

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

"Miramonte Winery" EA42047 and PP23819 / VAR01865
Project Title/Case Numbers

Kinika Hesterly (951) 955-1888
County Contact Person Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Wilfred Ventura 27315 Jefferson Ave, Ste J-229, Temecula, CA 92590
Project Applicant Address

The project site is located within the Community of Rancho California within the Southwest Area Plan; more specifically, the project is located northerly of Rancho California Road, easterly of Calle Contento and westerly of Reid Court.
Project Location

Miramonte Winery – The plot plan proposes to use a 6,595 square foot building for a winery. In addition, the project proposes to add restrooms (283 sq. ft.) to the winery building, 5,530 sq. ft. of terrace and patio with a trellis, and provide a total of 82 parking spaces.

The variance proposes to defer the 75% vineyard planting requirement until after building permits are issued and no later than March 2011, to allow for planting to occur after construction thereby preventing damage to vineyard planting during construction.

The winery proposes special events up to three events a month ranging in size from 15-150 attendees, which will include wine club appreciation events, catered dinners, private tasting for Valley tour groups, and private or corporate parties.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on February 8, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,010.25 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature Urban Regional Planner _____ February 2, 2010
Title Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\PP23819\Hearings\2.08.10 DH\NOD Form.PP23819.doc Revised 1/04/2010

Please charge deposit fee case#: ZEA42047 ZCFG05397 .

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