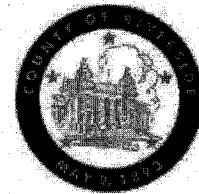


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM  
21.1  
(ID # 8705)

**FROM : TLMA-PLANNING:**

**MEETING DATE:**

Tuesday, January 15, 2019

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING FOR FAST TRACK NO. 2018-01 FOR PLOT PLAN NO. 180019 and NOISE EXCEPTION NO. NE1800002 – Intent to adopt a Mitigated Negative Declaration – Applicant: RTN Development, Rick Neugebauer – Engineer/Representative: RTN Development, Ted Neugebauer - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG: AG) within the Temecula Valley Wine Country Policy Area–Winery District – Location: North of Pauba Road, southeast of Avenida Verde, and west of De Portola Road – 20.86 Acres - Zoning: Wine Country-Winery (WC-W) - REQUEST: Plot Plan No. 180019 proposes a Class V Winery “Project” in two (2) phases on 22.2 gross acres. Phase One will consist of a two-story wine tasting room and bar with a restaurant and covered patio attached on the first floor with restrooms and a wine production building, a wine lab, conference area, employee restrooms and storage. Outside the building will be production equipment comprised of vats, coolers, de-stemmers and crush pads. Special occasions (weddings/events) will also be offered on the Project site with a trellis stage area. Phase Two will consist of a three-story, 44 room Wine Country Hotel with a public lounge area, a restaurant, spa treatment facilities, offices, conference room suites, hotel rooms, VIP suites, and a roof deck viewing patio. The hotel will also offer an outdoor pool, spa and fire pit areas. Additionally, a type 42 ABC license (on-sale wine for Public Premises) and/or other ABC type licenses will be required for the Class V Winery. Noise Exception No. 1800002 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. – APN: 927-640-008, 009 [Applicant fees 100%]

Continued on page 2

**ACTION:**

Charissa Leach, Assistant TLMA Director

1/2/2019

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Perez, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: January 15, 2019  
xc: Planning

Kecia Harper  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

**RECOMMENDED MOTION:**

**THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ180061**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE NOISE EXCEPTION NO. 1800002**, based on the findings and conclusions in the initial study, attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

**APPROVE PLOT PLAN NO. 180019**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS: Applicant Fees 100%</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The proposed Project was approved by the Economic Development Agency (EDA) on February 9, 2018, for Fast Track processing (FTA-2018-01). During this time and until June 21, 2018, when the Class V Winery Project was applied for, the applicant had discussed the Project with various County departments; preparing for the submittal.

On July 19, 2018 comments on this Project were provided to the applicant in a Development Advisory Committee (DAC) meeting. Various discussions on the project relating to architecture and layout, design and color, vineyard planting, landscaping, parking, special occasions and/or outdoor events, items pertaining to Ordinance No. 348, Section 14.93 Development Standards, and processing timeline of the project getting to a Board of Supervisors (Board) hearing were discussed. A second round review was completed on September 27, 2018, with all departments clearing the project.

Regarding the architecture and layout, design, color, and vineyard planting; it was determined by the Director that it is similar to a few other existing wineries in the Wine Country Policy Area. The applicant's color choice of white with accent colors to invoke a "Modern Spanish" design theme will be up to the final decision of the Board.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

Since the project will have outdoor events as a part of their special occasions allowed, an Exception to the Noise Ordinance No. 847 (NE1800002) was applied for as required per Ordinance No. 348, Section 14.93.C.4, and will proceed with the Project to the Board of Supervisors hearing.

The Project is located in the Temecula Valley Wine Country Policy Area – Winery District. Residential dwellings are to the north and west of the Project site. Existing wineries are to the immediate south and east across De Portola Road; as well as a horse ranch. The owner/applicant opted-in to the County's Wine Country zone change (CZ07929), changing their Project's zone to WC-W. The project meets the Wine Country Policy Area standards and Winery District zone and development standards as listed below in this report. With this Project submitted as a Class V Winery, there will be special occasions and/or outdoor events, and hotel accommodations. The Project also proposes a restaurant in the tasting building.

This Project was heard at the Board of Supervisors hearing on November 6, 2018. Comments were received prior to the hearing from Rancho California Water District (RCWD) expressing concerns on the project's consistency with the Wine Country EIR and sizing limitations for on-site wastewater treatment systems (OWTS) and impacts on groundwater quality. During the hearing, recommendations were given by the Board and testimony was heard by the applicant, opponents to the project, and from RCWD that also noted concerns on OWTS impacts similar to the letter received. The Board recommended that the Project go to the Planning Commission for review and detailed analysis.

Riverside County Planning and Environmental Health staff met with RCWD, San Diego Regional Water Quality Control Board (RWQCB), and Eastern Municipal Water District (EMWD) staff on November 7<sup>th</sup> to discuss this project and general concerns related to OWTS in the area and impacts of total dissolved solids (TDS) and nitrates on water quality as well as what potential there is for future sewer service in the area. The WCCP EIR No. 524 requires OWTS to not exceed a discharge of 1,200 gallons per day (gpd); but also notes that this measure is under review and will not remain in place for the life of the WCCP. The EIR proposes that if a project will exceed 1,200 gpd, that they be referred to the RWQCB to assess compliance with water quality standards. The applicant has agreed to additional equipment, permits with RWQCB, and inspections by DEH for their OWTS. Riverside County Planning and Environmental Health staff have discussed with RWQCB staff what this project proposes with its OWTS and is in general agreement with the County's proposal for the project. The project generally will be held to a standard to not exceed 500 mg/l of TDS which would be routinely monitored. The project would also be required through its Phase 2/hotel development to either connect to sewer, provide further treatment of TDS through a system that would require permitting through RWQCB, or otherwise provide documentation on the groundwater interface of effluent from the project to groundwater sources subject to review and approval by the County.

Staff has updated the project's Initial Study/Mitigated Negative Declaration to more clearly address the project's relation to the WCCP EIR and the specific impacts of its OWTS and what measures are being taken to address the concerns of RCWD. This updated Initial Study/Mitigated

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

Negative Declaration was recirculated for public review with specific notice to RWQCB, RCWD, and EMWD for comments. At this time, no comments have been received on the updated document.

The applicant has also made a presentation to the 3<sup>rd</sup> District Supervisor's office for their revised architectural theme and designs.

A Memo to the Planning Commission was provided stating that RCWD was satisfied with the Initial Study and proposed Conditions of Approval on the project. Additionally, another memo from RCWD regarding future development in the WCCP and a desire to assist the RWQCB in determining appropriate waste water treatment was received. The Planning Commission heard testimony and voted 5-0 to recommend approval of the project to the Board of Supervisors.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by the Planning Department and at the Planning Commission's Hearing.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

**ATTACHMENTS:**

- A. **PLANNING COMMISSION REPORT OF ACTION for DECEMBER 19, 2018**
- B. **MEMO to PLANNING COMMISSION on PPT180019 for DECEMBER 19, 2018**
- C. **PLANNING COMMISSION STAFF REPORT PACKAGE**

  
Scott Bruzner 1/6/2019



**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
to Board Rules listed on the reverse side of this  
form.

**SPEAKER'S NAME:** SHAUN KNABB

**Address:** 28600 MERCEDES ST

**City:** TEMECULA **Zip:** 92590

**Phone #:** 951-296-3888

**Date:** 1/15/11 **Agenda #** 21.1

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**       **Oppose**       **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

**Support**       **Oppose**       **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

## BOARD RULES

### Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### Requests to Address Board on items that are "NOT" on the Agenda/Public Comment:

Notwithstanding any other provisions of these rules, a member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. **YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.** Donated time is not permitted during Public Comment.

### Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### Individual Speaker Limits:

**Individual speakers are limited to a maximum of three (3) minutes.**

Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin to flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

### Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the bottom of the form.

### Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman, may result in removal from the Board Chambers by Sheriff Deputies.

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** JEFF KIRSHBERG

**Address:** 27775 Bottle Brush Way

**City:** Murrieta **Zip:** 92562

**Phone #:** 951-296-6973

**Date:** 1/15/19 **Agenda #** 21.1

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

Support       Oppose       Neutral

**Note:** If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

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**I give my 3 minutes to:** \_\_\_\_\_

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THE LAW OFFICES OF  
**ROSENSTEIN**  
&  
**ASSOCIATES**

28600 Mercedes Street  
Suite 100  
Temecula, CA 92590  
(951) 296-3888 Fax (951) 296-3889  
[www.thetemeculalawfirm.com](http://www.thetemeculalawfirm.com)

Robert B. Rosenstein  
J. Luke Hendrix  
Shaun V. Knapp  
Jenny D. Shin

January 15, 2019

**Hand Delivery and Via E-Mail:** [cob@rivco.org](mailto:cob@rivco.org)

Kecia Harper-Ihem  
Clerk of the Board  
4080 Lemon St., 1<sup>st</sup> Floor  
Post Office Box 1147  
Riverside, CA 92502-1147

Re: Public Hearing for Fast Track 2018-01 for Plot Plan No. 180019

Dear Ms. Harper-Ihem:

This firm represents businesses affected by this hearing, including but not limited to, Fazeli Vineyards, LLC, dba Fazeli Cellars, and Bizhan Fazeli, individually (jointly "Clients"), a resident of the area that receives his water from, and would be adversely impacted by contamination of the Temecula Valley Groundwater Basin ("Temecula Basin"). We have been requested, on behalf of our Clients, to submit the following:

Based upon our research, and a review of the files provided for Plot Plan 180019 (the "Plot Plan) as an attachment to the Riverside County Planning Committee agenda for the December 19, 2018 meeting (a review of the current file was requested from Riverside County Planning Commission's ("Planning Commission") Records Department on January 14, 2019, but was not made available before the January 15, 2019 Board of Supervisors Meeting), regarding the potential impact from activities associated with the operation of the winery and hotel proposed by Plot Plan and our conversations with Rancho Water, our Clients believe that the approval of the Plot Plan, to the extent set forth, should be postponed pending resolution of the issues indicated.

Phase One of the Plot Plan is a wine production facility with an associated tasting room, restaurant and bar. To the extent that Phase One is able to meet the required flow rates from the on-site waste treatment system ("OWTS") of one thousand two hundred (1,200) gallons per day ("gpd") or less, and meet the discharge limits as set forth in in the San Diego Regional Water Quality Control Board's ("Regional Board") Water Quality Control Plan for the San Diego Basin ("Basin Plan"), our Clients have no objection to the approval of Phase One of the Plot Plan.

Our Clients' objections arise regarding approval at this time of Phase Two of the Plot Plan. The applicant has stated that the proposed flow rate of wastewater from Phase Two would be four thousand eight hundred (4,800) gpd or greater. The applicant has suggested the installation of an Advanced Waste Treatment System ("AWTS") to address the increased flow, but has not shown that this system, standing alone, will ensure compliance with the Basin Plan.

THE LAW OFFICES OF  
**ROSENSTEIN**  
&  
**ASSOCIATES**

Ms. Harper-Ihem  
January 15, 2019  
Page 2

The Regional Board agreed, at its December 17, 2018 meeting, that any project with flows greater than one thousand two hundred (1,200) gpd must be reviewed "thoroughly" by the Regional Board to set monitoring and measuring requirements as may be necessary for any OWTS, prior to approval. (An audio file of this meeting is available on the Regional Board's website.) To date, no such review of the applicant's proposed system has occurred.

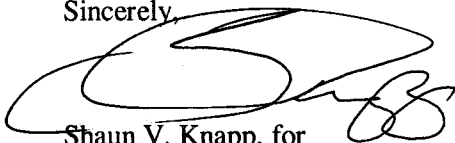
Absent the review required by the Regional Board, our Clients assert that any approval of Phase Two of the Plot Plan would be a case of "putting the cart before the horse", and would be seen as entitling the applicant to move forward with the planning of Phase Two without knowing if the plan is achievable.

Our Clients agree that a better course of action would be to separate Phase Two from the current Plot Plan and classify it as a stand-alone project, with a separate Application for Land Use and Development, and development of the plot plan for that application, including a unique Initial Study for the plot plan, architectural drawings showing all the buildings, utilities, roads, and other structures, all other attachments required by the Planning Commission to be normally included in a complete plot plan, as provided on the Plot Plan Review form, available from the Community Development Department – Planning Division, but also including the proposed AWTS, and any monitoring and maintenance requirements the applicant determines will allow it to comply with the requirements of the Basin Plan. This would allow the applicant to seek approval, and upon receipt of such, proceed with the plans for Phase One, while allowing the Regional Board to complete the necessary review of the AWTS, based on the projected flow. Separation of the project into two distinct plot plans would allow submission of a more accurate plot plan for Phase Two, and limit delays caused by plan revisions.

It is our Clients' position that implementation of this, or a similar process, for addressing all multi-phase projects potentially impacting the Temecula Basin will not only allow for the further development of the Temecula Valley, but will serve to ensure that each project is designed to preserve and protect a valuable and fragile resource, clean water, for years to come.

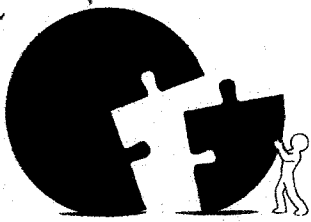
Should you have any questions, please feel free to contact us.

Sincerely,



Shaun V. Knapp, for  
ROSENSTEIN & ASSOCIATES

SVK



*Charissa Leach, P.E.  
Assistant TLMA Director*

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

**DATE:** January 15, 2019  
**TO:** Board of Supervisors  
**FROM:** Russell Brady, Principal Planner  
**RE:** Item 21.1 – Comments Received

Since completion of the Form 11 package, staff has received the attached comments from Lorraine Harrington and the Eastern Municipal Water District (EMWD).

The attached comment (email) received from Lorraine Harrington is generally concerned about noise being generated by the project and a desire for noise testing prior to approval of the project. Staff has reviewed these concerns and proposes the edit and addition to the Advisory Notification Document (AND) to provide greater clarity regarding compliance with noise standards and the potential need for noise monitoring to occur. AND (015-Planning All – 3) and the addition of (015-Planning All – 4) have been made as attached to address further noise concerns for inclusion in the Board's decision.

Additionally, EMWD has recommended edits to the current AND as well as COA as they pertain to waste water treatment. AND (015-E. Health-1 Waste Water) and COA (080-E. Health-3 OWT with ATU's) have been edited as attached to reflect the feasibility of extension and/or connection to sewer. The advisory notification and conditions drafted per their recommendations will place the County (by means of the Department of Environmental Health), the San Diego Regional Water Quality Control Board (SDRWQCB or RWQCB), and EMWD as determining agencies for development of Phase II of the proposed winery project.

Attached please find revised 'RECOMMENDED' advisory notifications and conditions addressing noise concerns and waste water flows for the proposed project following each of the comments received. Edits and/or additions have been **"bolded"**.

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

## **Wheeler, Timothy**

---

**From:** Maxwell, Sue  
**Sent:** Monday, January 14, 2019 9:07 AM  
**To:** COB-Agenda; Johnson, George; Leach, Charissa; Perez, Juan; Young, Alisa; District 4 Supervisor V. Manuel Perez; District2; District3; District5; Supervisor Jeffries - 1st District  
**Cc:** Wheeler, Timothy; Brady, Russell  
**Subject:** January 15, 2019 Agenda Item No 21.1 Public Comment (Lorraine Harrington)

Good morning,

Below is an email received via COB in opposition to Fast Track No 2018-01 for Plot Plan 180019, related to a noise level exemption in the Temecula Valley Wine Country being presented to the Board of Supervisors on January 15, 2019 under Agenda Item No 21.1 (MinuteTraj No 8705).

Sincerely,

*Sue Maxwell*  
Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon Street, 1<sup>st</sup> Floor, Room 127  
Riverside, CA 92501  
(951) 955-1069 Fax (951) 955-1071  
[smaxwell@rivco.org](mailto:smaxwell@rivco.org)



**From:** Maxwell, Sue  
**Sent:** Monday, January 14, 2019 8:46 AM  
**To:** 'Lorraine Harrington' <lfh415@yahoo.com>  
**Subject:** RE: Opposition to BOS January 15, 2019 Agenda Item No 21.1: Fast Track No 2018-01 for Plot Plan 180019

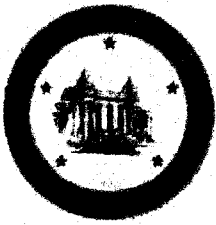
Good morning Ms. Harrington,

The Clerk of the Board of Supervisors is in receipt of your letter sent via email regarding noise levels related to Fast Track No 2018-01 for Plot Plan 180019, and has included it in the record for January 15, 2019.

Sincerely,

*Sue Maxwell*  
Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon Street, 1<sup>st</sup> Floor, Room 127  
Riverside, CA 92501  
(951) 955-1069 Fax (951) 955-1071  
Mail Stop #1010  
[smaxwell@rivco.org](mailto:smaxwell@rivco.org)  
<http://rivcocob.org/>  
<https://www.facebook.com/RivCoCOB/>





From: lorraine harrington <[lfh415@yahoo.com](mailto:lfh415@yahoo.com)>

Sent: Sunday, January 13, 2019 5:55 PM

To: COB <[COB@RIVCO.ORG](mailto:COB@RIVCO.ORG)>

Subject: Opposition to BOS January 15, 2019 Agenda Item: Fast Track No 2018-01 for Plot Plan 180019

**Please distribute this letter to all Supervisors prior to the Public Hearing on January 15, 2019. Thank you.**

To: Supervisor Chuck Washington, 3rd District, and entire Board of Supervisors

Re: Opposition to Fast Track No 2018-01 for Plot Plan 180019; Request to Augment Noise Testing

Dear Supervisors,

I am writing to you as a neighbor who may be impacted by the outdoor amplified music proposed in Plot Plan 180019 (De Portola Estate Winery). I know from the many months I spent as a member of the Wine Country Community Plan Advisory Committee that noise levels generated by outdoor amplified music were of real concern to the neighborhoods surrounding AND IN THE VICINITY OF the wineries. I remember in particular a study that was done at the request of neighbors a mile from Monte de Oro Winery that illustrated that noise measurements at the required measurement points on the winery property lines showed compliance with County Standards, but measurements **a mile away** showed unacceptable levels, due to topographical anomalies. I also remember a major winery owner (Mike Rennie of Leoness) telling the Committee that this "was not Rocket Science. Just put the amplified music indoors". Much to the dismay of many residents, this foolproof solution was cut from the final version of the Plan.

We all know that topography in the Wine Country does unpredictable things to noise. What we must acknowledge is that the County's current standards may not fit all situations.

What we have with the current Plot Plan is a winery with a neighborhood up the hill from it. (I live just behind this immediate neighborhood). I don't think any of us know how the sound is going to travel. I realize that the Conditions of Approval already require that De Portola Estate Winery do a follow up Noise Evaluation **at its first outdoor event**, but should we discover then that neighbors are being disturbed, we would face either an Enforcement issue (and we know the constant complaints about enforcement) or a cost issue for the owner (in potentially having to alter his plot design **after the fact**). Why not try to figure this out before the project is built? My suggestion is to try

to prevent a bad situation by requiring the winery to hold an event **prior to project approval**, with band and DJ (because sound from DJs is worse than bands) while measuring the noise impact in the surrounding neighborhood as well as at the property's perimeter. **I would ask that you do this before approving the project.**

This might sound at first like a hokey idea. But I know from my involvement with the residents that: 1) people are generally amenable to cooperating in a neighborly fashion to "make things work" with implementation of the Wine Country Plan, and 2) they don't pay much attention to notification of Public Hearing like today's, but will complain loudly after something is put in place to try to get it turned around. I think we all want to avoid situations of potential conflict. **I urge the Board of Supervisors to postpone approval until such a test event could be staged.** The cost/benefit to both the project budget and the goodwill of the neighborhood suggests the BOS could help create a win/win.

Or, take the easiest approach and require that amplified music be put indoors.

Thank you.

Lorraine Harrington  
3580 Pauba Road, Temecula

### Planning-All 3

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847. Outdoor amplified sounds were approved in conjunction with this Plot Plan under a Noise Exception case (NE1800002). **The proposed project will provide one (1) follow-up noise measurement that will have occurred during an outdoor event with amplified sound (such as a live music event or wedding).**

### Planning-All 4 (in addition to)

**The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report). After the issuance of two (2) Code Violation Notices (within 180 days) for excessive noise, noise measurements shall be performed by the Office of Industrial Hygiene or other County of Riverside appointee for every event to determine if the Noise Ordinance No. 847 and the determination through which the Noise Exception (NE1800002) and project conditions were approved.**

**If violations are found, the County shall reconsider allowed hours of operations, number of guests, amount of special occasions or events per year, approval of the special occasion facility/use, or any combination thereof.**



January 14, 2019

Mr. Tim Wheeler  
Urban Regional Planner  
County of Riverside  
P.O. Box 1147  
Riverside, CA 92502-1147

**Subject: Response to Adoption of Mitigated Negative Declaration for Environmental Assessment No. CEQ180061, Plot Plan 180019 (a.k.a. "De Portola Estates")**

Dear Mr. Wheeler:

Eastern Municipal Water District (EMWD) thanks you for the opportunity to review the Notice of Public Hearing on the Preparation of an Environmental Impact Report for *Plot Plan No. 180019, which proposes a Class V Winery "Project" in two (2) phases on 22.2 gross acres. Phase One will consist of a two-story wine tasting room and bar with a restaurant and covered patio attached on the first floor with restrooms and a wine production building with a wine lab and conference area, employee restrooms, and storage. Outside the building will be production equipment comprised of vats, coolers, de-stemmers, and crush pads. Special occasions (weddings/events) will also be offered on the project site with a trellis stage area. Phase Two will consist of a three-story, 44 room Wine Country Hotel with a public lounge area, a restaurant, spa treatment facilities, offices, conference room suites, hotel rooms, VIP suites, and a roof deck viewing patio. The hotel will also offer an outdoor pool and spa and fire pit areas.* EMWD provides you the following comments with regards to future potential sewer service.

Please be advised that the Project is located within EMWD's service area (see attached Exhibit "A"), however, EMWD does not currently have existing sewer facilities near this proposed Project. The Project is currently identified in EMWD's latest Wastewater Collection System Master Plan as part of Wine Country Phase III Infrastructure (see attached Exhibit "B"), with an estimated planning year of 2030 as driven and funded by area development. Given the

Board of Directors

David J. Slawson, *President*   Ronald W. Sullivan, *Vice President*   Stephen J. Corona   Philip E. Paule   Randy A. Record

2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300

T 951.928.3777 • F 951.928.6177   [www.emwd.org](http://www.emwd.org)

Project's size and proposed phasing, EMWD recommends approval of Phase One to be served via private on-site sewer disposal (i.e. septic) subject to flow limitations and requirements by the County. Furthermore, Phase Two shall be conditioned to extend and use the public sewer system via offsite construction of facilities to convey sewer flows, either northwest through the Wine Country Phase I and II Infrastructure Special Benefit Area, or southwest to join the potential / proposed future development-driven and funded sewer system to be constructed within the Highway 79 area as part of the Wine Country Phase III Infrastructure.

In addition, EMWD requests revisions to the Project's Advisory Notification Document and the Conditions of Approval as follows:

1- Project's Advisory Notification Document, page 5, Section "E Health 1, Waste Water", Phase 2 paragraph, EMWD edits:

*Phase 2 is anticipated to increase waste water flows for the entire project to 9,300 gpd. As such, at the time of Phase 2, the project will be imposed with one of the following additional requirements:*

- 1) *Extend and connect to sewer service as determined by EMWD.*
- 2) *If connection to sewer service is deemed not feasible, as determined by EMWD, additional implementation of an advanced on-site wastewater treatment unit will be required as approved by the SDRWQCB. Effluent monitoring as stipulated will be provided to the permitting agency. A WDR permit from SDRWQCB may be required. Documentation from a Hydrologist indicating that the total projected waste flows will meet ground water quality objectives established by the SDRWQCB. This documentation must be reviewed and approved by the SDRWQCB. Approval from the SDRWQCB for all winery production waste water will be required. Winery production waste water is not allowed to be discharged into the on-site treatment system.*

2- Conditions of Approval, page 5, Section "080 – E Health. 2 OWTS with Advanced Treatment Plans", EMWD edits:

- a. *For Phase 2, if extension and connection to sewer service is deemed not feasible by EMWD, provide a set of detailed grading plans drawn to scale with the proposed design of the onsite waste water treatment system (OWTS) /w advanced treatment. The advanced treatment system must be approved by the San Diego Regional Water Quality Control Board (SDRWQCB). The advanced treatment system will be performance based with monitoring as determined by the SDRWQCB. A WDR permit may be required. Please include floor plans/plumbing schedule, to ensure proper OWTS sizing.*

Mr. Wheeler/MND for EA No. CEQ180061, Plot Plan 180019

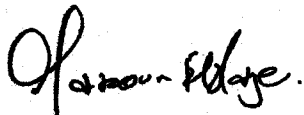
January 14, 2019

Page 3

It is appreciated if you would please keep EMWD updated on any future plans and timing of Phases One and Two of the Project so we can continue monitoring the local development activity for any potential future opportunities to serve the Project with a public sewer conveyance system.

If you have questions or concerns, please do not hesitate to contact me at (951) 928-3777, extension 4468 or by e-mail at [El-hagem@emwd.org](mailto:El-hagem@emwd.org).

Sincerely,



Maroun El-Hage, MPA, MS, PE

Senior Civil Engineer

Development Services Department

MEH:bar

Attachments: Exhibit "A" – Project Map dated 11/8/18  
Exhibit "B" – Wine Country Phase III – Wastewater Collection System Master Plan

c: Jeff Kirshberg, Water Resources Manager, RCWD  
Joe Mouawad, Assistant General Manager, EMWD  
Brian Powell, Director of Groundwater Management and Facilities Planning, EMWD  
Laura Barraza, Senior Civil Engineer, EMWD  
Roxanne Rountree, Senior Public Affairs Officer, EMWD



Eastern Municipal Water District

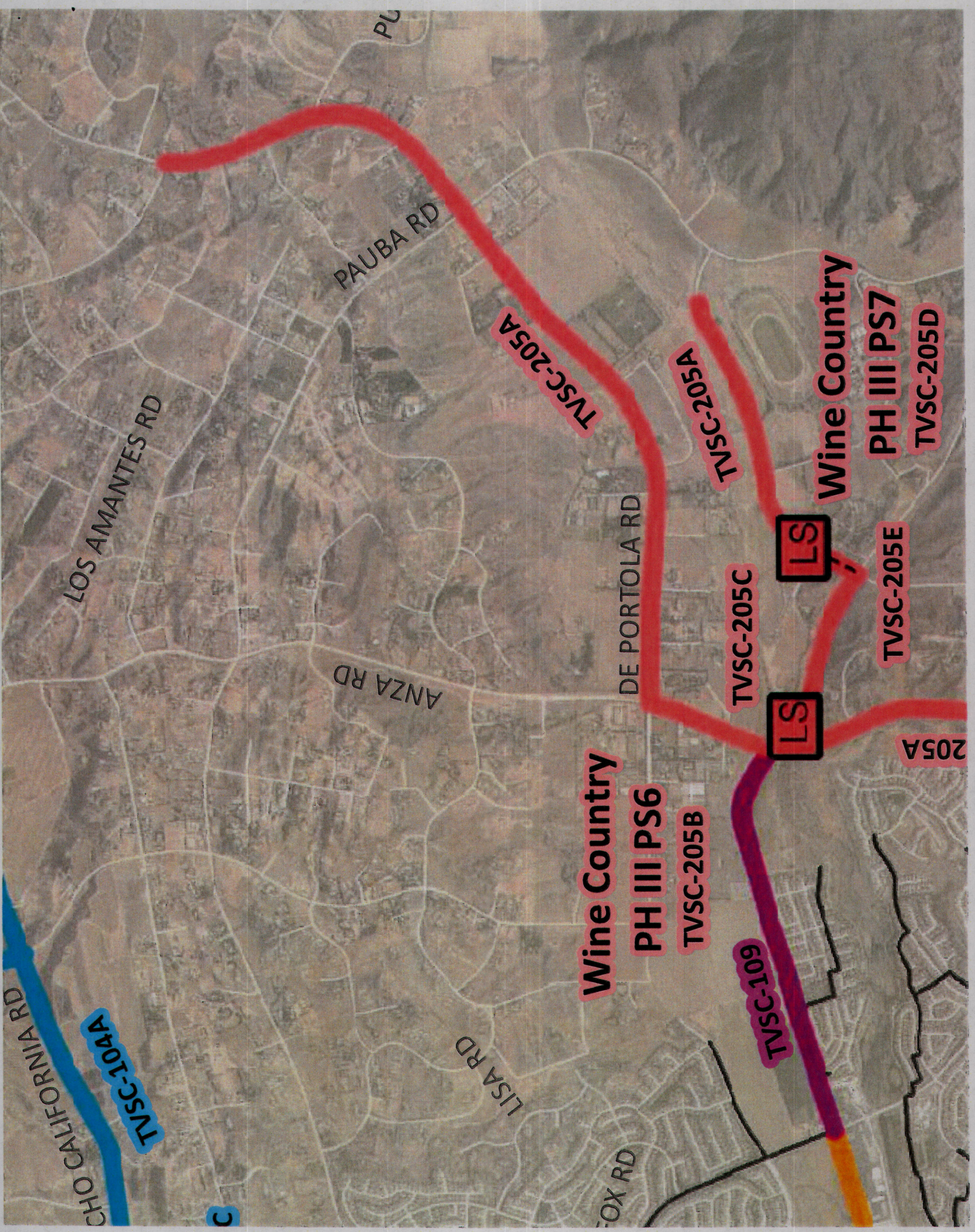


Time of plot : 11/8/2018 4:42:10 PM

DISCLAIMER

LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION. EASTERN MUNICIPAL WATER DISTRICT ASSUMES NO LIABILITY FOR ANY DAMAGE AND/OR EXPENSE RESULTING FROM INADEQUATE VERIFICATION.





LOS AMANTES RD

PAUBA RD

ANZA RD

DE PORTOLA RD

LISA RD

FOX RD

CHO CALIFORNIA RD

TVSC-104A

TVSC-205A

TVSC-205A

Wine Country  
PH III PS6

TVSC-205B

TVSC-205C

TVSC-109

Wine Country

PH III PS7

TVSC-205D

TVSC-205E

205A

LS

LS



## 015 - E. Health – 1 Waste Water

Project PPT180019 is located in the Temecula Wine Country District and is included in the Highway 79 Area. This area is anticipated to be sewerred at a future date through Temecula Parkway to EMWD's Temecula treatment facilities. Expansion beyond this Phase 1 will require review by the County and EMWD for sewer plan of service conditions. Upon extension of sanitary sewer easterly along Highway 79, this project may be conditioned by EMWD to extend the sewer from Highway 79 to serve subject property and connect to sewer within 90 days of sewer availability. In addition, this property will participate in any special benefit agreements with EMWD and/or will proportionally reimburse EMWD or other developers for the construction of the sewer infrastructure as properties are developed or expanded in this area.

DEH's LAMP has listed the Wine Country as an area of special concern for onsite waste water treatment. With aggregate waste flows significantly greater than 1200 gallons per day but not exceeding 10,000 gallons per day, advanced on-site waste water treatment will be required within this area to provide adequate protection to the ground water basin from the anticipated waste flows. The advanced on-site waste water treatment unit must be approved by the San Diego Regional Water Quality Control Board (SDRWQCB). This system will be performance based with prescribed effluent treatment and monitoring as determined by the SDRWQCB.

Phase 1 is anticipated to be at a waste water flow of 4,300 gpd. Implementation of an advanced on-site waste water treatment unit will be required as approved by the SDRWQCB. Effluent monitoring as stipulated will be provided to the permitting Agency. A WDR permit from SDRWQCB may be required.

Phase 2 is anticipated to increase waste water flows for the entire project to 9,300 gpd. As such, at the time of phase 2, the project will be imposed to one of the following additional requirements:

- 1) **Extend and connect to sewer service as determined by EMWD.**
- 2) **If connection to sewer service is deemed not feasible, as determined by EMWD, additional implementation of an advanced on-site waste water treatment unit will be required as approved by the SDRWQCB. Effluent monitoring as stipulated will be provided to the permitting Agency. A WDR permit from SDRWQCB may be required. Documentation from a Hydrologist indicating that total projected waste flows will meet ground water quality objectives established by the SDRWQCB. This documentation must be reviewed and approved by the SDRWQCB. Approval from the SDRWQCB for all winery production waste water will be required. Winery production waste water is not allowed to be discharged into the on-site waste water treatment system.**

## 080 – E. Health – 2 OWTS with ATU

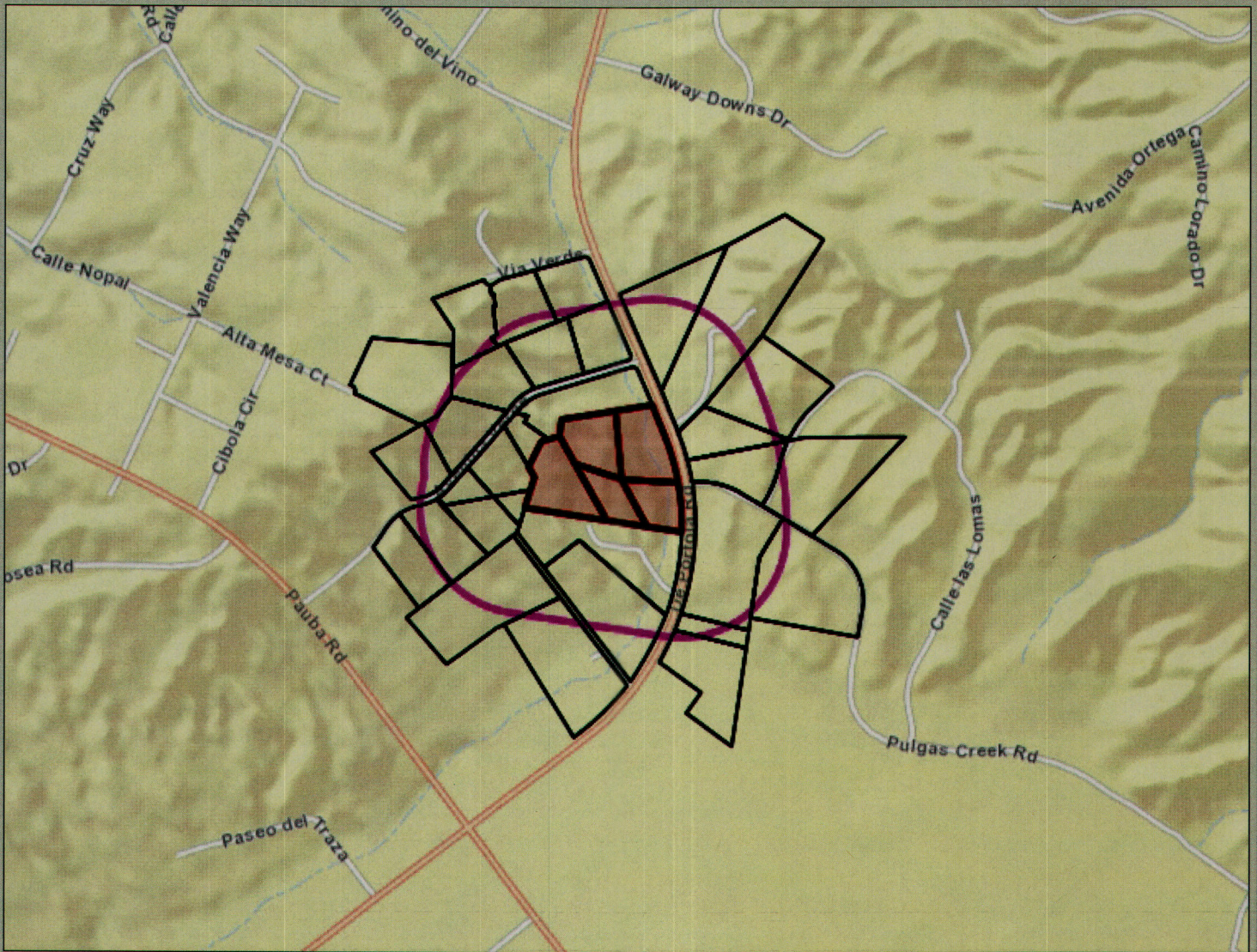
Provide a set of detailed grading plans drawn to scale with the proposed design of the onsite waste water treatment system (OWTS) /w advanced treatment. The advanced treatment system must be approved by the San Diego Regional Water Quality Control Board (SDRWQCB). The advanced treatment system will be performance based with monitoring as determined by the SDRWQCB. A WDR permit may be required. Please include floor plan/plumbing schedule to ensure proper OWTS sizing. **For Phase II, if extension and connection to sewer service is deemed not feasible by EMWD, provide a set of detailed grading plans drawn to scale with the proposed design of the onsite waste water treatment system (OWTS) /w**

**advanced treatment. The advanced treatment system must be approved by the San Diego Regional Water Quality Control Board (SDRWQCB). The advanced treatment system will be performance based with monitoring as determined by the SDRWQCB. A WDR permit may be required.**






# Riverside County GIS Mailing Labels

PPT180019 ( 1000 feet buffer )



## Legend

-  County Boundary
-  Cities
-  World Street Map

## Notes



0 1,505 3,009 Feet

**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...9/17/2018 2:10:57 PM

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CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060 FAX: (951) 955-1071

**KECIA HARPER-IHEM**  
Clerk of the Board of Supervisors

**KIMBERLY A. RECTOR**  
Assistant Clerk of the Board

December 28, 2018

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

PH : (951) 368-9225  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: NOTICE OF PUBLIC HEARING: PP 180019

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, January 4, 2019.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Stephanie Cribbs*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN, NOISE EXCEPTION AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION IN THE RANCHO CALIFORNIA AREA, THIRD SUPERVISORIAL DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 15, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's approval on **Fast Track No. 2018-01 for Plot Plan No. 180019**, which proposes a Class V Winery "Project" in two (2) phases on 22.2 gross acres. Phase One will consist of a two-story wine tasting room and bar with a restaurant and covered patio attached on the first floor with restrooms and a wine production building with a wine lab and conference area, employee restrooms and storage. Outside the building will be production equipment comprised of vats, coolers, de-stemmers and crush pads. Special occasions (weddings/events) will also be offered on the project site with a trellis stage area. Phase Two will consist of a three-story, 44 room Wine Country Hotel with a public lounge area, a restaurant, spa treatment facilities, offices, conference room suites, hotel rooms, VIP suites and a roof deck viewing patio. The hotel will also offer an outdoor pool and spa and fire pit areas. Additionally a type 42 ABC license (on-sale wine for Public Premises) and/or other type licenses will be required for the Class V Winery. **Noise Exception No. 1800002** has been applied 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. This project is located west of De Portola Road, north of Pauba Road, and southeast of Avenida Verde. The project address is 37440 De Portola Road in the Temecula Valley Wine Country Policy Area of the Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for **Environmental Assessment No. CEQ180061**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, URBAN REGIONAL PLANNER, AT (951) 955-6060 OR EMAIL [twheeler@rivco.org](mailto:twheeler@rivco.org)

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: December 28, 2018      Kecia Harper-Ihem, Clerk of the Board  
By: Stephanie Cribbs, Board Assistant

# CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Stephanie Cribbs, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on December 28, 2018, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## NOTICE OF PUBLIC HEARING

Plot Plan No. 180019

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** January 15, 2019 @ 10:00 a.m.

SIGNATURE: Stephanie Cribbs      DATE: December 28, 2018  
Stephanie Cribbs

# CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Stephanie Cribbs, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on December 28, 2018, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

Plot Plan No. 180019

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** January 15, 2019 @ 10:00 a.m.

SIGNATURE: Stephanie Cribbs  
Stephanie Cribbs

DATE: December 28, 2018

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on September 17, 2018,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PPT180019 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158





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BERMUDA DUNES CA 92203

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C/O C/O STEVEN SMITH  
16092 JENNER ST  
WESTMINSTER CA 92683

927280010  
FOXTAIL RANCH  
C/O C/O JAMES ARTHUR SORCE  
37100 OAK MOUNTAIN RD  
TEMECULA CA 92592

927280036  
KENNETH FALIK  
CHRISTINA L FALIK  
37750 DE PORTOLA RD  
TEMECULA CA. 92592

927280039  
ADOBE LAND CO  
525 PLAZA DEL SID  
CHULA VISTA CA 91910

927540036  
STEVEN S WALL  
FRANNE M FICARA  
36290 PALMADOR LN  
TEMECULA CA. 92592

927630022  
DE PORTOLA WINERY  
1015 FREMONT AVE NO 2  
SOUTH PASADENA CA 91030

927150012  
TSM PROP  
531 W HOLT BLVD  
ONTARIO CA 91762

927150036  
STEVEN L SMITH  
JUDY E SMITH  
16092 JENNER ST  
WESTMINSTER CA 92683

927280019  
BRIAN J BRADY  
CAROL LEE BRADY  
37850 DE PORTOLA RD  
TEMECULA CA. 92592

927280037  
ADOBE LAND CO  
525 PLAZA DEL CID  
CHULA VISTA CA 91910

927280040  
ADOBE LAND CO  
525 PLAZA DEL SID  
CHULA VISTA CA 91910

927630021  
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CA. 0

927640003  
RENZONI VINEYARDS INC  
37350 DE PORTOLA RD  
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TEMECULA CA 92592

927640008  
DPW I  
C/O NO 311  
28465 OLD TOWN FRONT ST  
TEMECULA CA 92590

927640009  
DPW I  
C/O NO 311  
28465 OLD TOWN FRONT ST  
TEMECULA CA 92590

927640011  
DPW I  
C/O NO 311  
28465 OLD TOWN FRONT ST  
TEMECULA CA 92590

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DPW I  
C/O NO 311  
28465 OLD TOWN FRONT ST  
TEMECULA CA 92590

927640015  
DPW I  
C/O NO 311  
28465 OLD TOWN FRONT ST  
TEMECULA CA 92590

927650011  
BACHA BHAVAN  
43950 MARGARITA RD NO J  
TEMECULA CA 92592

927650015  
THOMAS J MACE  
KRISTINA E MACE  
36745 AVENIDA VERDE  
TEMECULA CA 92562

927650018  
KEITH P ASKEV  
36730 AVENIDA VERDE  
TEMECULA CA. 92592

927650021  
MACE FAMILY REVOCABLE TRUST 2006  
C/O C/O THOMAS J MACE  
36745 AVENIDA VERDE  
TEMECULA CA. 92592

927650023  
JUDY Z ROBERTS  
36735 AVENIDA VERDE  
TEMECULA CA. 92592

927650024  
PEYTON CROW  
C/O C/O ADAM CROW  
44045 MARGARITA RD STE  
205 TEMECULA CA 92592

927650025  
JUDY Z ROBERTS  
36735 AVENIDA VERDE  
TEMECULA CA. 92592

927650026  
PEYTON CROW  
C/O C/O ADAM CROW  
44045 MARGARITA RD STE  
205 TEMECULA CA 92592

927650029  
RONALD L PERROT  
KIMBERLEY D PERROT  
36651 AVENIDA VERDE  
TEMECULA CA. 92592

927650030  
PEYTON CROW  
42909 JOSHUA TREE CT  
MURRIETA CA 92562

927650035  
JEAN LUC ANNET  
JULIE ANNET  
41690 CORPORATE CENTER  
MURRIETA CA 92562

927680005  
TIANA HALLETT  
37975 DE PORTOLA RD  
TEMECULA CA. 92592

927660026  
BIZHAN FAZELI  
WENDY FAZELI  
36800 AVENIDA VERDE  
TEMECULA CA. 92592

927660027  
RIMBA WEST  
9 KINGS CT  
VALLEY COTTAGE NY 10989

927660029  
MARIO ZEPPIERI  
RITA ZEPPIERI  
P O BOX 2046  
FALLBROOK CA 92088

927660037  
KIRK KIRKPATRICK  
KIM KIRKPATRICK  
MICHAEL KIRKPATRICK

36533 VIA VERDE  
TEMECULA CA. 92592

927660038  
ALI R SAKHAPOUR  
BLANCA E SAKHAPOUR  
33381 MORNING VIEW DR  
TEMECULA CA 92592

927660039  
JEAN LUC ANNET  
JULIE ANNET  
41690 CORPORATE CENTER  
MURRIETA CA 92562

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607

Matthew Fagan Consulting Services, Inc.  
42011 Avenida Vista Ladera  
Temecula, CA 92591  
Attn: Matthew Fagan

RTN Development  
28465 Old Town Front Street, Suite 311  
Temecula, CA 92590  
Attn: Rick & Ted Neugebauer

Visit Temecula Valley Wine Country  
28690 Mercedes Ave., Suite A  
Temecula, CA 92590

Temecula Valley Winegrowers Association  
P.O. Box 1601  
29377 Rancho California Road Suite #203  
Temecula, CA 92593

RCHA (Rancho California Horseman Association)  
P.O. Box 1622  
Temecula CA 92593

Lorraine F. Harrington  
35820 Pauba Rd.  
Temecula CA 92592

Rancho California Water District  
42135 Winchester Road  
Temecula, CA 92590  
Attn: Jeff Kirshberg, Ph.D., P.E.

Eastern Municipal Water District  
P.O. Box 8300  
Perris, CA 92572-8300  
Attn: Joe Mouawad, Asst. General Mgr.

The GlenOak Hills HOA  
Avalon Management Group, John Ellett  
43529 Ridge Park Drive  
Temecula, CA 92590

Terilee Hammett  
40540 Chaparral Drive  
Temecula, CA 92592

Pechanga Temecula Band of Luiseño Indians  
Ebru Ozdil, Planning Specialist  
P.O. Box 2183  
Temecula, CA 92593

Larry Smalley  
35725 Los Nogales Rd.  
Temecula CA 92592



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Placed by: Stephanie Cribbs

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I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

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### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN, NOISE EXCEPTION AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION IN THE RANCHO CALIFORNIA AREA, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 15, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's approval on Fast Track No. 2018-01 for Plot Plan No. 180019, which proposes a Class V Winery "Project" in two (2) phases on 22.2 gross acres. Phase One will consist of a two-story wine tasting room and bar with a restaurant and covered patio attached on the first floor with restrooms and a wine production building with a wine lab and conference area, employee restrooms and storage. Outside the building will be production equipment comprised of vats, coolers, de-stemmers and crush pads. Special occasions (weddings/events) will also be offered on the project site with a trellis stage area. Phase Two will consist of a three-story, 44 room Wine Country Hotel with a public lounge area, a restaurant, spa treatment facilities, offices, conference room suites, hotel rooms, VIP suites and a roof deck viewing patio. The hotel will also offer an outdoor pool and spa and fire pit areas. Additionally a type 42 ABC license (on-sale wine for Public Premises) and/or other type licenses will be required for the Class V Winery. Noise Exception No. 1600002 has been applied 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. This project is located west of De Portola Road, north of Pauba Road, and southeast of Avenida Verde. The project address is 37440 De Portola Road in the Temecula Valley Wine Country Policy Area of the Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for Environmental Assessment No. CEQ180061.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, URBAN REGIONAL PLANNER, AT (951) 955-6060 OR EMAIL [twheeler@rivco.org](mailto:twheeler@rivco.org)

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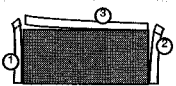
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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: December 28, 2018      Kecia Harper-Ihem, Clerk of the Board  
By: Stephanie Cribbs, Board Assistant

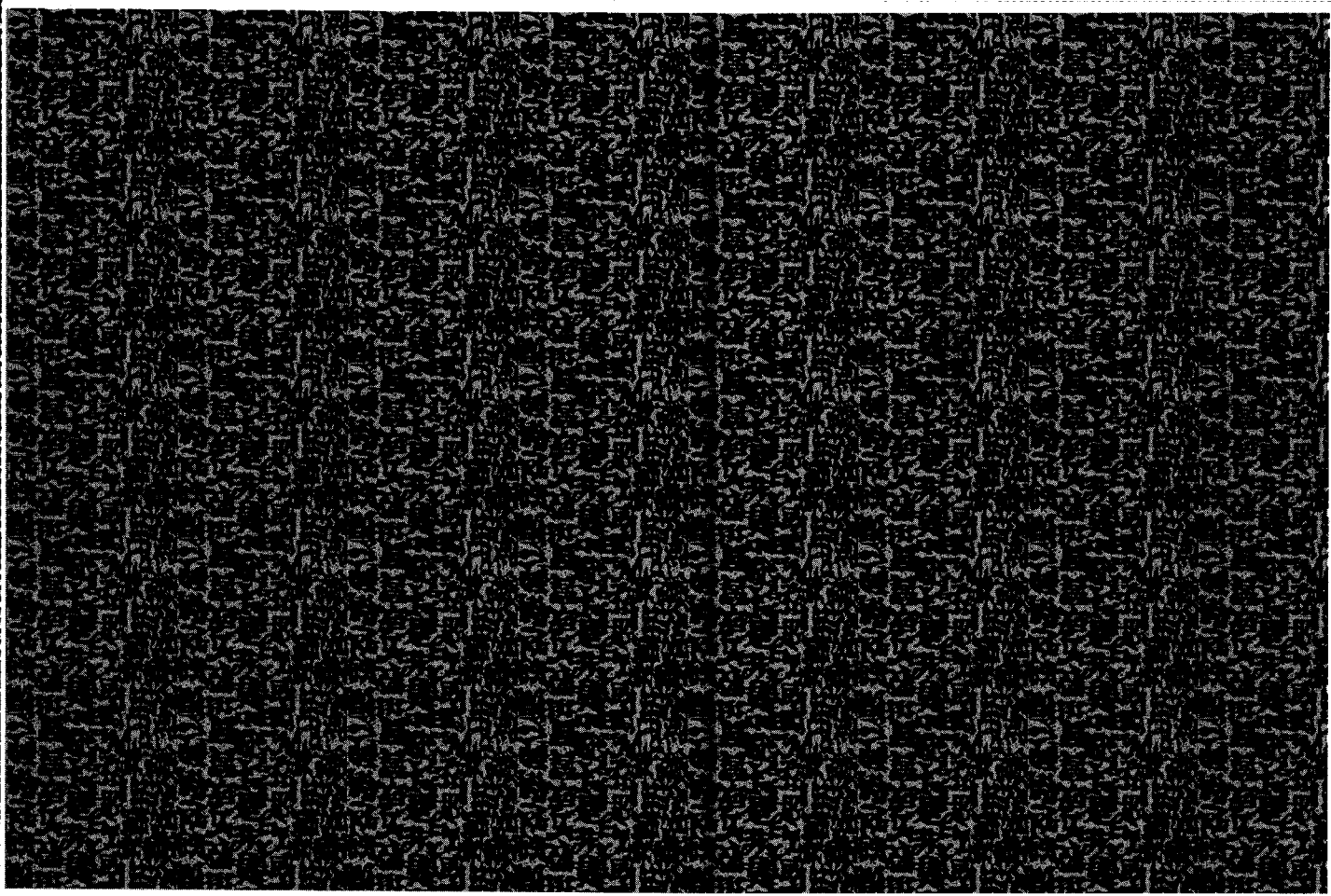
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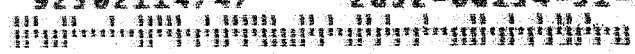
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN, NOISE EXCEPTION AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION IN THE RANCHO CALIFORNIA AREA, THIRD SUPERVISORIAL DISTRICT**

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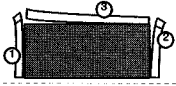
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Dated: December 28, 2018  
Kecia Harper-Ihem, Clerk of the Board  
By: Stephanie Cribbs, Board Assistant





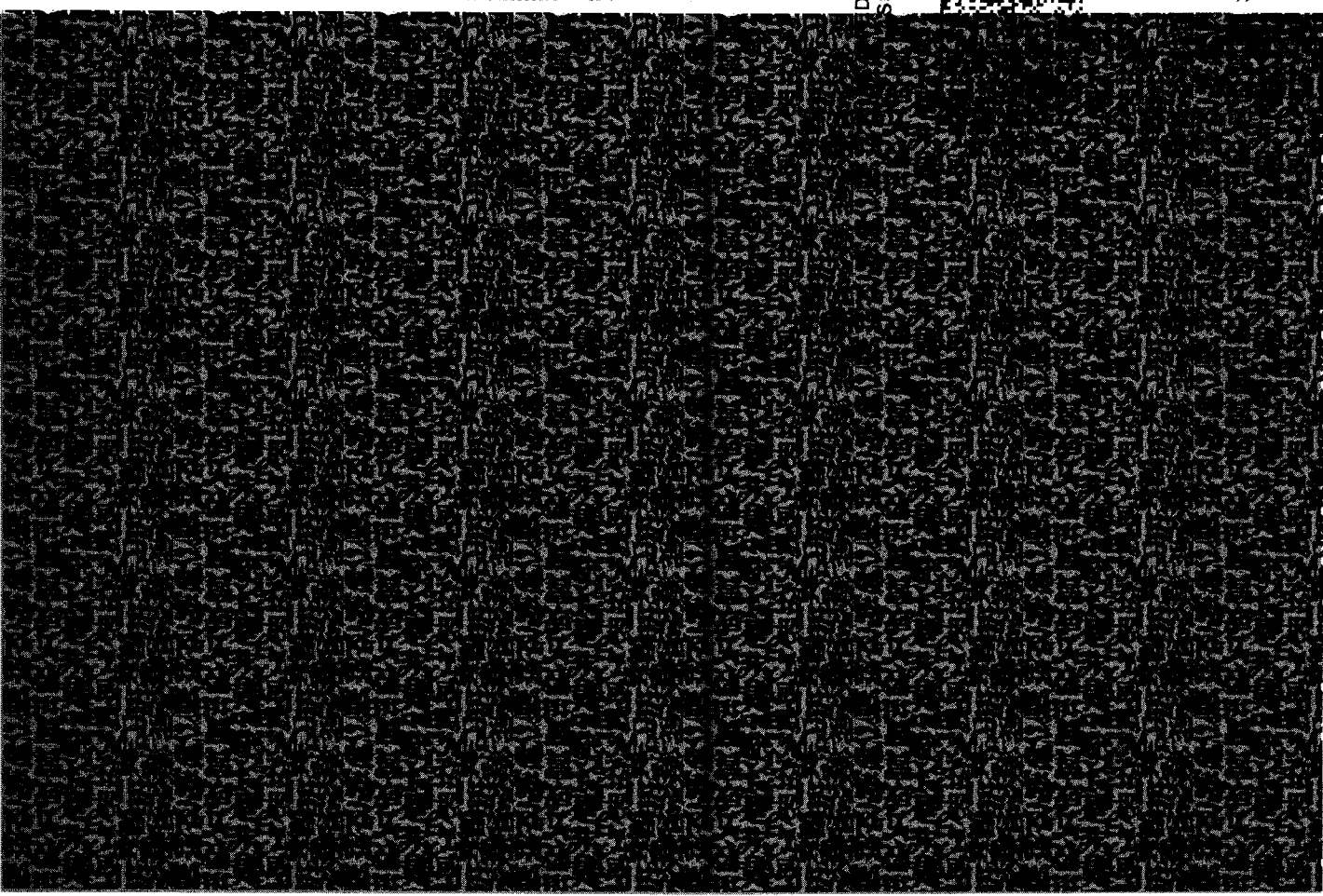
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN, NOISE EXCEPTION AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION IN THE RANCHO CALIFORNIA AREA, THIRD SUPERVISORIAL DISTRICT**

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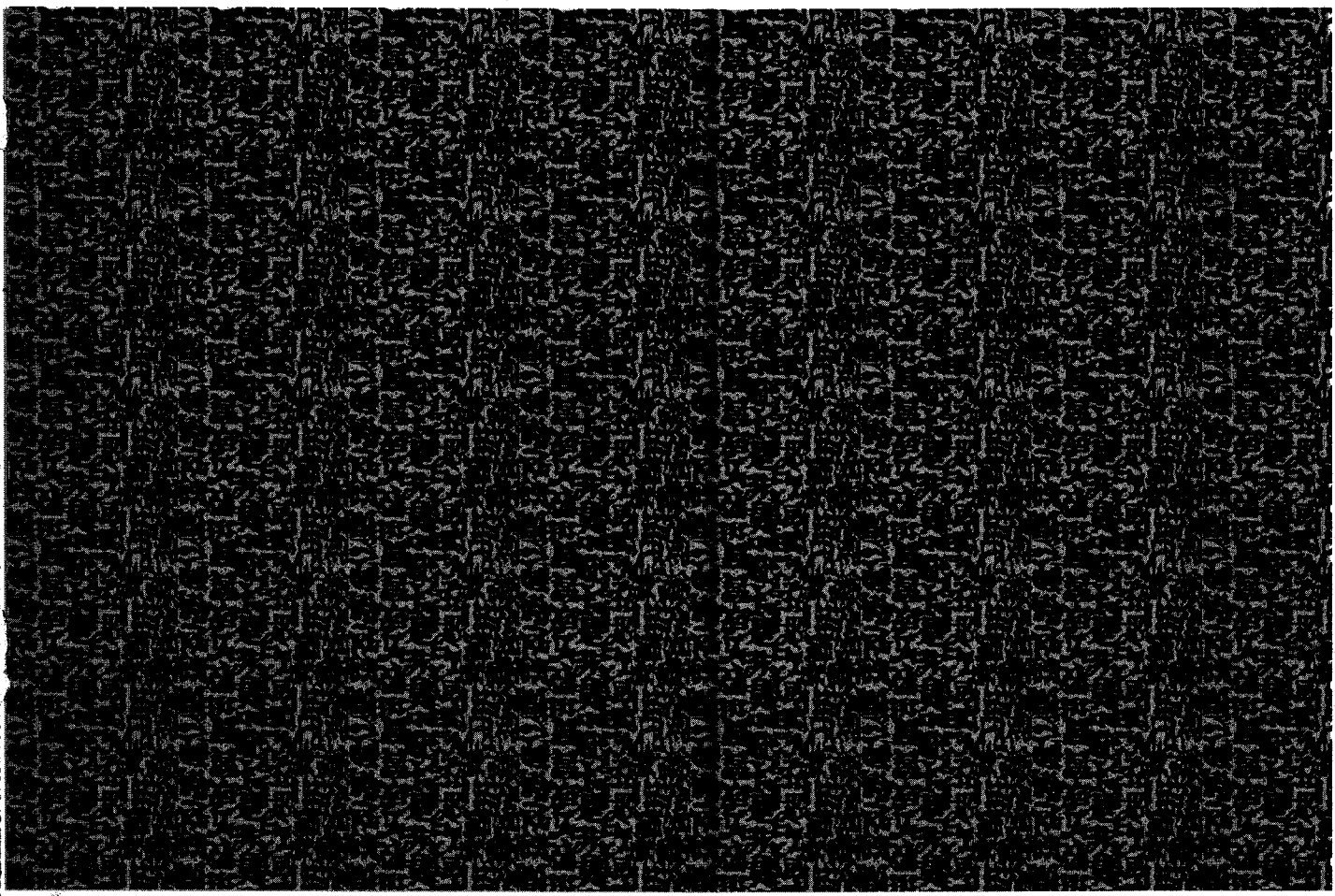
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Dated: December 28, 2018

Kecia Harper-Ihem, Clerk of the Board  
By: Stephanie Gibbs, Board Assistant

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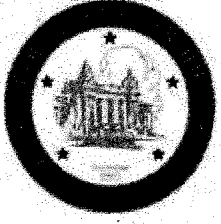
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Dated: December 28, 2018

Kecia Harper-Ihem, Clerk of the Board  
By: Stephanie Cribbs, Board Assistant



**From:** lorraine harrington <lfh415@yahoo.com>  
**Sent:** Sunday, January 13, 2019 5:55 PM  
**To:** COB <COB@RIVCO.ORG>  
**Subject:** Opposition to BOS January 15, 2019 Agenda Item: Fast Track No 2018-01 for Plot Plan 180019

**Please distribute this letter to all Supervisors prior to the Public Hearing on January 15, 2019. Thank you.**

To: Supervisor Chuck Washington, 3rd District, and entire Board of Supervisors

Re: Opposition to Fast Track No 2018-01 for Plot Plan 180019; Request to Augment Noise Testing

Dear Supervisors,

I am writing to you as a neighbor who may be impacted by the outdoor amplified music proposed in Plot Plan 180019 (De Portola Estate Winery). I know from the many months I spent as a member of the Wine Country Community Plan Advisory Committee that noise levels generated by outdoor amplified music were of real concern to the neighborhoods surrounding **AND IN THE VICINITY OF** the wineries. I remember in particular a study that was done at the request of neighbors a mile from Monte de Oro Winery that illustrated that noise measurements at the required measurement points on the winery property lines showed compliance with County Standards, but measurements **a mile away** showed unacceptable levels, due to topographical anomalies. I also remember a major winery owner (Mike Rennie of Leoness) telling the Committee that this "was not Rocket Science. Just put the amplified music indoors". Much to the dismay of many residents, this foolproof solution was cut from the final version of the Plan.

We all know that topography in the Wine Country does unpredictable things to noise. What we must acknowledge is that the County's current standards may not fit all situations.

What we have with the current Plot Plan is a winery with a neighborhood up the hill from it. (I live just behind this immediate neighborhood). I don't think any of us know how the sound is going to travel. I realize that the Conditions of Approval already require that De Portola Estate Winery do a follow up Noise Evaluation **at its first outdoor event**, but should we discover then that neighbors are being disturbed, we would face either an Enforcement issue (and we know the constant complaints about enforcement) or a cost issue for the owner (in potentially having to alter his plot design **after the fact**). Why not try to figure this out before the project is built? My suggestion is to try to prevent a bad situation by requiring the winery to hold an event **prior to project approval**, with band and DJ (because sound from DJs is worse than bands) while measuring the noise impact in the surrounding neighborhood as well as at the property's perimeter. **I would ask that you do this before approving the project.**

1/15/19 21-1  
 2019-1-141805

This might sound at first like a hokey idea. But I know from my involvement with the residents that: 1) people are generally amenable to cooperating in a neighborly fashion to "make things work" with implementation of the Wine Country Plan, and 2) they don't pay much attention to notification of Public Hearing like today's, but will complain loudly after something is put in place to try to get it turned around. I think we all want to avoid situations of potential conflict. **I urge the Board of Supervisors to postpone approval until such a test event could be staged.** The cost/benefit to both the project budget and the goodwill of the neighborhood suggests the BOS could help create a win/win.

Or, take the easiest approach and require that amplified music be put indoors.

Thank you.

Lorraine Harrington  
3580 Pauba Road, Temecula

Maxwell, Sue

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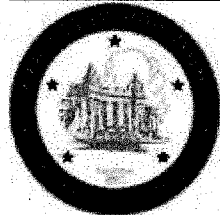
**From:** Maxwell, Sue  
**Sent:** Monday, January 14, 2019 9:07 AM  
**To:** COB-Agenda (COB-Agenda@rivco.org); George Johnson (GAJohnson@RIVCO.ORG); Leach, Charissa (cleach@RIVCO.ORG); Perez, Juan (JCPEREZ@RIVCO.ORG); Young, Alisa; District 4 Supervisor V. Manuel Perez (District4@RIVCO.ORG); District2; District3; District5; Supervisor Jeffries - 1st District (district1@rivco.org)  
**Cc:** Wheeler, Timothy; Russell Brady (rbrady@RIVCO.ORG)  
**Subject:** January 15, 2019 Agenda Item No 21.1 Public Comment (Lorraine Harrington)

Good morning,

Below is an email received via COB in opposition to Fast Track No 2018-01 for Plot Plan 180019, related to a noise level exemption in the Temecula Valley Wine Country being presented to the Board of Supervisors on January 15, 2019 under Agenda Item No 21.1 (MinuteTraq No 8705).

Sincerely,

*Sue Maxwell*  
Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon Street, 1<sup>st</sup> Floor, Room 127  
Riverside, CA 92501  
(951) 955-1069 Fax (951) 955-1071  
[smaxwell@rivco.org](mailto:smaxwell@rivco.org)



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**From:** Maxwell, Sue  
**Sent:** Monday, January 14, 2019 8:46 AM  
**To:** 'lorraine harrington' <lfh415@yahoo.com>  
**Subject:** RE: Opposition to BOS January 15, 2019 Agenda Item No 21.1: Fast Track No 2018-01 for Plot Plan 180019

Good morning Ms. Harrington,

The Clerk of the Board of Supervisors is in receipt of your letter sent via email regarding noise levels related to Fast Track No 2018-01 for Plot Plan 180019, and has included it in the record for January 15, 2019.

Sincerely,

*Sue Maxwell*  
Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon Street, 1<sup>st</sup> Floor, Room 127  
Riverside, CA 92501  
(951) 955-1069 Fax (951) 955-1071  
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