



County of San Diego

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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

November 21, 2019

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act for the following project. The proposed Mitigated Negative Declaration can be reviewed on the World Wide Web at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html, at Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123 and the public library listed below. Comments on these proposed Mitigated Negative Declaration must be sent to the PDS address listed above and should reference the project number and name.

MONSERATE WINERY; PDS2018-MUP-74-165W1; PDS2017-LDGRMJ-30122; LOG NO. PDS2018-ER-18-02-003: The applicant is proposing a Major Use Permit Modification for a multi-venue winery with a commercial kitchen and event center. The proposed structures within the Major Use Permit boundary total approximately 56,040 square feet and consist of a main facility and three venues. Grading for the Major Use Permit Modification consists of approximately 50,000 cubic yards of cut and fill. The project also consists of an as-built grading permit for the planting of vineyards consisting of 2,490 cubic yards of cut and fill. The project site is subject to the General Plan Regional Category Semi-Rural, Land Use Designations Semi-Rural (SR-2) and Open Space Recreation (OS-R). Zoning for the site is Limited Agriculture (A70) Land Use Regulation which permits wineries with commercial kitchens and event centers through the processing of a Major Use Permit. The project is located along Gird Road on the previously existing Fallbrook Golf Course near the intersection of Laketree Drive and Gird Road within the Fallbrook Community Planning Area within the unincorporated area of San Diego County.

Comments on this proposed Mitigated Negative Declaration must be received no later than **December 23, 2019** at 4:00 p.m. (a 32-day public review period). This proposed Mitigated Negative Declaration can also be reviewed at the Fallbrook Library at 124 South Mission Road, Fallbrook, CA, 92028. For additional information, please contact Sean Oberbauer at (858) 495-5747 or by e-mail at sean.oberbauer@sdcounty.ca.gov.