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## PUBLIC DISCLOSURE NOTICE INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

June 4, 2020

NOTICE IS HEREBY GIVEN that the County of San Diego intends to adopt findings in accordance with the California Environmental Quality Act for the following project. The proposed Negative Declaration(s) can be reviewed at [https://www.sandiegocounty.gov/pds/ceqa\\_public\\_review.html](https://www.sandiegocounty.gov/pds/ceqa_public_review.html) and at Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123. Comments on these proposed Negative Declaration(s) must be sent to the PDS address listed above and should reference the project number and name.

### **Perrin Oak Ranch; PDS2016-AD-16-023; PDS2019-ER-19-09-008**

The project proposes a Small Winery to include 25,000 square foot (SF) winery facility, 5,000 SF crush pad, 12,000 SF hospitality building, 1,5000 SF climatized storage building, and 5 units of vineyard worker housing. The hospitality building would include a tasting room, event space, private tasking lounge, and retail sales and offices. The vineyards on site would supply 60% of grapes required for annual wine production volume, and staff up to 15 full-time and part-time employees. The winery would host up to 70 annual events for up to 250 people each, two annual wine release events, and one wine auction. The anticipated daily tours would be 75 people. The site is currently developed with 22 acres of vineyard.

The property is located at 16168 Highland Valley Road in the Ramona Community Planning Area. The project site is subject to the General Plan Regional Category Rural, Land Use Designation Rural Lands 20 (RL-20). Zoning for the site is General Agricultural (A72). The project is consistent with the requirements of the General Plan and Zoning Ordinance.

Access would be provided by three gated driveways connecting to Highland Valley Road. The project would be served by on-site septic systems and the Ramona Municipal Water District. Proposed earthwork quantities for the project consist of 7,000 cubic yards of excavation, 2,000 cubic yards of fill and 5,000 cubic yards of export. No import is being proposed by the project.

Comments on the proposed findings and associated analysis must be received no later than July 6, 2020 at 4:00 p.m. (a 32-day public disclosure notice period). For additional information, please contact Jessica Madamba at 858.495.5453, or at [Jessica.Madamba@sdcounty.ca.gov](mailto:Jessica.Madamba@sdcounty.ca.gov).