

# 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 30-day public review period.

**Project Title:** PAMEC Winery

**Project Location:** The is located on Via de Siena east of Rancho California Road and northwest of the intersection of Interstate 79 and Interstate 15 in Riverside County. The project site is Assessor's Parcel Number (APN) 942-210-062 for the proposed winery, and within the United States Geological Survey (USGS) Murrieta, California 7.5-minute topographic quadrangle. The project location is shown in Figure 1.

**Brief Project Description:** BF5, Inc. proposes to construct a winery, outdoor event area with four two story/two unit guest casita buildings on a production vineyard and olive orchard property. The developed area will include a wine production building, hospitality building, eight guest casitas, outdoor event area, associated access roads and parking and planted areas consisting of vineyard, olive trees and landscaping. The project will result in disturbance of 4.67 acres with a final impervious area of 2.09 acres for construction of the proposed winery, production building, casitas, and associated entry driveway and parking improvements. The majority of the 20.49 acre parcel is planted in olive trees and vineyard. Project operations will include a special events program including weddings, small private events and wine club member events to be offered on closed winery days and after hours with a maximum guest occupancy of 120 and no amplified outdoor music. The winery and hospitality restaurant will be open to the public Thursday through Sunday during the day only, with evenings and non-operational days available for scheduling of special events.

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.

**Public Meeting:** RCPD will consider the IS-MND during a regular Planning Commission meeting following the review period on a date to be determined at 9:00 a.m. at 4080 Lemon Street, Riverside, CA 92501.

**30-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

