



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Riverside County Planning Department
P.O. Box 1409
Riverside, California 92502-1409

NOTICE IS HEREBY GIVEN that Riverside County Planning Department (RCPD) has prepared a Draft Initial Study & Proposed Mitigated Negative Declaration (IS-MND) for the project listed below pursuant to the California Environmental Quality Act (CEQA) State Guidelines'§15000 et seq. Anyone desiring to comment on the IS-MND may do so in writing within the 20-day public review period from Tuesday, February 20, 2024, through Monday, March 11, 2024.

Project Title: Change of Zone (CZ) 2200007; Plot Plan (PPT) 210141 “Lost Ranch Winery”

Project Location: The project is located north of Glenoaks Road, east of Rancho California Road, southeast of Buck Road, west of Camino Del Vino, in the County of Riverside. The site occupies approximately 10.11 acres, also known as Assessor Parcel Number (APN) 942-030-007. The project location is shown below in Figure 1.

The proposed project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Brief Project Description: CZ 2200007 proposes to change the zoning classification of the subject site from Citrus Vineyard-10 Acre Minimum (C/V-10) to Wine Country-Winery (WC-W). The applicant is requesting a Change of Zone to bring the subject site into compliance with the standards of the Temecula Valley Wine Country Policy Area – Winery District that the subject site is within.

PPT 210141 is a proposal for a Class II winery on 10.11 acres with existing and proposed vineyard planting. The Class II winery would consist of a 2,300 square foot (SF) tasting room with retail sales, pre-packaged food sales, live indoor music, and an outside tasting patio; a 1,700 SF wine production room with barrel storage, restrooms, breakroom, office, and janitors closet next to an outdoor crush pad/winery production area. The project will provide the required parking spaces and landscaping. Approximately eight (8) employees are anticipated.

Public Meeting: The Board of Supervisors of Riverside County, California will consider the IS-MND during a regular Board of Supervisor’s meeting following the review period on March 12, 2024, at 10:00 a.m. at 4080 Lemon Street, Riverside, CA 92501.

20-Day Document Review: The IS-MND is available for public review at the RCPD office at 4080 Lemon Street, Riverside, California 92501 from 8:00 a.m. to 5:00 p.m., Monday through Friday. The IS-MND may also be accessed from the RCPD website, <https://planning.rctlma.org/>.

Contact Person: Written comments may be submitted to:
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Figure 1

