



June 17, 2022

Tim Wheeler
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Subject: Plot Plan No. 26225 Revised Permit No. 1 – Class V Winery - APN 943-210-012

Dear Tim Wheeler:

Eastern Municipal Water District (EMWD) thanks you for the opportunity to review the Case Transmittal regarding: *The Revised permit for Plot Plan 26225 proposes to expand the existing wine tasting/production building of 4,851 sqft by adding an additional 6,075 sqft (for a total of 10,926 sqft). The expanded building area will consist of an increased wine production area, wine storage, wine lab, barrel washroom, staff restrooms, staff breakroom, offices, conference room, and a covered tractor parking area. Additionally, the existing wine tasting/production building area will be adjusted to add an expanded kitchen, a dining area, and a wine tasting bar. The originally proposed patios cover attached to the building will be removed and replaced with 9 free-standing patio covers, along with the addition of an outdoor wine tasting bar and refrigeration unit. Furthermore, the Class V Winery is proposing limited special occasions (dive-in movies) in the overflow parking area (location of the future wine hotel). The Class V Winery would be closed to wine tasting or visiting patrons when an outdoor special occasion is occurring.*

EMWD provides you the following comments with regards to sewer service:

A - Please be advised that the Project is located within EMWD's sewer service area, namely, within the Wine Country Sewer Special Benefit Area (shown in **Attachment A**). The project is fronted by an EMWD 18-inch sewer main pipe (shown in **Attachment B**).

Board of Directors
Philip E. Paule, Vice President Jeff Armstrong Stephen J. Corona Randy A. Record David J. Slawson

2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300
T 951.928.3777 • F 951.928.6177 www.emwd.org

B – As a condition to receive sewer-service from EMWD, the project sponsor is required to submit additional information (such as proposed improvement and estimated sewer-flow generation) for EMWD’s review and issuance of Design Conditions in support of establishing a sewer connection to existing facilities.

C - To that end, EMWD requires beginning dialogue with the project proponent at an early stage in site design and development, via a one-hour complimentary Due Diligence meeting. To set up this meeting, the project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our “New Development Process” web page, under the “Business” tab, at www.emwd.org. This meeting will offer the following benefits:

1. Describe EMWD’s development work-flow process
2. Identify project scope and parameters
3. Preliminary, high level review of the project within the context of existing infrastructure
4. Discuss potential candidacy for recycled water service

Following the Due Diligence meeting, to proceed with this project, the Design Conditions (DC) will need to be developed by the developer’s engineer and reviewed/approved by EMWD prior to submitting improvement plans for Plan Check. The DC process will provide the following:

1. Technical evaluation of the project’s preliminary design
2. Defined facility and easement requirements, i.e. approved DC
3. Potential facility oversizing and cost estimate of EMWD’s participation
4. Exception: for feasibility evaluation of purchase acquisition, only a conceptual facilities assessment may be developed.

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.

Sincerely,



Maroun El-Hage, MPA, MS, PE
Principal Civil Engineer
Development Services Department
Eastern Municipal Water District

Plot Plan No. 26225 Revised Permit No. 1
Class V Winery – APN 943-210-012
June 16, 2022
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MEH:lm

Attachments: Case Transmittal
Attachment A – Special Benefit Area Map
Attachment B – Vicinity Map to Nearest Existing Facilities

cc: Jeff Kirshberg, Water Resources Manager, RCWD
Lanaya Alexander, Assistant General Manager, EMWD
Corey Wallace, Development Services Director, EMWD
Laura Barraza, Principal Civil Engineer, EMWD
Roxanne Rountree, Senior Public Affairs Officer, EMWD
Alicia Arana, Development Services Manager, EMWD



RIVERSIDE COUNTY PLANNING DEPARTMENT

RECEIVED JUN - 7 2022

John Hildebrand
Planning Director

DEVELOPMENT ADVISORY COMMITTEE ("DAC") SECOND CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: May 26, 2022

TO:

WQMP Transportation
Traffic Study Transportation
Grading Transportation
LSCP Landscape Transportation
Code Enforcement
Building & Safety – Plan Check

Environmental Health Dept.
Fire Marshal (Riverside)
Flood Control
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: Washington
Planning Commissioner: Thornhill

Eastern Municipal Water District (EMWD)
Rancho California Water District (RCWD)
Southern California Edison Co. (SCE)

2nd Submittal - PLOT PLAN NO. 26225, REVISED PERMIT NO. 1 – Applicant: Akash Patel – Engineer/Representative: Axis 3 Architects c/o Joshua R. Sigler – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture (AG) – Location: North of Calle Contento, west of Rancho California Road, east of Vista del Monte, south of Vino Way – 19.43 Acres – Zoning: Wine County - Winery (WC-W) – **REQUEST:** The Revised permit for Plot Plan 26225 proposes to expand the existing wine tasting/production building of 4,851 sqft by adding an additional 6,075 sqft (for a total of 10,926 sqft). The expanded building area will consist of an increased wine production area, wine storage, wine lab, barrel washroom, staff restrooms, staff breakroom, offices, conference room, and a covered tractor parking area. Additionally, the existing wine tasting/production building area will be adjusted to add an expanded kitchen, a dining area, and a wine tasting bar. The originally proposed patios cover attached to the building will be removed and replaced with 9 free-standing patio covers, along with the addition of an outdoor wine tasting bar and refrigeration unit. Furthermore, the Class V Winery is proposing limited special occasions (dive-in movies) in the overflow parking area (location of the future wine hotel). The Class V Winery would be closed to wine tasting or visiting patrons when an outdoor special occasion is occurring. No other changes or revisions are proposed than what was already previously approved under the original entitlement. – APN: 943-210-012 – Related Case: PP26225 – **BBID: 496-468-772**

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand
Planning Director*

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **DAC internal review on June 2, 2022**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Tim Wheeler, Project Planner at (951) 955-6060, or e-mail at twheeler@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

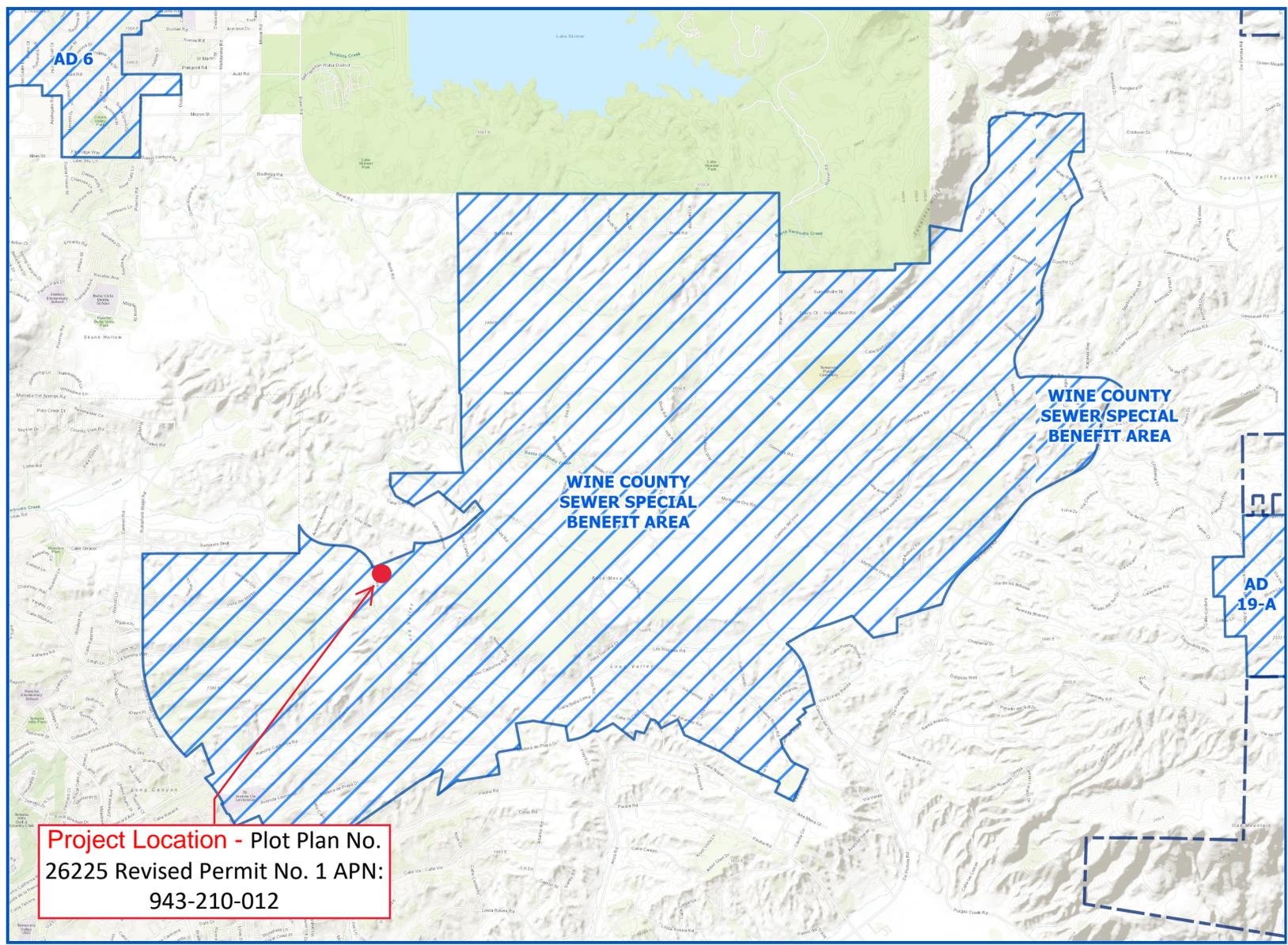
PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



EMWD HydroMapper

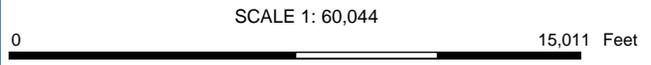


Legend

- EMWD District Boundary
- EMWD Main Office
- Highway
- AD's and CFD's

Notes

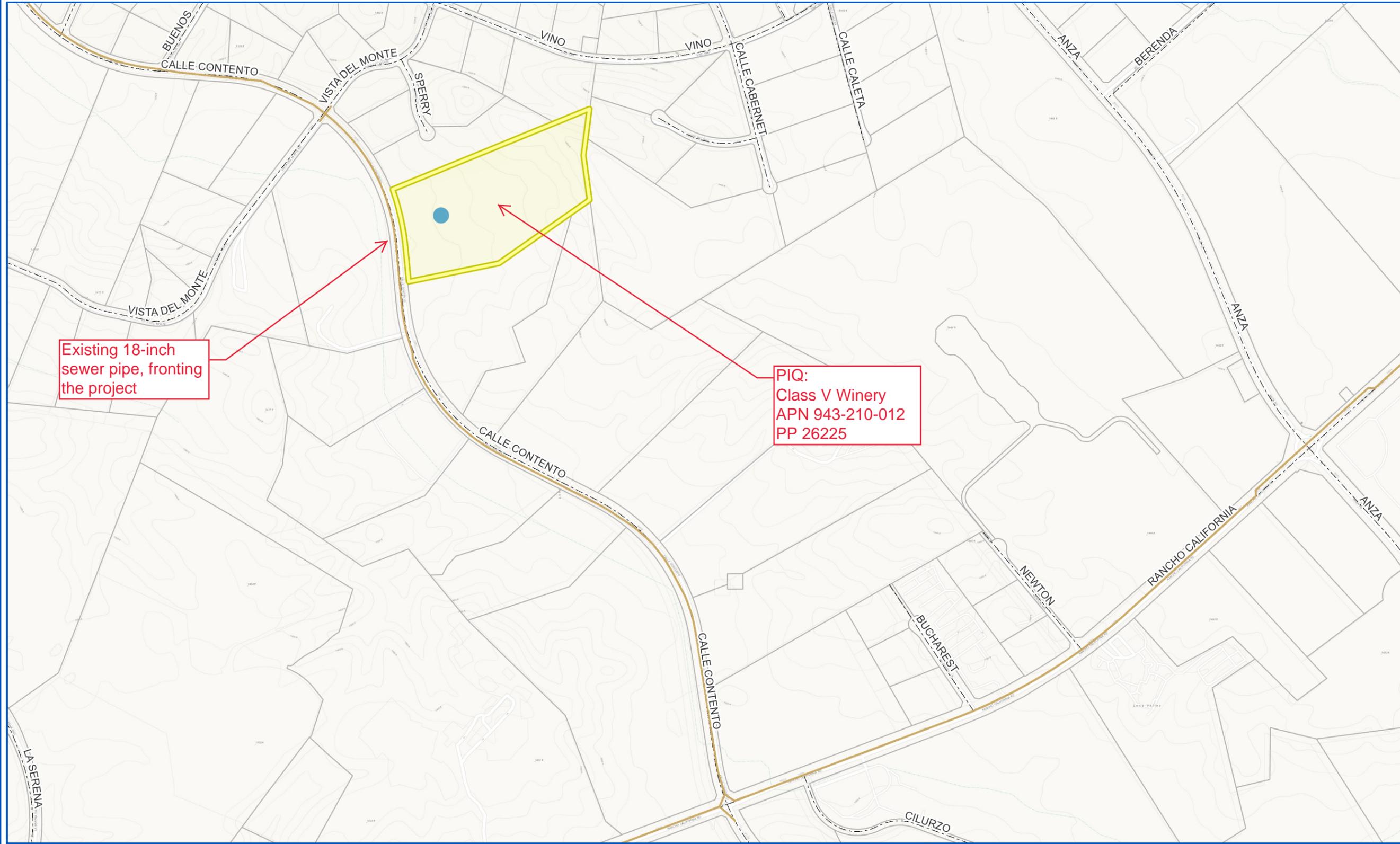
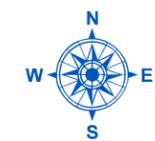
Project Location - Plot Plan No.
 26225 Revised Permit No. 1 APN:
 943-210-012



GIS data shown is for informational purposes only, is subject to change without notice and may not be suitable for legal, engineering, construction, or surveying purposes. Information should be reviewed against reliable sources to ascertain its usability. Eastern Municipal Water District assumes no liability for any incorrect results, any lost profits and direct, special, indirect or consequential damages to any party, arising out of or in connection with the use or the inability to use the data hereon or the services.



EMWD HydroMapper



Existing 18-inch sewer pipe, fronting the project

PIQ:
Class V Winery
APN 943-210-012
PP 26225

Legend

- Swr Interagency Tie
- Swr Main**
 - As Built, Collection
 - As Built, Distribution
 - As Built, Effluent Force
 - As Built, Influent Force
 - As Built, Transmission
 - CIP, Collection
 - CIP, Effluent Force
 - CIP, Influent Force
 - CIP, Transmission
 - Swr Main Abandoned
 - Swr Main Murrieta
- Streets
- Swr Lift Station
- Swr Lift Station Polygon
- Swr Treatment Plant
- EMWD District Boundary
- EMWD Main Office
- EMWD Sites
- Highway
- Riverside County Parcel La
- Riverside County Parcel Pc

Notes



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