

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



ITEM: 21.1  
(ID # 19421)

**MEETING DATE:**

Tuesday, July 12, 2022

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on PLOT PLAN NO. 210017, CHANGE OF ZONE NO. 2100011, ADOPTION OF ORDINANCE NO. 348.4986, & NOISE EXCEPTION NO. 2100001 – Intent to Adopt a Mitigated Negative Declaration (CEQ210027) – State Clearinghouse Number: SCH2022050266 – Applicant: EPD Solutions, c/o Emily Neudecker – Engineer/Representative: 4M Engineering, c/o Matt Liesemeyer – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area -- Winery District – Location: north of Madera de Playa Drive, east and west of Calle Encantado, and south of Rancho California Road – 21.10 Gross Acres – Zoning: Citrus/Vineyard (C/V) – REQUEST: Change of Zone No. 210001 is a proposal to alter the subject sites' existing zoning from Citrus/Vineyard (C/V) to Wine Country-Winery (WC-W) to put the parcels into compliance with the Temecula Valley Wine Country Policy Area; Plot Plan No. 210017 is an application for the construction of a Class V winery consisting of a vineyard, a wine production and storage facility, a special occasions and restaurant facility, and a Bed & Breakfast to provide 10 room for patrons and overnight guests; Noise Exception No. 2100001 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. – APNs: 951-020-001, 951-020-002, 951-060-001, & 951-060-002; District 3. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

Continued on page 2

**ACTION:Policy**

  
John Hildebrand, Planning Director 6/24/2022

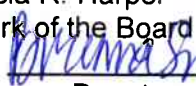
  
Aaron Gettis, Deputy County Counsel 6/28/2022

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.4986 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington and Hewitt  
Nays: None  
Absent: Perez  
Date: July 12, 2022  
xc: TLMA-Planning, Co.Co., MC/COBAB

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 210027**, 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;
2. **APPROVE CHANGE OF ZONE NO. 2100011**, to amend the zoning classification of the Project site from Citrus Vineyard (C/V) to Wine Country-Winery (WC-W) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors;
3. **ADOPT ORDINANCE NO. 348.4986** amending the zoning in the Rancho California Area as shown on Map No. 2.2479 Change of Zone No. 2100011 attached hereto and incorporated herein by reference;
4. **APPROVE NOISE EXCEPTION NO. 2100001**, per Section 7.a.3 Continuous Events Exception of Ordinance No. 847, based on the findings and conclusions in the initial study, attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report; and
5. **APPROVE PLOT PLAN NO. 210017**, subject to the attached Advisory Notification Document, 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:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

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

**BACKGROUND:**

On March 23, 2021, the applicant, Mexin Teme Agriculture, submitted Plot Plan No. 210017 (PPT210017) to the County of Riverside for consideration. The applicant proposes the construction of a Class V Winery facility on a 21.1 gross acre area. The scope of the Project includes the following components: a 2,508 square foot wine production facility; a 1,989 square foot winery storage area; approximately 3,900 square feet of entertaining space that includes a restaurant, serving areas, bars, lounges, and wine tasting area; 2,312 square feet of winery/inn business operations spaces (i.e. offices); 825 square feet of general retail space (converted to a 528 square foot dance floor during special occasions); and a 4,011 square foot Bed & Breakfast Inn to provide 10 rooms for patrons and overnight guests. With the inclusion of 5,510 square

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

feet of auxiliary spaces (i.e. circulation, hallways, storage, bathrooms, etc.), the total gross building area totals 19,701 square feet.

The proposal also includes a 1,760 square foot outdoor event ceremony grass yard for the accommodation of special occasions, such as wedding ceremonies. Since the project will have events/special occasions as part of their Class V Winery with music or amplified sound outdoors, an Exception to the Riverside County Noise Ordinance No. 847 (NE2100001) was applied for as required per Ordinance No. 348, Section 14.93.C.4. Per the Noise Study conducted by Urban Crossroads, and the Mitigated Negative Declaration prepared for the project, the noise from the operations of the winery would have a less than significant impact. The Project, as proposed, has been laid out and designed to minimize noise impacts on surrounding properties. The special occasion space is located at the center-most portion of the property to provide maximum setback potential from the adjacent property lines and is screened by the winery building to provide extra buffer from the residential uses located south of the property. Additional conditions of approval have also been applied to the project to further protect sensitive receptors from noise.

The Project would have 131 standard parking spaces, including 5 ADA parking spaces, 5 EV parking spaces, and 5 bicycle parking spaces to service these amenities during regular operations. During normal business hours, if the general parking is at capacity, 8 overflow valet parking spaces can be provided, for a total of 139 parking spaces. To service the special event operations and peak demand, there are an additional 16 tandem overflow valet parking spaces that can be provided, for a total of 143 parking spaces.

The Project was approved by a 4-0 vote at Planning Commission on June 15, 2022, with Commissioner Sanchez absent from the proceedings.

**Impact on Citizens and Businesses**

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105. As of the writing of this staff report, no comment letters in response to the revised IS and MND have been received, and no additional revisions to the project have been made.

While the IS identifies potentially significant impacts, mitigation measures have been incorporated into the Project to reduce those impacts to a level that is less than significant. Accordingly, the Project, as reviewed and conditioned, will not result in any potentially significant environmental impacts with the incorporation of the mitigation as required under the MND. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92502.

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STATE OF CALIFORNIA**

**Additional Fiscal Information**

All fees are paid by the applicant; there is no General Fund obligation.

**ATTACHMENTS:**

- A. PLANNING COMMISSION REPORT OF ACTIONS**
- B. PLANNING COMMISSION STAFF REPORT**
- C. PLANNING COMMISSION PUBLIC COMMENTS**
- D. PROJECT EXHIBITS**
- E. ENVIRONMENTAL – MND & NOD**
- F. ORDINANCE NO. 348.4986**

  
\_\_\_\_\_  
Jason Farin, Principal Management Analyst 7/6/2022

1 ORDINANCE NO. 348.4986

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4  
5 The Board of Supervisors of the County of Riverside ordains as follows:

6 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as  
7 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as  
8 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.  
9 2.2479, Change of Zone Case No. 2100011" which map is made a part of this ordinance.

10 Section 2. This ordinance shall take effect 30 days after its adoption.

11  
12 BOARD OF SUPERVISORS OF THE COUNTY  
13 OF RIVERSIDE, STATE OF CALIFORNIA

14 By: 

15 Chair, Board of Supervisors

16 **JEFF HEWITT**

17 ATTEST:  
18 KECIA HARPER  
19 Clerk of the Board

20 By: 

21 Deputy

22 (SEAL)

23 APPROVED AS TO FORM  
24 June 21, 2022

25 By: 

26 STEPHANIE K. NELSON  
27 Deputy County Counsel

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JUL 12 2022 21.1

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STATE OF CALIFORNIA            )  
  )  
COUNTY OF RIVERSIDE        )        SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on July 12, 2022, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES:       Jeffries, Spiegel, Washington and Hewitt  
NAYS:       None  
ABSENT:     Perez

DATE:       July 12, 2022

KECIA R. HARPER  
Clerk of the Board  
BY: *Paul Boyd*  
Deputy





# RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS  
RIVERSIDE COUNTY PLANNING COMMISSION – JUNE 15, 2022  
COUNTY ADMINISTRATIVE CENTER  
1<sup>ST</sup> FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

**CALL TO ORDER:** 9:00 a.m.

**ROLL CALL:** PRESENT: Chair David Leonard (District 2)  
Vice-Chair Gary Thornhill (District 3)  
Commissioner Eric Kroencke (District 5)  
Commissioner Shade Awad (District 1)

ABSENT: Commissioner Bill Sanchez (District 4)

## 1.0 CONSENT CALENDAR:

1.1 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32372** – Applicant: Richland Communities, Inc. c/o Samantha Kuhns & Brian Hardy – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac), Community Development: Medium High Density Residential (CD:MHDR) (5-8 du/ac), Community Development: Very High Density Residential (CD:VHDR), Community Development: Commercial Retail (CD:CR), Community Development: Community Center (CD:CC) (5-40 du/ac), Open Space: Recreation (OS:R), Open Space: Conservation (OS:C) – Location: north of E Nuevo Road and south of Ramona Expressway – 305.80 Acres – Zoning: Specific Plan No. SP239, Planning Areas 4, 5, 9, 12/20, 13, 16, 21, 22, 25A and 25B and Specific Plan No. 246A1, Planning Areas 20, 21, 22, and 25A and 25B – **APPROVED PROJECT DESCRIPTION:** Tract Map No. 32372 is a Schedule A subdivision of 305.80 gross acres into 803 single family residential lots with a minimum lot size of 5,000 square feet. The project scope also included the following: two school sites within the Val-Verde Unified School District; one 17.8-acre community sports park and one 21.2-acre open space parcel to be maintained by CSA146A; and 8 open-space trails/landscape parcels totaling 18.3 acres to be maintained by the Home Owners Association. **REQUEST: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32372**, extending the expiration date to June 13, 2024. Project Planner: Kathleen Mitchell at 951-955-6836 or email at kmitchell@rivco.org.

**Planning Commission Action:**  
Public Comments: None.

By a vote of 4-0, the Planning Commission took the following action:

**APPROVED the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32372**, extending the expiration date and to reflect SB1185, AB333, AB208, AB116, & AB1561 benefits to June 13, 2024, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS**

NONE

**3.0 PUBLIC HEARINGS – CONTINUED ITEMS:**

NONE

**4.0 PUBLIC HEARINGS – NEW ITEMS:**

4.1 **PLOT PLAN NO. 210017, CHANGE OF ZONE NO. 2100011, and NOISE EXCEPTION NO. 2100001 – Intent to Adopt a Mitigated Negative Declaration** – (CEQ210027) – (State Clearinghouse Number: SCH2022050266) – Applicant: EPD Solutions, c/o Emily Neudecker – Engineer/Representative: 4M Engineering, c/o Matt Liesemeyer – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: north of Madera de Playa Dr., east and west of Calle Encantado, and south of Rancho California Rd. – 21.10 Gross Acres – Zoning: Citrus/Vineyard (C/V). **REQUEST: CHANGE OF ZONE NO. 2100011** is a proposal to alter the subject sites’ existing zoning from Citrus/Vineyard (C/V) to Wine Country-Winery (WC-W) to put the parcels into compliance with the Temecula Valley Wine Country Policy Area. **PLOT PLAN NO. 210017** is a proposal for the construction of a Class V winery consisting of a vineyard, a wine production and storage facility, a special occasions and restaurant facility, and a Bed and Breakfast to provide 10 rooms for patrons and overnight guests. **NOISE EXCEPTION NO. 2100001** 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 APNs: 951-020-001, 951-020-002, 951-060-001, 951-060-002. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

**Planning Commission Action:**

Public Comments: Received. Public Hearing closed.

By a vote of 4-0, the Planning Commission took the following actions:

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 210027**, based on the findings and conclusions provided in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVED CHANGE OF ZONE NO. 2100011**, to amend the zoning classification of the Project site from Citrus Vineyard (C/V) to Wine Country-Winery (WC-W) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

**APPROVED NOISE EXCEPTION NO. 2100001**, per Section 7.a.3 Continuous Events Exception of Ordinance No. 847, based on the findings and conclusions in the initial study, Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report; and,

**APPROVED PLOT PLAN NO. 210017**, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report.



4.2 **CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026 – Intent to Adopt a Mitigated Negative Declaration** – (EA CEQ200105) – Applicant: Corinne Mostad – First Supervisorial District – Mead Valley Zoning District/ Mead Valley Community Plan – Community Development: Mixed Use Area (CD:MUA) – Location: north of Elmwood St., south of Cajalco Rd, east of Clark St., and west of Carroll St. – 3.20 Gross Acres – Zoning: Mixed Use (MU). **REQUEST: CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026** is a proposal to allow for the construction of a shopping center on 3.2 acres. The Plot Plan would include a 6,691 sq. ft. commercial building with a drive thru for one of the tenants. The Conditional Use Permit would be for a 1,506 sq. ft. car wash, a 4,325 sq. ft. convenience store with sales of beer and wine for off site consumption, a 4,988 sq. ft. canopy for a 16-dispenser gasoline fueling island, and a 1,657 sq. ft. two (2) drive-thru restaurant. 54 parking spaces would be provided. APN: 318-130-012. Project Planner: Brett Dawson at (951) 955-0972, or email at bdawson@rivco.org.

4.3 **Appeal of the Planning Director’s Decision on April 18, 2022, Approving PLOT PLAN WIRELESS NO. 210108 - Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (New Construction) – Applicant: Alisha Strasheim – Engineer/Representative: Frank Valle – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Low Density Residential (LDR) – Location: east of Anza Road, south of Anza Road, west of Swarthout Lane - Zoning: Rural Residential (RR) - **REQUEST: PLOT PLAN WIRELESS NO. 210108** is a proposal to install a new unmanned wireless telecommunication facility disguised as a eucalyptus tree. The tower is proposed to be 50' tall with twelve (12) panel antennas mounted on the tower. At the base of the tower, concealed from view, will be a backup emergency diesel generator and all ground equipment. APN: 917-380-014. Project Planner: Calora Boyd at (951) 955- 6035, or email at cboyd@rivco.org.

**Planning Commission Action:**

Public Comments: Received. Public Hearing remained open.

By a vote of 4-0, the Planning Commission took the following action:

**CONTINUED CONDITIONAL USE PERMIT NO. 200049, PLOT PLAN NO. 200026**, to the Planning Commission meeting of July 20, 2022.

**Planning Commission Action:**

Public Comments: Received. Public Hearing closed.

By a vote of 4-0, the Planning Commission took the following actions:

**DENIED THE APPEAL** of the Planning Director’s decision on April 18<sup>th</sup>, 2022, approving Plot Plan Wireless No. 210108; and

**UPHELD** the Planning Director’s **FINDING** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA guidelines Section 15303 (New Construction), based on the findings and conclusions provided in the initial study, the findings and conclusions included in the staff report, and the conclusion that the project will not have a significant effect on the environment; and

**UPHELD** THE PLANNING DIRECTOR’S **APPROVAL OF PLOT PLAN WIRELESS NO. 210108**, subject to the revised conditions of approval and advisory notification document and based upon the findings and conclusions incorporated in the staff report and its attachments.

5.0 **WORKSHOPS**

NONE

6.0 **PUBLIC COMMENTS**

NONE

7.0 **DIRECTOR'S REPORT**

RECEIVED

8.0 **COMMISSIONER'S COMMENTS**

RECEIVED

**ADJOURNMENT:** 11:14 a.m.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## MINUTE ORDER

RIVERSIDE COUNTY PLANNING COMMISSION – JUNE 15, 2022

COUNTY ADMINISTRATIVE CENTER

1<sup>st</sup> FLOOR, BOARD CHAMBERS, 4080 LEMON STREET, RIVERSIDE, CA 92501

### I. AGENDA ITEM NO. 4.1

**PLOT PLAN NO. 210017, CHANGE OF ZONE NO. 2100011, and NOISE EXCEPTION NO. 2100001 – Intent to Adopt a Mitigated Negative Declaration – (CEQ210027) – (State Clearinghouse Number: SCH2022050266) – Applicant: EPD Solutions, c/o Emily Neudecker – Engineer/Representative: 4M Engineering, c/o Matt Liesemeyer – Third Supervisorial District – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area – Winery District – Location: north of Madera de Playa Dr., east and west of Calle Encantado, and south of Rancho California Rd. – 21.10 Gross Acres – Zoning: Citrus/Vineyard (C/V).**

### II. PROJECT DESCRIPTION:

**CHANGE OF ZONE NO. 2100011** is a proposal to alter the subject sites' existing zoning from Citrus/Vineyard (C/V) to Wine Country-Winery (WC-W) to put the parcels into compliance with the Temecula Valley Wine Country Policy Area. **PLOT PLAN NO. 210017** is a proposal for the construction of a Class V winery consisting of a vineyard, a wine production and storage facility, a special occasions and restaurant facility, and a Bed and Breakfast to provide 10 rooms for patrons and overnight guests. **NOISE EXCEPTION NO. 2100001** 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 APNs: 951-020-001, 951-020-002, 951-060-001, 951-060-002.

### III. MEETING SUMMARY:

Project Planner Kathleen Mitchell presented the subject proposal. Contact information: (951) 955-6836, email [kmitchell@rivco.org](mailto:kmitchell@rivco.org).

Chair Leonard opened the Public Hearing.

#### In Favor:

Emily Neudecker, Applicant – agreed to the Conditions of Approval

Chair Leonard closed the Public Hearing.

### IV. CONTROVERSIAL ISSUES:

None.

**V. PLANNING COMMISSION ACTION:**

Motion by Vice-Chair Thornhill, Seconded by Commissioner Awad, by a vote of 4-0 (Commissioner Sanchez absent), the Planning Commission took the following actions:

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 210027**, based on the findings and conclusions provided in the initial study, and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVED CHANGE OF ZONE NO. 2100011**, to amend the zoning classification of the Project site from Citrus Vineyard (C/V) to Wine Country-Winery (WC-W) based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

**APPROVED NOISE EXCEPTION NO. 2100001**, per Section 7.a.3 Continuous Events Exception of Ordinance No. 847, based on the findings and conclusions in the initial study, Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report; and,

**APPROVED PLOT PLAN NO. 210017**, subject to the Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

## Mitchell, Kathleen

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**From:** Wendell Cole <drcole79@verizon.net>  
**Sent:** Thursday, June 9, 2022 10:26 AM  
**To:** Link, Cheryl; Mitchell, Kathleen  
**Cc:** d3email@public.govdelivery.com  
**Subject:** PLOT PLAN NO. 210017; NOISE EXCEPTION NO. 2100001-Public Hearing  
**Attachments:** PlotPlan-210017.docx

**CAUTION:** This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Link,

Please forward the attached letter to the planning department relative to the scheduled public hearing June 15, 2022.

Thank you

Wendell Cole

June 9, 2022

Riverside County Planning Department  
ATTN: Kathleen Mitchell  
P.O. Box 1409  
Riverside, CA 92502-1409

Re: Plot Plan No. 210017, Change of Zone No. 2100011, Noise Exception No. 2100001

Good Day,

I am **opposed** to the granting of the Noise Exception for this project. Outdoor amplified music/sound is continuing to **degrade** the quality of life for residents in the winery district. We, like many area residents, moved into this area when there were few wineries and almost no outdoor special events. The proliferation of wineries with special occasion facilities and outdoor amplified music is having a negative impact on the peaceful enjoyment of our properties. While this project is several miles from our property, my concern is the establishment of precedent for granting a noise exception for all future projects which will continue to degrade the living experience for residents in wine country. The planning department must take the concerns of residents of the district seriously.

Thank you.

Sincerely,

Wendell J. Cole  
40540 Chaparral Drive  
Temecula. CA 92592

## **Mitchell, Kathleen**

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**From:** Pam Nelson <pamela05n@yahoo.com>  
**Sent:** Thursday, June 9, 2022 12:56 PM  
**To:** Mitchell, Kathleen  
**Subject:** 18945 Plot plan 210017

**CAUTION:** This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

### **Item 1: Noise exception for winery (applicant EDP Solutions)**

We oppose any exception for noise. The Noise Ordinance protects residents from the negative impacts of excessive noise. Studies and our experiences have shown that noise can create health problems, both physical and mental issues.

The Temecula Wine Country should hold a standard of being a beautiful, serene tourist destination. Cumulative effects of multiple sites with amplified and other noise over the ambient level could create an economic downtrend for the region. Already, many people tell me that the area is becoming too commercialized for their tastes and are seeking more calm atmospheres for tasting and dining.

Let's make sure that development in wine country adheres to County regulations so that residents, as well as, wineries can sustain a quality of life that serves our region.

Thank you,  
Pam and Greg Nelson

## Mitchell, Kathleen

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**From:** Mark Collins <mark.collins@temeculaca.gov>  
**Sent:** Thursday, June 9, 2022 4:29 PM  
**To:** Mitchell, Kathleen  
**Cc:** Matt Peters; Luke Watson  
**Subject:** City of Temecula Public Comment - Public Hearing - PLOT PLAN NO. 210017, CHANGE OF ZONE NO. 2100011, and NOISE EXCEPTION NO. 2100001  
**Attachments:** LR22-0629 - Teme Winery Comment Letter.pdf

**CAUTION:** This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Kathleen,

After a bit of review and discussion, there were some concerns surrounding the noise exception and the noise study supplied, please see the attached comment letter. Should you have any questions or concerns please don't hesitate to let me know and in the meantime please take care and stay safe out there.

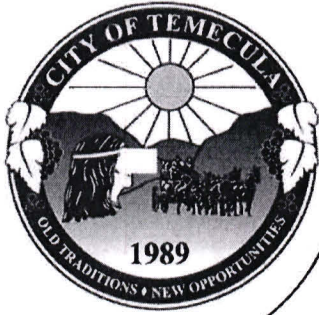
### Mark Collins

Assistant Planner  
City of Temecula  
(951) 506-5172  
[mark.collins@temeculaca.gov](mailto:mark.collins@temeculaca.gov)  
41000 Main St, Temecula, CA 92590



*Please note that email correspondence with the City of Temecula, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt.*





# City of Temecula

## Community Development

41000 Main Street • Temecula, CA 92590

Phone (951) 694-6400 • Fax (951) 694-6477 • TemeculaCA.gov

June 8, 2022

Kathleen Mitchell  
Project Planner  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501

Subject: Teme Winery Environmental Assessment (SCH2022050266)

Dear Ms. Mitchell,

The City of Temecula appreciates the opportunity to provide comment on the Teme Winery Environmental Assessment (EA), dated May 20, 2022.

The City understands that the proposed project would modify the zoning designation of four parcels totaling approximately 21 acres from Citrus Vineyard "CV" to Wine-Country Winery "WC-W" zoning designation. Additionally, that the proposed project would allow for the construction and operation of a 19,855 ft<sup>2</sup> Class V winery to include:

- Restaurant, serving areas, bars, lounges and tasting areas – 2,700 ft<sup>2</sup>
- Winery/Inn Business operations – 2,312 ft<sup>2</sup>
- Winery general retail – 825 ft<sup>2</sup>
- Inn Guest Rooms – 4,011 ft<sup>2</sup>
- Wine Production/Processing – 2,508 ft<sup>2</sup>
- Winery Storage – 1,989 ft<sup>2</sup>
- Circulation, hallways, restrooms, etc. – 5,510 ft<sup>2</sup>

This project site is approximately 2,000 feet east of the City of Temecula border along Butterfield Stage Road, and in close proximity to a large number of single-family residences. The application contains a Noise Exemption (No. 2100001) for outdoor amplified music. The City's experience with live, amplified music in Old Town is that sound travels and decibel travel varies greatly depending upon stage orientation, weather, humidity and buffering. The City understands that a Noise Impact Analysis was prepared for the project. After review, the City remains concerned for the noise impacts to neighbors and surrounding residents and is providing the following comments:

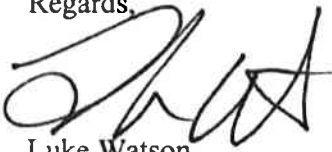
- Page 6 of the analysis misstates its proximity to The City of Temecula as 6 miles

- Exhibit 9-A lacks details, such as stage placement, speaker quantity, etc. at the additional outdoor event spaces
- Page 33 CADNAA Noise Prediction Model lacked a receiver unit directly east, the direction of the City
- Assumptions about amplification level and wattage proposed are not present
- Noise contour map for normal operations and events
- Hours of operation for events to include music cutoff time
- Information on the size of the anticipated crowds

A more thorough noise analysis that demonstrates that the activities described in the application would not be detrimental to the health, safety, or general welfare of the community per Riverside County Ordinance 847 Section 7(b). The City of Temecula appreciated the opportunity to provide comments on the Teme Winery Environmental Assessment.

Should you have any further questions, please contact Mark Collins, Assistant Planner, at [Mark.Collins@TemeculaCA.gov](mailto:Mark.Collins@TemeculaCA.gov) or (951) 506-5172.

Regards,



Luke Watson  
Deputy City Manager

cc: Aaron Adams, City Manager  
Kevin Hawkins, Assistant City Manager  
Peter Thorson, City Attorney  
Maricela Marroquin, Assistant City Attorney

*COB Original*



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

**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

## Memorandum

**Date:** July 12, 2022

**To:** Riverside County Board of Supervisors

**From:** Russell Brady, Principal Planner  
Kathleen Mitchell, Project Planner

**RE:** Item 21.1 – Comments Received Regarding PPT210017/CZ2100011/NE2100001 (Teme Winery)

Since completion of the report package for the Board of Supervisors meeting on July 12, 2022, Staff has received the following public comments, as well as an attachment from the applicant providing a formal response to public comments received prior to the Planning Commission hearing.

*\*Note these comments are from after the Planning Commission hearing on June 15, 2022 and up until the July 12, 2022 Board meeting:*

1. City of Temecula (c/o Mark Collins) – emailed for a follow-up to public comments provided by the City prior to the Planning Commission hearing; Staff provided a response to these comments prepared by the Project applicant and staff
2. Brooke Blandino (Project applicant representative) – emailed a formal Response to Comments (RTC) for all public comments received on the Public Review of the Project MND; RTC chapter has been provided as an attachment

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

*21.1 07/12/22*

## Mitchell, Kathleen

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**From:** Mitchell, Kathleen  
**Sent:** Monday, July 11, 2022 5:09 PM  
**To:** Mark Collins  
**Subject:** RE: Board of Supervisors Public Hearing 7/12/22 - Item 21

Hello Mark,

Thank you for following up – your comment letter was provided to the Planning Commissioners prior to the hearing for their review so that it would be integrated in their questions and determination on the Project. There has been a response to comments prepared with the applicant and staff regarding the comments from the City, which are as follows:

- The commenter correctly notes that the Project site is located approximately 2,000 feet or .38 miles east of the City of Temecula border along Butterfield Stage Road. Page 6 of the noise report has been revised with the proper distance of 2,000 feet. This correction does not impact the results or findings of the noise study.
- Special events may be held indoors or outdoors, and the outdoor event space is located to the south of the winery and does not face the nearby residences. The stage placement and speaker quantity may vary dependent on the event and staging that takes place. However, at no time can equipment or live music be audible at a distance greater than 200 feet from the source and outdoor uses and amplified noise must cease by 10:00 P.M. (this cut-off time is within the conditions of approval for the Project)
- A receiver was not placed to the east in the City of Temecula because there are no receivers within close enough proximity to the Project site. The MND found that the maximum special event noise would not exceed 51.5 dBA under the loudest outdoor noise scenario at a distance of 1,280 feet. This distance is closer to the noise source than any sensitive receptor in the City of Temecula, which is at least 2,000 feet away.
- Stationary noise would occur from both live/amplified music and activities involving crowds of people, and crowd noise is dependent on several factors including vocal effort, total number of people, whether the source is synchronous or random in time, and whether the orientation of the crowd members is random or diffused. There is a maximum occupancy of 200 people that can utilize the winery as a Special Occasion Facility, which was the baseline measurement.
- As shown in the Noise Analysis, the Project would not result in significant operational noise impacts at the nearest residences, including from special events, and the noise level would result in a less than significant impact on the residences within Temecula

The formal response to comments will be submitted to the Board at the hearing for their review so that it will be integrated in their questions and determination on the Project. Please let me know if you have any additional questions.

Best,  
Kathleen

## Kathleen Mitchell

TLMA-Planning ~ Urban Planner III

Email: [kmitchell@rivco.org](mailto:kmitchell@rivco.org)

Phone: 951-955-6836



**From:** Mark Collins <mark.collins@temeculaca.gov>  
**Sent:** Monday, July 11, 2022 12:15 PM  
**To:** Mitchell, Kathleen <KMitchell@Rivco.org>  
**Subject:** Board of Supervisors Public Hearing 7/12/22 - Item 21

**CAUTION:** This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

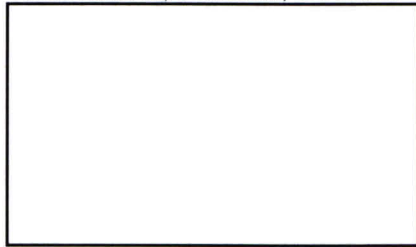
Good morning Kathleen,

I hope your weekend was long and relaxing. Happy National Mojito Day!

I am writing to follow up on the Public Hearing for the Teme Winery (Zone Change, Plot Plan etc.) and if there was any redress or response to the concerns offered by the City and others regarding the proposed Noise Exception (No. 210001)? I didn't see anything in the documents and just wanted to reach out in case I missed it as the hearing is tomorrow. Thanks in advance and have a wonderful day!

**Mark Collins**

Assistant Planner  
City of Temecula  
(951) 506-5172  
[mark.collins@temeculaca.gov](mailto:mark.collins@temeculaca.gov)  
41000 Main St, Temecula, CA 92590



*Please note that email correspondence with the City of Temecula, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt.*

## Chapter 2 Response to Comments on the Public Review MND

This chapter of the Final Mitigated Negative Declaration (MND) contains responses to the comments that the County of Riverside (Lead Agency) received on the Public Review MND (SCH No. 2022030012) (Chapter 1) for the Teme Winery Project during the public review period, which began May 12, 2022 and closed June 1, 2022. This document has been prepared in accordance with California Environmental Quality Act (CEQA) as amended (Public Resources Code Section 21000 et seq.) and the Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines) (Cal. Code Regs., tit. 14, § 15000 et seq.) and represents the independent judgment of the Lead Agency. This document, together with the Public Review MND and the Mitigation Monitoring and Reporting Program comprise the Final MND.

The following public comments were submitted to the County of Riverside after the public review period:

1. Wendell J. Cole, Received June 9, 2022 (1 page)
2. Pam and Greg Nelson, Received June 9, 2022 (1 page)
3. Luke Watson (on behalf of the City of Temecula), Received June 8, 2022 (2 pages)

The public comments and responses to comments are included in the public record and are available to the Lead Agency decision-makers for their review and consideration prior to making their decision whether to approve the proposed Project. Pursuant to State CEQA Guidelines Section 15074(b) *Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration*, none of the comments provide substantial evidence that the Project will have significant environmental effects which would require preparation of an Environmental Impact Report. Further, none of the information in the letters or responses constitute the type of significant new information that requires recirculation of the Teme Winery Project MND for further public review under State CEQA Guidelines Section 15073.5 *Recirculation of a Negative Declaration Prior to Adoption*. None of this new material indicates that the Project will result in a significant new environmental impact not previously disclosed in the Teme Winery Project MND. Additionally, none of this information indicates that there would be a substantial increase in the severity of a previously identified environmental impact that will not be mitigated, or that there would be any of the other circumstances requiring recirculation described in State CEQA Guidelines Section 15073.5.

Although State CEQA Guidelines Section 15088 does not require a Lead Agency to prepare written responses to comments received, the County of Riverside has elected to prepare the following written responses with the intent of providing a comprehensive and meaningful evaluation of the proposed Project. The number designations in the responses are correlated to the bracketed and identified portions of each comment letter.

June 9, 2022

Riverside County Planning Department  
ATTN: Kathleen Mitchell  
P.O. Box 1409  
Riverside, CA 92502-1409

Re: Plot Plan No. 210017, Change of Zone No. 2100011, Noise Exception No. 2100001

Good Day,

I am **opposed** to the granting of the Noise Exception for this project. Outdoor amplified music/sound is continuing to degrade the quality of life for residents in the winery district. We, like many area residents, moved into this area when there were few wineries and almost no outdoor special events. The proliferation of wineries with special occasion facilities and outdoor amplified music is having a negative impact on the peaceful enjoyment of our properties. While this project is several miles from our property, my concern is the establishment of precedent for granting a noise exception for all future projects which will continue to degrade the living experience for residents in wine country. The planning department must take the concerns of residents of the district seriously.

11

Thank you.

Sincerely,

Wendell J. Cole  
40540 Chaparral Drive  
Temecula, CA 92592

**Comment I1:** This comment addresses their opposition to the noise exception for the Project and states that it will continue to degrade the quality of life for residents in the winery district. The comment further expresses concern of precedent of granting this noise exception and that it would lead to granting all future noise exceptions for other projects in the wine country.

**Response to Comment I1:** As discussed on page 106 of the IS/MND, Ordinance No. 847 Section 7, *Exceptions*, allows for the application for single or continuous exceptions from the provisions of Ordinance No. 847. Approval of the proposed Noise Exception (NE 2100001) would satisfy the Section 7 Exceptions requirement for a continuous event. The noise exception would only be used for special occasions that would not occur on a daily basis. Chapter 17.142 of the County's Municipal Code defines special occasion as an indoor or outdoor facility or area which is used for special occasions such as weddings, parties, concerts, conferences, charity events, and fundraiser events for a specific period of time in return for compensation. Special occasions would be required to end prior to 12 am with no noise amplification after 10 pm. In addition, the outdoor event space would be located to the south of the winery which would not face the nearby residences. The concern of future noise exemptions for projects would be at the discretion of the County on a case-by-case basis. Thus, no further response is warranted.



**Mitchell, Kathleen**

---

**From:** Pam Nelson <pamela05n@yahoo.com>  
**Sent:** Thursday, June 9, 2022 12:56 PM  
**To:** Mitchell, Kathleen  
**Subject:** 18945 Plot plan 210017

**CAUTION:** This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Item 1: Noise exception for winery (applicant EDP Solutions)

We oppose any exception for noise. The Noise Ordinance protects residents from the negative impacts of excessive noise. Studies and our experiences have shown that noise can create health problems, both physical and mental issues.

The Temecula Wine Country should hold a standard of being a beautiful, serene tourist destination. Cumulative effects of multiple sites with amplified and other noise over the ambient level could create an economic downtrend for the region. Already, many people tell me that the area is becoming too commercialized for their tastes and are seeking more calm atmospheres for tasting and dining.

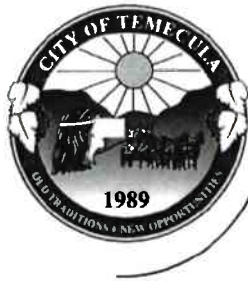
Let's make sure that development in wine country adheres to County regulations so that residents, as well as, wineries can sustain a quality of life that serves our region.

Thank you,  
Pam and Greg Nelson

**Comment 12:** This comment addresses their opposition to the noise exception for the Project and states that the noise ordinance protects residents from the negative impacts of excessive noise. The comment mentions that the Temecula Wine Country should hold a standard of being a beautiful, serene tourist destination. The comment further discusses that the development should adhere to County regulations so that residents and wineries can sustain a quality of life that serves the region.

**Response to Comment 12:** As discussed in Response I1, Chapter 17.142 of the County's Municipal Code defines special occasion as an indoor or outdoor facility or area which is used for special occasions such as weddings, parties, concerts, conferences, charity events, and fundraiser events for a specific period of time in return for compensation. Special occasions would be required to end prior to 12 am with no noise amplification after 10 pm. The noise exception would only be used for special events that would not occur on a daily basis. In addition, the outdoor event space would be located to the south of the winery which would not face the nearby residences. As discussed on Page 105 of the IS/MND, the Project operational noise levels would not exceed the 55 dBA daytime and 45 dBA nighttime noise level standards established by the County. In addition, noise exceptions are approved on a case-by-case basis based on substantial evidence from Project-specific Noise Analysis. The noise exceptions are conditioned upon using decibel-measuring devices to measure amplified music sound levels and conducting follow-up noise measurements. Thus, cumulative impacts would not be significant as approved projects with noise exceptions would be continuously monitored with decibel-measuring devices and would not exceed thresholds established by the County.

As discussed on Page 41 of the IS/MND, the Project has incorporated various design features pursuant to the Wine Country Community Plan (WCCP) Design Guidelines that are specifically intended to maintain the rural Wine Country character, including limiting the winery building to one story in height and use of materials and architecture that corresponds with the rural wine country atmosphere of the area. This includes use of natural stone veneer, concrete and faux wood siding, corrugated metal panels, and rough finished plaster. The Project would adhere to applicable County development standards. Thus, no further response is warranted.



# City of Temecula

**Community Development**  
 41000 Main Street • Temecula, CA 92590  
 Phone (951) 694-6400 • Fax (951) 694-6477 • TemeculaCA.gov

June 8, 2022

Kathleen Mitchell  
 Project Planner  
 Riverside County Planning Department  
 4080 Lemon Street, 12<sup>th</sup> Floor  
 Riverside, CA 92501

Subject: Temecula Winery Environmental Assessment (SCH2022050266)

Dear Ms. Mitchell,

The City of Temecula appreciates the opportunity to provide comment on the Temecula Winery Environmental Assessment (EA), dated May 20, 2022.

The City understands that the proposed project would modify the zoning designation of four parcels totaling approximately 21 acres from Citrus Vineyard "CV" to Wine-Country Winery "WC-W" zoning designation. Additionally, that the proposed project would allow for the construction and operation of a 19,855 ft<sup>2</sup> Class V winery to include:

- Restaurant, serving areas, bars, lounges and tasting areas – 2,700 ft<sup>2</sup>
- Winery/Inn Business operations – 2,312 ft<sup>2</sup>
- Winery general retail – 825 ft<sup>2</sup>
- Inn Guest Rooms – 4,011 ft<sup>2</sup>
- Wine Production/Processing – 2,508 ft<sup>2</sup>
- Winery Storage – 1,989 ft<sup>2</sup>
- Circulation, hallways, restrooms, etc. – 5,510 ft<sup>2</sup>

O1.1

This project site is approximately 2,000 feet east of the City of Temecula border along Butterfield Stage Road, and in close proximity to a large number of single-family residences. The application contains a Noise Exemption (No. 2100001) for outdoor amplified music. The City's experience with live, amplified music in Old Town is that sound travels and decibel travel varies greatly depending upon stage orientation, weather, humidity and buffering. The City understands that a Noise Impact Analysis was prepared for the project. After review, the City remains concerned for the noise impacts to neighbors and surrounding residents and is providing the following comments:

O1.2

- Page 6 of the analysis misstates its proximity to The City of Temecula as 6 miles

- Exhibit 9-A lacks details, such as stage placement, speaker quantity, etc. at the additional outdoor event spaces
- Page 33 CADNAA Noise Prediction Model lacked a receiver unit directly east, the direction of the City
- Assumptions about amplification level and wattage proposed are not present
- Noise contour map for normal operations and events
- Hours of operation for events to include music cutoff time
- Information on the size of the anticipated crowds

O1.2  
Cont.

A more thorough noise analysis that demonstrates that the activities described in the application would not be detrimental to the health, safety, or general welfare of the community per Riverside County Ordinance 847 Section 7(b). The City of Temecula appreciated the opportunity to provide comments on the Temecula Winery Environmental Assessment.

Should you have any further questions, please contact Mark Collins, Assistant Planner, at [Mark.Collins@TemeculaCA.gov](mailto:Mark.Collins@TemeculaCA.gov) or (951) 506-5172.

Regards,



Luke Watson

Deputy City Manager

cc: Aaron Adams, City Manager  
Kevin Hawkins, Assistant City Manager  
Peter Thorson, City Attorney  
Maricela Marroquin, Assistant City Attorney

**Comment O1.1:** This comment is a summary of the Project components.

**Response O1.1:** This comment is introductory in nature and does not raise any specific concerns regarding the environmental analysis for the Project. Thus, no further response is warranted.

**Comment O1.2:** This comment states that the Project site is 2,000 feet east of the City of Temecula border along Butterfield Stage Road, and in close proximity to a large number of single-family residences. The comment discusses that the application contains a Noise Exemption for outdoor amplified music and expresses the City's concerns for noise impacts to the neighbors and surrounding residences generally.

Specifically, the commentor lists the following concerns:

- Page 6 of the analysis misstates the proximity to the City of Temecula as 6 miles.
- Exhibit 9-A lacks details including stage placement, speaker quantity for the outdoor event spaces.
- Page 33 lacked a receiver unit directly east, towards the City.
- assumptions about amplification level and wattage proposed are not present.
- the noise contour map provided is for normal operations and events.
- hours of operation for events should include music cutoff times.
- information on the size of the anticipated crowds should be included.

Finally, the comment suggests a more thorough noise analysis is needed that demonstrates that the activities described in the applications would not be detrimental to the health, safety, or general welfare of the community per Riverside County Ordinance 847.

**Response O1.2:**

The commenter correctly notes that the Project site is located approximately 2,000 feet or .38 miles east of the City of Temecula border along Butterfield Stage Road. Page 6 of the noise report has been revised with the proper distance of 2,000 feet and has been filed with the County.

A receiver was not placed to the east in the City of Temecula because there are no receivers within 2,000 feet to the east, and the receivers within the City of Temecula are not in close proximity to the Project site; therefore, the closest receivers to the Project site were analyzed to determine if the Project would impact them. As shown in the Noise Analysis and in Section 27 of the MND, the Project would not result in significant operational noise impacts at the nearest residences, including from special events. Starting on page 107, the MND addresses special event noise and as shown in Table N-10, the maximum special event noise would not exceed 51.5 dBA under the loudest outdoor noise scenario at a distance of 1,280 feet. This distance is closer to the noise source than any sensitive receptor in the City of Temecula, which is at least 2,000 feet away. Additionally, Ordinance No. 847 Section (d), Sound Amplifying Equipment and Live Music, prohibits the operation of sound amplifying equipment or performance of live music between the hours of 10:00 p.m. and 8:00 a.m., and at any other time such that the equipment or live music is audible at a distance greater than 200 feet from the source. Therefore, the Project does not have the potential to impact City of Temecula residents.

As discussed in the first paragraph on page 107 of the IS/MND, the proposed Project includes a main entrance, lobby, and special event space with an additional exterior grass venue and exterior event

space that would be used to host events such as weddings, concerts, and corporate meetings. Special events may be held indoors or outdoors. Ordinance 847 and the WCCP Program EIR include specific restrictions on outdoor events with noise amplification, likely due to the typical lack of noise attenuation from structures. Stationary noise emanating from the wineries would occur from both live/amplified music and activities involving crowds of people (e.g., parties, weddings, receptions, social gatherings, etc.). Crowd noise is dependent on several factors including vocal effort, total number of people, whether the source is synchronous or random in time, and whether the orientation of the crowd members is random or diffused. Stage placement and speaker quantity may vary dependent on the event and staging that takes place. However, at no time can equipment or live music be audible at a distance greater than 200 feet from the source and outdoor uses and amplified noise must cease by 10:00 P.M. The County requires additional noise measurements to be performed after two code violation notices for excessive noise and as such, follow-up noise measurements will be conducted and decibel-measuring devices will be used to measure amplified music sound levels to ensure the Project complies with the noise exception. In addition, the outdoor event space is located to the south of the winery and does not face the nearby residences. The statement of operations which has been reviewed by the County includes a maximum occupancy of 200 people for the Special Occasion Facility. The Project would comply with County Ordinance 847 and a noise exception is granted on a case-by-case basis, which requires the decision-making bodies to consider such factors as the proposed duration of the activities and their location in relation to sensitive receptors. The Riverside County Sheriff and Code Enforcement would ensure that the Project complies with County Ordinance 847 and the noise exception. Thus, no further analysis is required.

Therefore, the noise analysis and MND demonstrates that the activities described in the applications would not be detrimental to the health, safety, or general welfare of the community per Riverside County Ordinance 847. Thus, the noise levels from the proposed Project at the residences within Temecula would also result in a less than significant impact and not additional analysis is necessary.



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: <b>22-246077</b>
STATE CLEARINGHOUSE NUMBER <i>(if applicable)</i>

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>CLERK OF THE BOARD OF SUPERVISORS</b>	LEAD AGENCY EMAIL <b>COB@RIVCO.ORG</b>	DATE <b>06/29/2022</b>
COUNTY/STATE AGENCY OF FILING <b>RIVERSIDE</b>		DOCUMENT NUMBER <b>E-202200603</b>
PROJECT TITLE <b>CZ2100011 PP210017</b>		

PROJECT APPLICANT NAME <b>CLERK OF THE BOARD OF SUPERVISORS</b>	PROJECT APPLICANT EMAIL <b>COB@RIVCO.ORG</b>	PHONE NUMBER <b>(951) 955-1069</b>
PROJECT APPLICANT ADDRESS <b>4080 LEMON ST.1 ST FLOOR,</b>	CITY <b>RIVERSIDE</b>	STATE <b>CA</b>
		ZIP CODE <b>92501</b>
PROJECT APPLICANT <i>(Check appropriate box)</i>		
<input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity		

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input type="checkbox"/> County documentary handling fee		\$ _____ <b>\$0.00</b>
<input type="checkbox"/> Other		\$ _____

**PAYMENT METHOD:**

<input type="checkbox"/> Cash <input type="checkbox"/> Credit <input type="checkbox"/> Check <input checked="" type="checkbox"/> Other	<b>TOTAL RECEIVED</b>	<b>\$ _____ <u>\$0.00</u></b>
--	-----------------------	-------------------------------

SIGNATURE <b>X</b> <i>W. Sandral</i>	AGENCY OF FILING PRINTED NAME AND TITLE <b>Deputy</b>
---	--

RECEIVED RIVERSIDE COUNTY  
 CLERK/BOARD OF SUPERVISORS  
 2022 AUG 12 AM 11:11

*7/12/22 21.1*

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN, CHANGE OF ZONE, AND ORDINANCE IN THE SOUTHWEST AREA PLAN, 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, July 12, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Plot Plan No. 210017, Change of Zone No. 2100011, Adoption of Ordinance No. 348.4986, and Noise Exception No. 2100001.** **Change of Zone No. 2100011** is a proposal to alter the subject sites' existing zoning from Citrus/Vineyard (C/V) to Wine Country-Winery (WC-W) to put the parcels into compliance with the Temecula Valley Wine Country Policy Area; **Plot Plan No. 210017** is an application for the construction of a Class V winery consisting of a vineyard, a wine production and storage facility, a special occasions and restaurant facility, and a Bed & Breakfast to provide 10 room for patrons and overnight guests; **Noise Exception No. 2100001** 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. – APNs: 951-020-001, 951-020-002, 951-060-001, & 951-060-002. This proposed project is located north of Madera de Playa Drive, east and west of Calle Encantado, and south of Rancho California Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **Adopt a Mitigated Declaration for Environmental Assessment No. 210027, Approve Change of Zone No. 2100011, Adopt Ordinance No. 348.4986, Approve Noise Exception No. 2100001, and Approve Plot Plan No. 210017.**

On June 15, 2022 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 4-0, with Commissioner Sanchez absent from the proceedings. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KATHLEEN MITCHELL, PROJECT PLANNER, AT (951) 955-6836 OR EMAIL [KMITCHELL@RIVCO.ORG](mailto:KMITCHELL@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 Department 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 Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: June 28, 2022

Kecia R. Harper, Clerk of the Board  
By: Zuly Martinez, Board Assistant

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202200603  
06/29/2022 12:33 PM Fee: \$ 0.00  
Page 1 of 1

Removed: 8/19/2022 By: C. Sandoval Deputy

