCEPTION, AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION IN THE RANCHO CALIFORNIA ZONING AREA, THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 12, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the recommendation for approval on **Fast Track No. 2017-03 for Tentative Tract Map No. 37377**, which proposes a Schedule B subdivision proposing to subdivide approximately 636 gross acres into 108 lots consisting of the following : 1) a 76 lot clustered subdivision with lots ranging from 1.00 gross acres to 5.66 gross acres; 2) a 21 lot village estate subdivision with lots ranging from 10.01 gross acres to 20.47 gross acres; 3) a 2.00 gross acre community center lot; 4) a 126.62 gross acre lot for a Class VI Wine Country Resort; 5) 7 open space lots and 2 lots consisting of a realignment/subdivision monument lot and a water reservoir lot. Vineyard planting for the clustered subdivision consists of 67.8 net acres of vineyard within the clustered subdivision and 40.9 net acres of vineyards as deed restriction within the clustered lots of the clustered subdivision for a total of 108.7 net acres of vineyard planting. **Conditional Use Permit No. 3719**, which proposes a Class VI Winery on 126.62 gross acres, referred to as Wine Country Resort. The Wine Country Resort is grouped into 5 Master Plan Areas. Area 1 includes a winery with a wine tasting area, retail sales, and a picnic area with an outdoor kitchen; barrel storage buildings, and an administration building. Area 2 includes a wedding pavilion, a bride's dressing room/restroom building, and an event barn. Area 3 includes a marketplace area consisting of a specialty restaurant, a formal dining restaurant, a private lounge, and a wine country resort retail/event hall building with outdoor areas for bocce courts and live music. Area 4 includes a 3-story, 247 guest room hotel with 4 vineyard suites, a restaurant, an adult pool with pool bar, a kid's pool/play area and spa/fitness center with yoga area, and a salon. Area 5 includes an event center including two ballrooms, a reception hall, and three meeting rooms all for special occasions. **Noise Exception No. 1800003**, has been applied for in relation to the special occasion facility to allow for continuous event exceptions as it pertains to noise. This project is located north of Buck Road, south of Borel Road, west of Warren Road, and east of Anza Road in the Rancho California Zoning Area of the Third Supervisorial District.

The recommendation is that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for **Environmental Assessment No. 43043**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, PROJECT PLANNER, AT (951) 955-6060 OR EMAIL [twheeler@rivco.org](mailto:twheeler@rivco.org)

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item 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 to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: February 6, 2019

Kecia Harper, Clerk of the Board

By: Stephanie Cribbs, Board Assistant