

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN, NOISE EXCEPTION AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION IN THE RANCHO CALIFORNIA 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 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 6, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the Planning Commission's approval on **Fast Track No. 2018-01 for Plot Plan No. 180019**, which proposes a Class V Winery "Project" in two (2) phases on 22.2 gross acres. Phase One will consist of a two-story wine tasting room and bar with a restaurant and covered patio attached on the first floor with restrooms and a wine production building with a wine lab and conference area, employee restrooms and storage. Outside the building will be production equipment comprised of vats, coolers, de-stemmers and crush pads. Special occasions (weddings/events) will also be offered on the project site with a trellis stage area. Phase Two will consist of a three-story, 44 room Wine Country Hotel with a public lounge area, a restaurant, spa treatment facilities, offices, conference room suites, hotel rooms, VIP suites and a roof deck viewing patio. The hotel will also offer an outdoor pool and spa and fire pit areas. Additionally a type 42 ABC license (on-sale wine for Public Premises) and/or other type licenses will be required for the Class V Winery. **Noise Exception No. 1800002** has been applied in relation to the special occasion facility (outdoor 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, Section 14.93.C.4. This project is located west of De Portola Road, north of Pauba Road, and southeast of Avenida Verde. The project address is 37440 De Portola Road in the Temecula Valley Wine Country Policy Area of the Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for **Environmental Assessment No. CEQ180061**.

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, URBAN REGIONAL PLANNER, AT (951) 955-6060 OR EMAIL 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 Lisa Wagner 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

Dated: October 22, 2018

Kecia Harper-Ihem, Clerk of the Board
By: Karen Barton, Board Assistant