

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: Plot Plan No. 26225, Revised Permit No. 1, Akash Winery Project

Lead Agency: County of Riverside Contact Person: Timothy Wheeler
 Mailing Address: 4080 Lemon Street, 12th Floor Phone: (951) 955-6060
 City: Riverside, CA Zip: 92501 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: 19.34
 Assessor's Parcel No.: 943-210-012 Section: 13 Twp.: 2N Range: 1E Base: SBBM
 Within 2 Miles: State Hwy #: SR-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 _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: Winery, expansion of operations
 Water Facilities: Type _____ MGD _____

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)

Plot Plan No 26225, Revised Permit No. 1 proposes to expand the existing wine tasting/production building of 4,851 square feet (sf) by adding an additional 6,075 sf (total 10,926 sf). The expanded building area will consist of increased wine production area, wine storage, wine lab, barrel washroom, staff restrooms, staff breakroom, offices conference room, and a covered tractor parking area.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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Project Description:

... Additionally, the existing wine tasting/production building area will be modified to add a delicatessen and wine tasting bar. The original patios cover attached to the building will be removed and replaced with nine free-standing patio covers, along with the addition of an outdoor wine tasting bar and refrigeration unit. Additionally, the existing Class V Winery seeks to include limited indoor/outdoor special occasions and events on site and will remove the previously entitled Winery Hotel for an additional 132 parking spaces in the same location. No other changes or revisions are proposed than what was already previously approved under the original entitlement..

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 checked="" type="checkbox"/> Regional WQCB #9 _____
<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 checked="" 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 checked="" type="checkbox"/> Fish & Game Region #6 _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" 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	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date Tuesday, January 28, 2025 Ending Date Thursday, February 27, 2025

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</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: 1.14.23

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