

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: Plot Plan (PPT) 220010 "Mexin Teme / Chimney's Winery"

Lead Agency: County of Riverside

Contact Name: Joseluis Aparicio, Project Planner

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Project Location: Northeast corner of Calle Contenido and Rancho California, Temecula, Riverside
City *County*

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

Plot Plan No. 220010 (PPT 220010) proposes a Class V Winery on 20.04 gross acres, with 18,506 gross square feet of new building area on 2.8 acres in the central portion of the site to include an indoor tasting room, patio tasting room, offices, restaurant, 10 hotel guest rooms, and a special occasion area. A total of 139 parking spaces are provided (103 required), and there is also a roughly 450-foot-length dirt road leading from the public street to the building that can accommodate an extra ~50 parking spaces for a super peak demand potential of 187 spaces. Landscaping is provided along the perimeter of the winery building as well as parking areas; approximately 38,448 square feet of the project is landscaped. Additionally, the project will include vineyard planting on approximately 15 acres or 75% of the site. Approximately ten (10) employees are anticipated.

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

Biological Resources: MM-BIO-1 Nesting Bird Survey; MM-BIO-2 Burrowing Owl Survey

Cultural Resources: MM-CUL-1 Prior to Issuance of a Grading Permit

Noise: MM-NOI-1 Construction Activities; MM-NOI-2 Construction Equipment; MM-NOI-3 Equipment Staging
MM-NOI-4 Pile Driving; MM-NOI-5 Special Occasion Facility; MM-NOI-6 Roof Equipment; MM-NOI-7 Loading Activities
MM-NOI-8 Idling; MM-NOI-9 Large Event Permits

Tribal Cultural Resources: MM-TCR-1 Native American Monitoring; MM-TCR-2 If Human Remains Found;
MM-TCR-3 Phase IV Monitoring Report

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

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