

# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach**  
Assistant TLMA Director

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

TR37377 / CUP03719 / NE1800003 / EA43043

*Project Title/Case Numbers*

Tim Wheeler  
*County Contact Person*

(951) 955-6060  
*Phone Number*

SCH# 2019029033 – received February 7, 2019  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Standard Temecula LLC  
*Project Applicant*

488 E. Santa Clara Street, Suite 304 Arcadia, CA 91006  
*Address*

The project is north of Buck Road, south of Borel Road, west of Rancho California Road and Warren Road, and east of Anza Road.  
*Project Location*

**Tentative Tract Map No. 37377** is a proposal for a Schedule B subdivision proposing to subdivide approximately 636 gross acres into 108 lots consisting of the following: 1) a 76 lot clustered subdivision (Lots 22 thru 97) with lots ranging from 1.00 gross acre to 5.66 gross acres; 2) a 21 lot village estate subdivision (Lots 1 thru 21) with lots ranging from 10.01 gross acres to 20.47 gross acre; 3) a 2.00 gross acre community center lot (Lot 98); 4) a 126.62 gross acre lot (Lot 99) for a Class VI Wine Country Resort; 5) 7 open space lots (Lots A thru G); and 2 lots (Lots J and K) consisting of a realignment/subdivision monument lot and a water reservoir lot. Vineyard planting for the clustered subdivision consists of 67.8 net acres of vineyard within the clustered subdivision and 40.9 net acres of vineyards as deed restriction within the clustered lots of the clustered subdivision for a total of 108.7 net acres of vineyard planting; meeting the 75% vineyard planting requirement per Ordinance No. 348, Section 14.93.B.3. **Conditional Use Permit No. 3719** is a proposal for a Class VI Winery on 126.62 gross acres (Lot 99 of TR37377), referred to as a Wine Country Resort. 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 possible bocce courts and live music. Area 4 - consists of a three-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. The special occasion facility events include, but not limited to, weddings, public events, private events, and corporate events. Total building area for the Wine Country Resort is approximately 358,724 sq. ft. The project will provide 957 parking spaces, including 20 ADA and 21 electric vehicle parking spaces. Vineyard planting consists of 86.7 net acres of vineyard and 4.1 net acres of olive trees for a total of 90.8 net acres of vineyard planting; meeting the 75% vineyard planting requirement per Ordinance No. 348, Section 14.93.E.1. **Noise Exception No. 1800003** has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on March 12, 2019, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

[Signature]  
*Signature*

Project Planner  
*Title*

March 12, 2019  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Governor's Office of Planning & Research

MAR 18 2019

STATE CLEARINGHOUSE

Please charge deposit fee case#: ZEA43043 ZCFG06075

FOR COUNTY CLERK'S USE ONLY



STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 19-72329

State Clearinghouse # (if applicable): 2019029033

Lead Agency: RIVERSIDE COUNTY PLANNING DEPARTMENT Date: 03/14/2019

County Agency of Filing: RIVERSIDE Document No: E-201900278

Project Title: TR37377/ CUP03719/ NE1800003 / EA43043

Project Applicant Name: STANDARD TEMECULA LLC Phone Number: (951) 955-6060

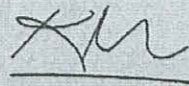
Project Applicant Address: 488 E. SANTA CLARA STREET, SUITE 304, ARCADIA, CA 91006

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

- Environmental Impact Report
- Negative Declaration
- Application Fee Water Diversion (State Water Resources Control Board Only)
- Project Subject to Certified Regulatory Programs
- County Administration Fee
  - Project that is exempt from fees (DFG No Effect Determination (Form Attached))
  - Project that is exempt from fees (Notice of Exemption)

	\$2,354.75
	\$50.00
<b>Total Received</b>	<b>\$2,404.75</b>

Signature and title of person receiving payment:  Deputy

Notes:

Governor's Office of Planning & Research  
MAR 18 2019  
STATE CLEARINGHOUSE