

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) **FROM:** Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 9th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Plot Plan No. 19998

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Rancho California Road, southerly of Vista Del Monte Road, and westerly of Calle Contento.

Project Description: Plot Plan No. 19998 proposes to legalize an existing winery and special event facility, consisting of a 2,400 square foot tasting room, a 1,500 square foot production facility, a 228 square foot restroom facility, 76 automobile parking spaces and five (5) parking spaces for limousines and buses, located on 16.34 gross acres. The applicant is proposing to host a maximum of 104 special events per year. The existing residences will remain onsite.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: John Broderson

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (*Article 19 15302(b)*)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption ()
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: Replacement or Reconstruction - The existing structures for commercial use of the project site will be demolished and replaced with new structures of the same use outside of the flood plain where they are currently located; therefore approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and the project can be adequately served by all required utilities and public services. Furthermore, the newly constructed commercial structures will utilize less buildings square footage than that of the existing structures.

Derek Hull

County Contact Person

(951) 955-9076

Phone Number

Signature

Project Planner

Title

November 26, 2008

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA39922 ZCFG

FOR COUNTY CLERK'S USE ONLY

