

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Tentative Tract Map No. 37377, Conditional Use Permit No. 3719, and Noise Exception No. 1800003

Lead Agency: County of Riverside -TLMA - Planning

Contact Name: Tim Wheeler, Urban Regional Planner III

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Project Location: Unincorporated portion (Temecula) of Riverside County

City

County

Project Description (Proposed actions, location, and/or consequences).

Tentative Tract Map No. 37377, which proposes to subdivide approximately 636 gross acres into 108 lots consisting of the following : 1) a 76 lot clustered subdivision with lots ranging from 1.00 gross acres to 5.66 gross acres; 2) a 21 lot village estate subdivision with lots ranging from 10.01 gross acres to 20.47 gross acres; 3) a 2.00 gross acre community center lot; 4) a 126.62 gross acre lot for a Class VI Wine Country Resort; 5) 7 open space lots and 2 lots consisting of a realignment/subdivision monument lot and a water reservoir lot. Vineyard planting consists of 67.8 net acres of vineyard within the subdivision and 40.9 net acres of vineyards, for a total of 108.7 net acres of vineyard planting. Conditional Use Permit No. 3719, which proposes a Class VI Winery. The Wine Country Resort is grouped into 5 Master Plan Areas. Area 1 includes a winery with a wine tasting area, retail sales, and a picnic area with an outdoor kitchen; barrel storage buildings, and an administration building. Area 2 includes a wedding pavilion, a bride's dressing room/restroom building, and an event barn. Area 3 includes a marketplace area consisting of a specialty restaurant, a formal dining restaurant, a private lounge, and a wine country resort retail/event hall building with outdoor areas for bocce courts and live music. Area 4 includes a 3-story, 247 guest room hotel with 4 vineyard suites, a restaurant, an adult pool with pool bar, a kid's pool/play area and spa/fitness center with yoga area, and a salon. Area 5 includes an event center including two ballrooms, a reception hall, and three meeting rooms all for special occasions. Noise Exception No. 1800003, has been applied for in relation to the special occasion facility to allow for continuous event.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology / Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology / Water Quality, Noise, Public Services, Recreation, Transportation / Traffic, Tribal Cultural Resources, Utilities / Service Systems, and Mandatory Findings of Significance have been identified as areas of the project with potential significant impacts.

However, any areas that have been identified for the potential significant impacts have been reduced to a level of less than significant with the incorporation of mitigation measures found in the attached initial study.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

N/A