



October 7, 2025

Project No. 22061-70
CGR No. 240022

Mr. Rick Neugebauer
RTN DEVELOPMENT, INC.
27555 Ynez Road, Suite 208
Temecula, CA 92590

Subject: Revised Response to the County of Riverside Review Comments #5 Regarding County Geologic Report 240022, Proposed Haven Vineyards, Assessor's Parcel Number 927-670-009, 41625 Camino Del Vino, Temecula Area, Riverside County, California

References: CW Soils, Inc., 2025, *Revised Response to the County of Riverside Review Comments #4 Regarding County Geologic Report 240022, Proposed Haven Vineyards, Assessor's Parcel Number 927-670-009, 41625 Camino Del Vino, Temecula Area, Riverside County, California*, dated September 9, 2025.

CW Soils, Inc., 2025, Response to the County of Riverside Review Comments #3 Regarding County Geologic Report 240022, Proposed Haven Vineyards, Assessor's Parcel Number 927-670-009, 41625 Camino Del Vino, Temecula Area, Riverside County, California, dated July 31, 2025.

CW Soils, Inc., 2025, Response to the County of Riverside Review Comments #2 Regarding County Geologic Report 240022, Proposed Haven Vineyards, Assessor's Parcel Number 927-670-009, 41625 Camino Del Vino, Temecula Area, Riverside County, California, dated May 30, 2025.

CW Soils, Inc., 2024, Response to the County of Riverside Review Comments Regarding County Geologic Report 240022, Proposed Haven Vineyards, Assessor's Parcel Number 927-670-009, 41625 Camino Del Vino, Temecula Area, Riverside County, California, dated September 30, 2024.

CW Soils, Inc., 2024, Update Geotechnical Interpretive Report, Proposed Haven Vineyards, Assessor's Parcel Number 927-670-009, 41625 Camino Del Vino, Temecula Area, Riverside County, California, dated July 2, 2024.

Dynamic Geotechnical Solutions, 2022, Preliminary Geotechnical Investigation Report for the Proposed Haven Vineyard Development, APN 927-670-009, Located on Camino del Vino, City of Temecula, Riverside County, California, dated June 30, 2022.

Introduction

CW Soils has prepared this revised response to the Review Comments letter for the above referenced project prepared by the County of Riverside Transportation and Land Management Agency, Planning Department dated September 29, 2025. The two comments will be listed below followed by our response to each comment. The

◻ CW SOILS, 23251 Kent Court, Murrieta, CA 92562 ◻ 951-304-3935 ◻

following changes and clarifications should be considered part of and attached to the subject update report by CW Soils, Inc. referenced above.

COMMENT NO. 1

1. **“Please provided an updated geotechnical map exhibit and pertinent cross-sections showing the proposed 2:1 slopes and any related retaining walls, etc. on the proposed grading plan. Provide updated geotechnical analyses (global and surficial) of the 2:1 cut slopes, any retaining walls, etc.”**

Response – The flattened proposed cut slopes have higher factors of safety than the previously submitted analyses having Factors of Safety above 1.5. The proposed retaining walls will not negatively affect global stability. Surficial analyses have already been provided. An updated Geotechnical Map – Plate 1, REV 3 with the revised grading plan has been provided herein.

COMMENT NO. 2

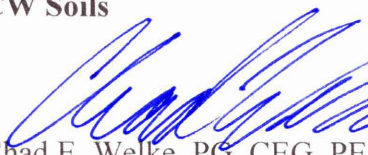
2. **“Based on the information provided in the report, native, and proposed cut and fill slopes are potentially surficially unstable. The consultant incorrectly states that the County Geologist is specifically requiring “jute matting” to be placed on the proposed fill slopes. It is the responsibility of the geotechnical consultant, not the County, to provide specific remedial measures as warranted. Please address.”**

Response – CW Soils will humbly recommend mitigation measures that are technically sound and warranted. However, jute matting for fill slopes is not technically sound nor warranted. The previously submitted results of the surficial stability calculations of 2:1 fill slopes, see Surficial Stability Calculation No. 1, should be accepted or rejected. If rejected, a specific technical reason that supersedes the results of direct laboratory testing of the on-site soils should be provided for CW Soils’ response.

CW Soils appreciates the opportunity to offer our services on this project. If we can be of further assistance, please do not hesitate to contact the undersigned at your convenience.

Respectfully submitted,

CW Soils


Chad E. Welke, PG, CEG, PE
Principal Geologist/Engineer



Attachments: County of Riverside Review Comments #5 Letter (Rear of Text)
Geotechnical Map – Plate 1, REV 3
Surficial Stability Calculation No. 1

Distribution: (1) Addressee (email)



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Earle Hildebrand III
Planning Director

September 29, 2025

CW SOILS

Attn: Chad E. Welke, PE C63712
info@cwsoils.com

RE: Review Comments No. 5 for County Geologic Report No. 240022 (PPT240015):

CW SOILS, 2024, Update Geotechnical Interpretive Report, Proposed Haven Vineyards, Assessor's Parcel Number 927-670-009 41625 Camino Del Vino, Temecula Area, Riverside County, California Project No. 22061-10A, Dated July 2.

CW SOILS, 2024, Response to the County of Riverside Review Comments Regarding County Geologic Report 240022, Proposed Haven Vineyards, Assessor's Parcel Number 927-670-009, 41625 Camino Del Vino, Temecula Area, Riverside County, California, dated September 30.

CW SOILS, 2025, Response to the County of Riverside Review Comments #2 Regarding County Geologic Report 240022, Proposed Haven Vineyards, Assessor's Parcel Number 927-670-009, 41625 Camino Del Vino, Temecula Area, Riverside County, California, dated May 30.

CW SOILS, 2025, Response to the County of Riverside Review Comments #3 Regarding County Geologic Report 240022, Proposed Haven Vineyards, Assessor's Parcel Number 927-670-009, 41625, Camino Del Vino, Temecula Area, Riverside County, California, dated July 31.

CW SOILS, 2025, Revised Response to the County of Riverside Review Comments #4 Regarding County Geologic Report 240022, Proposed Haven Vineyards, Assessor's Parcel Number 927-670-009, 41625 Camino Del Vino, Temecula Area, Riverside County, California, dated September 9.

County Geologic Report GEO No. 240022 submitted for project PPT240015 incorporates the above reports and responses prepared by CW Soils. Prior to scheduling this project for public hearing, responses to the following comments shall be submitted to the County Geologist for review and approval:

1. Please provided an updated geotechnical map exhibit and pertinent cross-sections showing the proposed 2:1 slopes and any related retaining walls, etc. on the proposed

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

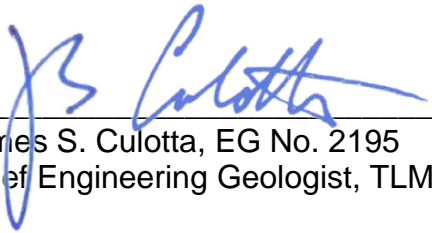
project grading plan. Provide updated geotechnical analyses (global and surficial) of the 2:1 cut slopes, any retaining walls, etc.

2. Based on the information provided in the report, native, and proposed cut and fill slopes are potentially surficially unstable. The consultant incorrectly states that the County Geologist is specifically requiring "jute matting" to be placed on the proposed fill slopes. It is the responsibility of the geotechnical consultant, not the County, to provide specific remedial measures as warranted. Please address.

Note that no engineering review of this report or formal review of provided building code information are a part of this review. Formal review of engineering design and building code data will be made by the County of Riverside, as appropriate, at the time of grading and/or building permit submittal to the County.

Please email jculotta@rivco.org if you have any questions. Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
John Earle Hildebrand III,
Planning Director



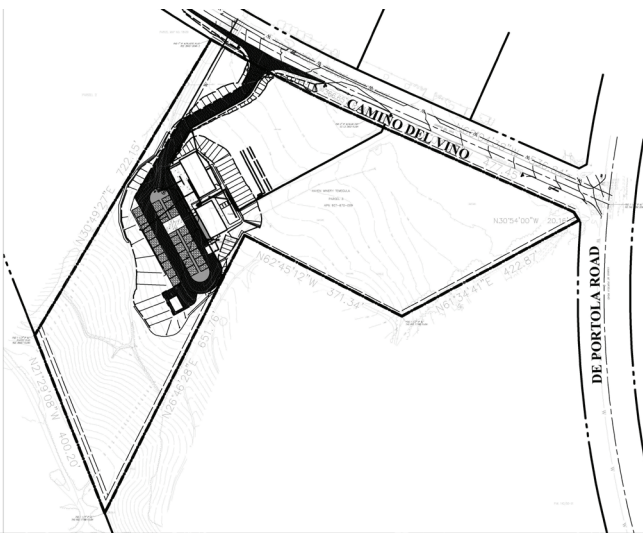
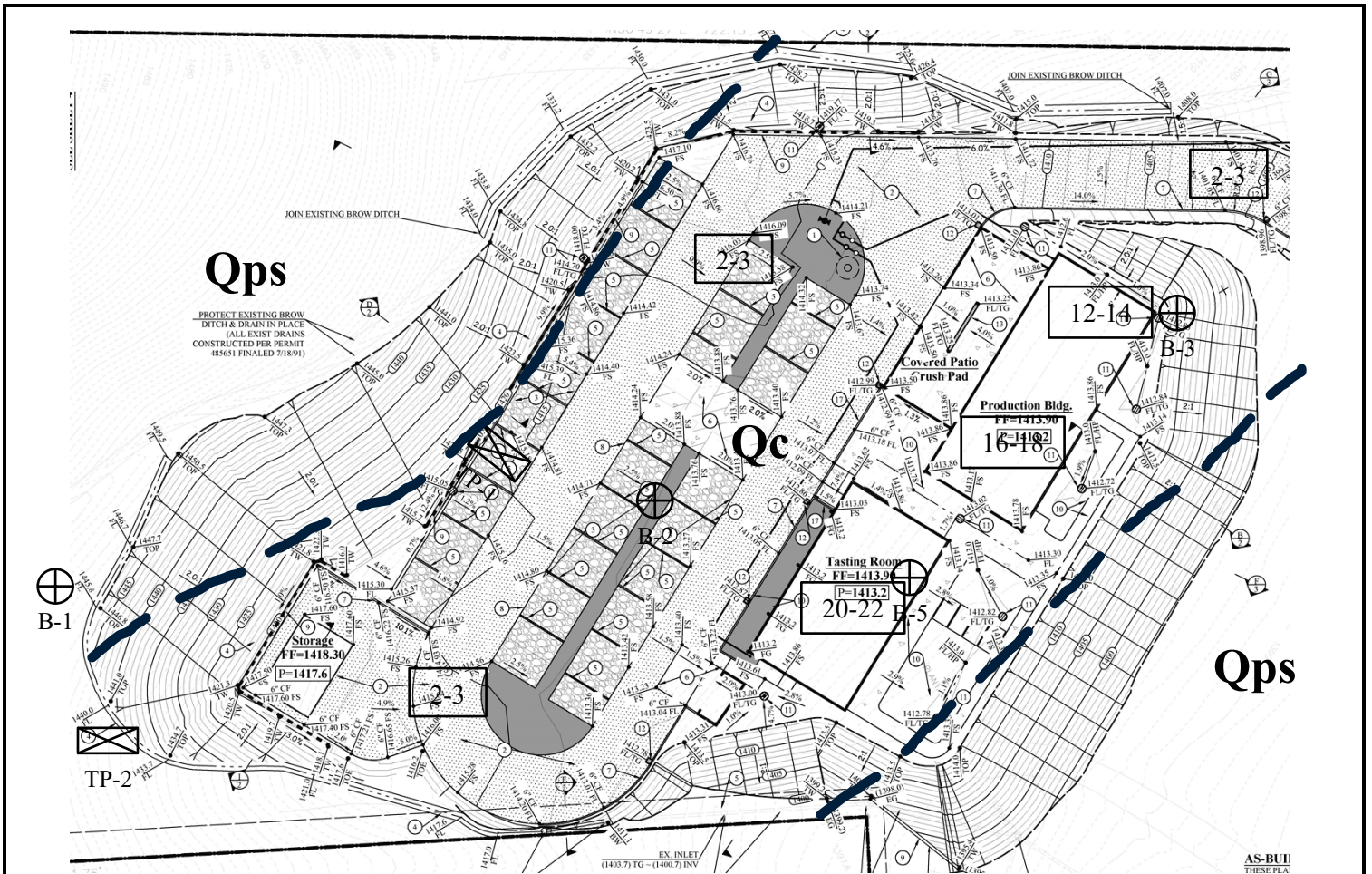
James S. Culotta, EG No. 2195
Chief Engineering Geologist, TLMA-Planning

cc: Planner: Blanca Bernardo (bbernardino@rivco.org)
Applicant: Rick Neugebauer (rick@rtndevelopment.com)
Engineer Rep.: Mike Benesh (mlbenesh@robhamers.com)

File: X:\Geology\Conditions\1 Comments GEO\GEO240001-GEO240022 Review Comments #5

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555




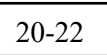


LEGEND

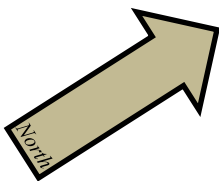
Locations are Approximate

Geologic Units


- Qc – Quaternary Colluvial Deposits
- Qps – Quaternary Pauba Formation

Symbols

-  – Geologic Contact
-  – Recommended Removal Depth (feet)
-  B-5 – Exploratory Boring (DGS, 2022)
-  TP-2 – Exploratory Test Pit (DGS, 2022)



REFERENCE: Robin B. Hamers and Assoc., Inc., 2024, *Precise Grading Plan*, Sheet 5.

	Proposed Haven Vineyards		22061-10A
	GEOTECHNICAL MAP		1" = 60'
			2025

SURFICIAL STABILITY

PROJECT: Haven Vineyards

PROJECT NO.: 22061-70

CONSULTANT: CW

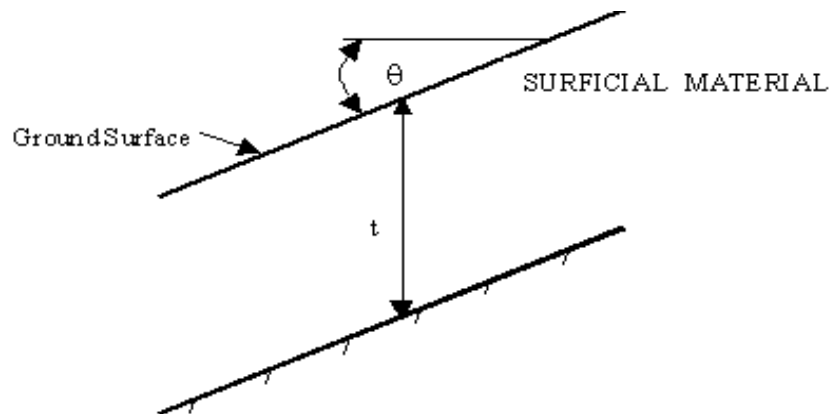


CALCULATION SHEET NO.: 1

CALCULATE THE SURFICIAL STABILITY OF THE EARTH MATERIAL USING THE INFINITE SLOPE ANALYSIS WITH PARALLEL SEEPAGE. THIS METHOD WAS RECOMMENDED BY THE ASCE AND THE BUILDING AND SAFETY ADVISORY COMMITTEE (8/16/78). MODIFIED FROM SKEMPTON & DeLORY, 1957.

CALCULATION PARAMETERS

EARTH MATERIAL:	Artificial Fill, Compacted	SHEAR DIAGRAM:	2
COHESION:	400 psf	SLOPE ANGLE:	26.6 degrees
PHI ANGLE:	31 degrees	SATURATION DEPTH (t):	4.0 feet
DENSITY:	120 pcf		



$$FS = \frac{C + (\gamma_{soil} - \gamma_{water}) \cdot t \cdot \cos^2 \theta \tan \Phi}{\gamma_{soil} \cdot t \cdot \cos \Phi \sin \Phi}$$

SAFETY FACTOR = 2.66

CONCLUSIONS:

THE CALCULATION INDICATES THAT COMPACTED FILL SLOPES ARE SURFICIALLY STABLE.