



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN, CHANGE OF ZONE, AND ORDINANCE IN THE SOUTHWEST AREA PLAN, 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, July 12, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Plot Plan No. 210017, Change of Zone No. 2100011, Adoption of Ordinance No. 348.4986, and Noise Exception No. 2100001.** **Change of Zone No. 2100011** is a proposal to alter the subject sites' existing zoning from Citrus/Vineyard (C/V) to Wine Country-Winery (WC-W) to put the parcels into compliance with the Temecula Valley Wine Country Policy Area; **Plot Plan No. 210017** is an application for the construction of a Class V winery consisting of a vineyard, a wine production and storage facility, a special occasions and restaurant facility, and a Bed & Breakfast to provide 10 room for patrons and overnight guests; **Noise Exception No. 2100001** has been applied for 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. – APNs: 951-020-001, 951-020-002, 951-060-001, & 951-060-002. This proposed project is located north of Madera de Playa Drive, east and west of Calle Encantado, and south of Rancho California Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **Adopt a Mitigated Declaration for Environmental Assessment No. 210027, Approve Change of Zone No. 2100011, Adopt Ordinance No. 348.4986, Approve Noise Exception No. 2100001, and Approve Plot Plan No. 210017.**

On June 15, 2022 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 4-0, with Commissioner Sanchez absent from the proceedings. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KATHLEEN MITCHELL, PROJECT PLANNER, AT (951) 955-6836 OR EMAIL [KMITCHELL@RIVCO.ORG](mailto:KMITCHELL@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 Department 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) 955-1069, at least 72 hours prior to hearing.

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

Dated: June 28, 2022

Kecia R. Harper, Clerk of the Board  
By: Zuly Martinez, Board Assistant

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

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Page 1 of 1

Removed: 8/19/2022 By: C. Sandoval Deputy

