

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The Riverside County Planning Department has found the project listed below will not have a significant effect on the environment and a Mitigated Negative Declaration documenting the finding has been completed.

PLOT PLAN NO. 240015 (PPT240015) – Intent to Adopt a Mitigated Negative Declaration (MND) (CEQ220067) – Applicant: RTN Development, c/o Rick Neugebauer – Engineer/Representative: Robin Hamers & Associates, Inc., c/o Michael Benesh – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture: Agriculture (AG:AG) – Temecula Valley Wine Country Policy Area: Winery District – Location: South of Camino del Vino and west of De Portola Rd. – 10.15 Gross Acres – Zoning: Wine Country-Winery (WC-W) – **REQUEST:** PPT240015 proposes the development for an 8,421 sq. ft. Class II winery on approximately 10.15 gross acres consisting of a 1,760 sq. ft. wine production building, a 1,971 sq. ft. wine tasting building, a 600 sq. ft. storage building, a 134 sq. ft. trash enclosure, parking, walkways, drainage infrastructure, and landscaping. A total of 59 on-site parking spaces are proposed to accommodate employees and visitors. APN: 927-670-009. – Project Planner: Todd Carpenter at (951) 955-0698 or via email at tcarpenter@rivco.org.

The mitigated negative declaration for the proposed project is available for review online on the Planning Department website at <https://planning.rctlma.org/>, listed under Environmental Documents. Please contact the project planner regarding additional viewing methods.

Public Review Period: The public review period to comment on the environmental document is from February 13, 2026 to March 6, 2026 at 5:00pm. Any person wishing to comment on the proposed project may submit their comments in writing by U.S. mail, email, or by phone between the date of this notice.

All comments received, and any prepared responses to comments, will be submitted to the appropriate official, and will be considered, before making a decision on the proposed project. The official may take action on the project any time after September 16, 2024. A copy of the final decision will be mailed to anyone requesting such notification.

If this project is challenged in court, the court may limit the issues to those raised during the public comment period through written correspondence submitted to the Planning Department. Be advised that, because of public comment, the official may amend, in whole or in part, the proposed project. Accordingly, the development standards, design, or improvements may be changed in a way other than specifically proposed.

For further information regarding this project, or to offer written comments, please contact or submit to: Todd Carpenter at (951) 955-0698 or via email at tcarpenter@rivco.org.

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