

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 # 2025010668

Project Title: Plot Plan No. 26225, Revised Permit No. 1, (PP26225R01)

Lead Agency: County of Riverside

Contact Person: Tim Wheeler, Project Planner

Mailing Address: P.O. Box 1409, 4080 Lemon Street, 12th Floor

Phone: (951) 955-6060

City: Riverside, CA

Zip: 92502

County: Riverside

Project Location: County: Riverside

City/Nearest Community: Temecula

Cross Streets: 39730 Calle Contento, near Vista Del Monte Road

Zip Code: 92591

Longitude/Latitude (degrees, minutes and seconds): 33 ° 53 ' 81 " N / 117 ° 07 ' 34 " W Total Acres: 20.05 gross

Assessor's Parcel No.: 943-210-012

Section: 13

Twp.: 2N

Range: 1E

Base: SBBM

Within 2 Miles: State Hwy #: SH-79

Waterways: Santa Gertrudis Creek

Airports: French Valley Airport

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: _____

☒ Mit Neg Dec

Other: _____

☐ FONSI

Local Action Type:

☐ General Plan Update

☐ Specific Plan

☐ Rezone

☐ Annexation

☐ General Plan Amendment

☐ Master Plan

☐ Prezone

☐ Redevelopment

☐ General Plan Element

☐ Planned Unit Development

☒ Use Permit

☐ Coastal Permit

☐ Community Plan

☒ Site Plan

☐ Land Division (Subdivision, etc.)

☐ Other: _____

Development Type:

☐ Residential: Units _____ Acres _____

☐ Office: Sq.ft. _____ Acres _____ Employees _____

☐ Commercial: Sq.ft. _____ Acres _____ 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: Winery, expansion of operations

Project Issues Discussed in Document:

☒ Aesthetic/Visual

☐ Fiscal

☐ Recreation/Parks

☒ Vegetation

☐ Agricultural Land

☐ Flood Plain/Flooding

☐ Schools/Universities

☒ Water Quality

☒ Air Quality

☐ Forest Land/Fire Hazard

☐ Septic Systems

☐ Water Supply/Groundwater

☐ Archeological/Historical

☒ Geologic/Seismic

☐ Sewer Capacity

☐ Wetland/Riparian

☒ Biological Resources

☒ Minerals

☒ Soil Erosion/Compaction/Grading

☐ Growth Inducement

☐ Coastal Zone

☒ Noise

☐ Solid Waste

☐ Land Use

☒ Drainage/Absorption

☐ Population/Housing Balance

☒ Toxic/Hazardous

☒ Cumulative Effects

☐ Economic/Jobs

☐ Public Services/Facilities

☐ Traffic/Circulation

☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

Agriculture, Wine Country Winery Zone (WC-W)

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

PP26225R01 proposes to modify and expand an existing Class V Winery, including a 12,035-square-foot building addition for a total of 16,886 square feet. The expansion would accommodate additional wine production and storage areas, a restaurant, wine tasting bars, reception hall, offices, and related facilities. The project also includes outdoor patio areas, 10 freestanding patio covers, indoor and outdoor special events, including weddings, and removal of the previously approved winery hotel to provide additional on-site and overflow parking.

Reviewing Agencies Checklist

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

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

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

Starting Date October 15, 2026 Ending Date Tuesday, November 3, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Tom Dodson & Associates</u>	Applicant: <u>Akash Patel</u>
Address: <u>P.O. Box 2307</u>	Address: <u>39370 Calle Contento</u>
City/State/Zip: <u>San Bernardino, CA 92406-2307</u>	City/State/Zip: <u>Temecula, CA 92591</u>
Contact: <u>Tom Dodson</u>	Phone: <u>714-306-9966</u>
Phone: <u>(909) 882-3612</u>	

Signature of Lead Agency Representative: Tim Wheeler Date: 10.13.26

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