

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

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 Person: Tim Wheeler
Mailing Address: 4080 Lemon Street, 12th Floor Phone: (951) 955-6060
City: Riverside Zip: 92501 County: Riverside

Project Location: County: Riverside City/Nearest Community: Temecula
Cross Streets: north of Rancho California Road and Buck Road, south of Borel Road Zip Code: 92592
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 635.73 gross ac.
Assessor's Parcel No.: 964-160-004, 007, and 009 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: N/A Waterways: Lake Skinner Reservoir
Airports: N/A Railways: N/A Schools: N/A

Document Type:

- CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [X] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [X] Residential: Units 97 Acres 384.79
[] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. 358,724 Acres 120.50 Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [X] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[X] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Vacant Land and Vineyard/WC-W Zone/Agricultural and Rural Residential Land Use Designations

Project Description: (please use a separate page if necessary)

*Please see separate page for Project Description

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date February 12, 2019 Ending Date March 12, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 2/5/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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.