

uses (e.g. farm equipment). Any improvements will be to County standards. No impacts are anticipated. No mitigation is required.

- f) The Project will not affect the need for new roadway maintenance. The Project is located off of Rancho California Road, which is an existing roadway, assigned by the County of Riverside's roadway maintenance list, which requires maintenance to be continuing and on-going on an annual basis. Any impacts are considered less than significant from the Project. No additional mitigation is required.
- g) Construction of the proposed Project may temporarily affect the operation of the immediate circulation network during the construction phase of the Project will be short-term and considered less than significant. No additional mitigation is required.
- h) The Project will not result in inadequate emergency access or access to nearby uses. The Project will take access to an existing, improved roadway that will adopted emergency response plan or an emergency evacuation plan. No impacts are anticipated and no mitigation is required.
- i) The Project will not result in any conflicts with any adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). There is no bus service in the immediate vicinity of the Project site. No impacts are expected from the Project and no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Wine Country Community Plan, and Temecula Valley Wine Country Design Guidelines.

Findings of Fact:

The approved Temecula Valley Wine Country Design Guidelines identifies a Regional Trail along the front of north side of project area along Rancho California Road. The project has been conditioned to provide a trail marking (crossing) along Rancho California Road in front of Via Siena.

- 70.PARKS 003 (USE – TRAIL CROSSING MARKINGS);

With the incorporation of these conditions of approval, any impacts are considered less than significant. No additional mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITY AND SERVICE SYSTEMS Would the project				
45. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review.

Findings of Fact:

a,b) Implementation of the proposed Project will not require or result in the construction of new treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. In addition, sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed. The proposed Project will tie into existing water Rancho California Water District (RCWD) facilities. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Department of Environmental Health Review

Findings of Fact:

a,b)Implementation of the proposed Project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects; or, result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. The proposed Project will tie into recently installed Eastern Municipal Water District (EMWD) facilities. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Riverside County General Plan, and Riverside County Waste Management District.

Findings of Fact:

a,b)The main disposal site in the vicinity of the proposed Project site is the El Sobrante Landfill in Corona. The El Sobrante Landfill is projected to reach capacity in 2030. Development on the proposed Project site would be served by a landfill with sufficient permitted capacity to accommodate the proposed Project's solid waste disposal needs. Impacts are considered incremental, yet less than significant. No additional mitigation is required.

The proposed Project would not substantially alter existing or future solid waste generation patterns and disposal services.

According to Condition of Approval 10.BS PLNCHK 001:

"GREEN BUILDING CODE (Non Residential): Included within the building plan submittal to the building department, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales;
2. Determines if materials will be sorted on site or mixed;
3. Identifies diversion facilities where material collected will be taken; and
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both."

The proposed Project would be consistent with the County Integrated Waste Management Plan. All development would be required to comply with the recommendations of the Riverside County Waste Management Department and be consistent with the County Integrated Waste Management Plan. These requirements are standard conditions, and are not considered unique mitigation pursuant to CEQA. Any impacts would be less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
48. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project application materials.

Findings of Fact:

- a) Implementation of the proposed Project will have an incremental effect on electricity facilities. Since the proposed Project is consistent with the Zoning for the proposed Project site, electricity planning needs have been taken into consideration in the short- and long-term planning by Southern California Edison. Therefore, implementation of the proposed Project will not impact electricity facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. Any impacts are considered less than significant. No mitigation is required.
- b) The proposed Project will be using propane, not natural gas. Therefore, implementation of the proposed Project will not impact natural gas facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.
- c) Implementation of the proposed Project will have an incremental effect on communication facilities. Since the proposed Project is consistent with the Zoning for the proposed Project site, communication facilities planning needs have been taken into consideration in the short- and long-term planning by Verizon. Therefore, implementation of the proposed Project will not impact communication facilities requiring or resulting in the construction of new facilities or the expansion

of existing facilities; the construction of which could cause significant environmental effects. Any impacts are considered less than significant. No mitigation is required.

- d) Please reference the discussion above in Section 25, Hydrology and Water Quality. The proposed Project will be required to comply with standard conditions that will ensure that all impacts will remain less than significant. Therefore, implementation of the proposed Project will not impact storm water drainage facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. Any impacts are considered less than significant. No mitigation is required.
- e) No street lighting is proposed. Therefore, implementation of the proposed Project will not impact the street lighting facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.
- f) The proposed Project will have a less than significant impact on public facilities (see Response 43.f for maintenance of public facilities, including roads). No mitigation is required.
- g) The proposed Project will not have an impact on other governmental services. No mitigation will be required.
- h) Please reference the discussion below in Section 49, Energy Conservation. Implementation of the proposed Project will serve to implement energy conservation plans. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
49. Energy Conservation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project application materials.

Findings of Fact:

- a) Implementation of the proposed Project will serve to implement energy conservation plans. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially	Less than	Less	No

	Significant Impact	Significant with Mitigation Incorporated	Than Significant Impact	Impact
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OTHER

50. Other:

Source: Staff review.

Findings of Fact:

N/A

Mitigation: N/A

Monitoring: N/A

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Sources: Staff review, and Project Application Materials.

Findings of Fact:

Implementation of the proposed Project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?

Sources: Staff review, and Project Application Materials.

Findings of Fact:

As demonstrated in Sections 1 - 49 of this Environmental Assessment, the proposed Project does not have impacts which are individually limited, but cumulatively considerable. Any impacts are considered less than significant. Standard conditions will apply to the proposed Project. No mitigation will be required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Staff review, and Project Application Materials.

Findings of Fact:

As demonstrated in Sections 1 - 49 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions will apply to the proposed Project. No mitigation will be required.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Riverside County General Plan, EIR No. 524, and General Plan EIR No. 441.

Earlier Project-Specific Analyses Used, if any: N/A

Location Where Earlier and Project-Specific Analysis, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Appendix A, References
See Enclosed CD

1. *Air Quality Impact Analysis. Blossom Winery, County of Riverside*, prepared by Giroux & Associates, dated September 2015
2. *Step I Habitat Assessment, Step II Part A Focused Burrow Survey, and Step II Part B Focused Burrowing Owl Survey and MSHCP Section 6.1.2 Riparian/Riverine and Vernal Pool Evaluation* prepared by TeraCor Resource Management, dated April 20, 2015
3. *Phase I Cultural Resources Assessment of the 20-Acre Blossom Winery Site (Lot 3, Tract 31444-1) Located at 35601 Rancho California Road, Temecula, Riverside County*, prepared by Archaeological Associates, July 15, 2015
4. *Preliminary Geotechnical Interpretive Report, Proposed Blossom Winery*, prepared by Earth-Strata, Inc., dated June 25, 2104
5. *Blossom Winery Greenhouse Gas Analysis*, prepared by Chambers Group, Inc. dated September, 2015
6. *Phase I Environmental Site Assessment of a Blossom Property, Parcel Number 942-220-001, Temecula, California 92592*, prepared by Earth-Strata, Inc., dated May 15, 2015
7. *Final Water Quality Management Plan for Tract 31444-1 and Blossom Winery, Rancho California Road and Via Sienna, Phase I, APN 942-210-001, 002 & 003*, prepared by Ventura Engineering, LLC, dated November 11, 2014
8. *Noise Impact Analysis, Blossom Winery. County of Riverside, California*, prepared by Giroux & Associates, February 23, 2015
9. *Traffic Consistency Evaluation for Blossom Winery (CUP3706)*, prepared by Kimley-Horn, dated December 22, 2014
10. *Traffic Management Plan, Blossom Winery*, dated August 9, 2015

CONDITIONAL USE PERMIT Case #: CUP03706

Parcel: 942-220-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a Class V Winery. CUP NO. 3706 for a Class V Winery includes:

- A Winery consisting of a 6,613 S.F. building used for wine tasting, retail sales, and barrel storage, and a 4,577 S.F. building used for wine production and barrel storage with an outdoor crush pad area; and,
- A 9,468 S.F. restaurant with associated porch, terrace, and outdoor serving areas with a 4,300 S.F swimming pool area with cabins, food serving area and pool facility; and,
- 296 parking spaces, landscaping and fenced delivery yard.

Normal business function associated with the winery includes wine tasting, wine tours, wine club activities, and winegrowers trade association events. An occasional party and corporate events may be held at the restaurant (similar to any other restaurants). No weddings or concert events are proposed or approved with this CUP.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action,

CONDITIONAL USE PERMIT Case #: CUP03706

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.)

RECOMMND

or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3706 shall be henceforth defined as follows:

APPROVED EXHIBIT A, DATED AUG. 24, 2015 = Conditional Use Permit No. 3706, Sheets PR-T Index Page, PR-1 Enlarged Site Plan, and Site Breakdown Plan (75% Planting Requirement)

APPROVED EXHIBIT B, C, AND M, DATED NOV. 25, 2014 = Conditional Use Permit No. 3706, Sheets PRT-2 through PR-3.1, Floor and Elevation Plans, Material Board

APPROVED EXHIBIT G, DATED NOV. 25, 2014 = Conditional Use Permit No. 3706, Sheet C-1, Conceptual Grading Plans

APPROVED EXHIBIT L, DATED AUG. 24, 2015 = Conditional Use Permit No. 3706, Conceptual Landscape Plans

APPROVED EXHIBIT X, DATED AUG. 24, 2015 = Conditional Use Permit No. 3706, Sheet PR 1.1 Photometric Plan

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION

RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

CONDITIONAL USE PERMIT Case #: CUP03706

Parcel: 942-220-001

10. GENERAL CONDITIONS

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities)

CONDITIONAL USE PERMIT Case #: CUP03706

Parcel: 942-220-001

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

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Parcel: 942-220-001

10. GENERAL CONDITIONS

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE -BLDG & SAFETY RECOMMND

CODE/ORDINANCE REQUIREMENTS:
The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All

CONDITIONAL USE PERMIT Case #: CUP03706

Parcel: 942-220-001

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE -BLDG & SAFETY (cont.) RECOMMND

Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

10.BS PLNCK. 2 USE -ADA REQUIREMENTS RECOMMND

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

E HEALTH DEPARTMENT

10.E HEALTH. 1 TVWC SEWER CONNECT-COMMERCIAL RECOMMND

Commercial projects within the Temecula Valley Wine Country (TVWC) Phase I and Phase II (Sewer) Infrastructure Study Area proposing onsite wastewater treatment exceeding cumulative discharges of wastewater flow greater than 1,200 gallons per day shall connect to the sanitary sewer within 60 days of it becoming available, for the disposal of all wastewater. Sewer shall be considered available when the main sewer is in the street in front of the property (or the sewer runs along any portion of the property boundary) and is active.

In the meantime, these commercial projects shall be allowed to install a 1,200 gallons per day conventional septic system with engineered flowmeter/diversion valve system to shift flow exceeding that amount to a holding tank under existing Department of Environmental Health authority. The interim conventional system and/or holding tank shall not be used after sewer becomes available and a total of five years. The project proponents shall sign a Project Participation Agreement with Eastern Municipal Water District to financially participate in the sewer project and a copy thereof shall be provided to the Department of Environmental Health.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2013 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located at less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 5 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit 3706 is a proposal to construct a winery complete with vineyard, tasting room, restaurant,

CONDITIONAL USE PERMIT Case #: CUP03706

Parcel: 942-220-001

10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

and parking area on 63.78 acres in the Rancho California area. The site is located on the east side of Rancho California Road approximately 1,200 feet south of Monte De Oro Road at the southwest corner of the proposed intersection with Via Siena. This site is proposed Lot 3, which will be 20 acres, of the Tentative Tract Map (TR) 31444 Minor Change 2 (M2) and associated with Change of Zone (CZ) 07827.

There is a natural watercourse with a tributary drainage area of 110 acres that flows along the eastern boundary of the site to the culvert at the northeast corner under Rancho California Road. The southern portion of the site receives sheet flow type runoff from approximately 26 acres from the east. The north bank of Long Valley Wash bounds the site to the south as well. These major watercourses will have floodplain limits delineated on the final recorded map (TR31444M2) and environmental constraint sheet with a note stating "The natural watercourses shall be kept free of all buildings and obstructions". The purpose of keeping the natural watercourses free of obstructions is to maintain the natural drainage patterns of the area and prevent flood damage to new buildings. Any fencing proposed shall be of a "rail" type to allow the free passage of storm flows. Chainlink fencing will not be allowed. This proposal has adhered to that condition and the exhibit shows all improvements well away from the natural watercourse.

The grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions. Diversions from one watershed to another will not be permitted.

The site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to the issuance of permits for this project. Although the current fee for this ADP is \$1,179 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal

CONDITIONAL USE PERMIT Case #: CUP03706

Parcel: 942-220-001

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way. Parking lot lighting shall conform to the CONDITIONAL USE PERMIT NO. 3706 EXHIBIT X Photometric Plan.

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT CUP03706 EXHIBIT M.

10.PLANNING. 5 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - LAND DIVISION REQUIRED (cont.) RECOMMND

accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 6 USE - HOURS OF OPERATION RECOMMND

Tasting room/tours approved under this conditional use permit will operate daily between the hours of 9 a.m. to 7 p.m., with an additional 2 hours window for staff before and after normal operating hours.

Restaurant approved under this conditional use permit will operate daily between the hours of 11:00 a.m. to 12 a.m., with an hour window for staff before and after normal operating hours.

Shipping activities hours associated with the Class V Winery is limited 9:00 a.m. to 7:00 p.m., 7 days a week.

10.PLANNING. 7 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b),

Office space, 1 space/45 square feet; Wine tasting area, porch service area, interior service area, and restaurant, 1 space/45 square feet of servicing area, 1 space per employees; swimming pools, commercial, 1 space per 250 square feet of pool area; Barrel room (warehouse) 1 space/2,000 square feet of gross floor area; Wine production (industrial use), 1 space per 500 square feet of fabrication area;

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 10 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject

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10. GENERAL CONDITIONS

10.PLANNING. 10 USE - NO OUTDOOR ADVERTISING (cont.) RECOMMND
to this approval.

10.PLANNING. 12 USE - PHASE BY NEW PERMIT RECOMMND
Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 15 USE - RECLAIMED WATER RECOMMND
The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 17 USE - NO RESIDENT OCCUPANCY RECOMMND
No permanent occupancy shall be permitted under this conditional use permit as a principal place of residence. The site currently has a one family dwelling unit and a second dwelling unit on site. These residential uses are not a part of CUP No. 3706.

10.PLANNING. 18 USE - MAINTAIN LICENSING RECOMMND
At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the County Environmental Health Department, County Transportation and Land Managment Agency, and California Department of Alcoholic Beverage Control, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 19 USE - NO OFF-ROAD USES ALLOWED RECOMMND
Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS

RECOMMND

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.

There shall be no outdoor amplified sounds at the project site. All amplified sounds shall be inside of of an enclosed building.

10.PLANNING. 21 USE - NOISE MONITORING REPORTS

RECOMMND

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).

10.PLANNING. 26 USE - CAUSES FOR REVOCATION

RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

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10. GENERAL CONDITIONS

10.PLANNING. 28 USE - 90 DAYS TO PROTEST RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, The imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of the project.

10.PLANNING. 31 USE - NO USE PRPSED LIMIT RECOMMND

The balance (undeveloped) portion of the property, APN 942220001, shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 32 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 36 USE - VINEYARD MAINTENANCE RECOMMND

Seventy-five percent of the net project area of 19.74 acres, approximately 14.8 acres shall be planted with vineyards. The planting requirement shall be maintained for the life of the permit. To achieve the seventy-five percent planting requirement, fifteen percent of the net planting requirement may include the planting of olive trees and the remaining sixty percent of the planting requirement shall be planted in vineyards. Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre. Olive trees used to meet the planting requirement shall have a minimum average density of 100 olive trees per acre.

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - WINE PRODUCTION RECOMMND

Seventy-five percent of grapes utilized in wine production and retail wine sales shall be grown in Riverside County except when the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area and during the first three years from the conditional use permit's date of approval. Of wine sold by a winery, at least fifty percent of the wine shall be produced on the project's site. Conditional Use Permit No. 3706 permits a Class V Winery, as such the winery area shall be at least 3,000 square feet and shall produce at least 7,000 gallons of wine annually as determined by the County Agricultural Commissioner.

10.PLANNING. 38 USE - AB 341 GHG SOLID WASTE RECOMMND

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal: - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities. - Subscribe to a recycling service with their waste hauler. - Provide recycling service to their tenants (if commercial or multi-family complex). - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

10.PLANNING. 39 USE - GEO02402 RECOMMND

County Geologic Report (GEO) No. 2402, submitted for this project (CUP03706) was prepared by Earth-Strata, Inc.: and is entitled "Preliminary Geotechnical Interpretive Report Proposed Blossom Winery Assessor's Parcel Number 942-220-001, Located on Ranch California Road, Temecula Area, Riverside County, California" dated June 2, 2014. In Addition Earth-Strata, Inc. prepared: "Response to the County of Riverside Review Comments Regarding County Geologic Report (GEO02402 and CUP03706), Proposed Blossom Winery, Assessor's Parcel Number 942-220-001, Located on Rancho California Road, Temecula Area, Riverside County, California", dated May 14, 2015. This document is herein incorporated in GEO02402.

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE - GEO02402 (cont.)

RECOMMND

GEO02402 concluded:

- 1.No active faults were shown to project through the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone..
- 2.No evidence of active faulting projecting through the site.
- 3.No observation of signs of slope instability or landsliding.
- 4.The potential for earthquake induced liquefaction and lateral spreading beneath the proposed structures is considered very low.
- 5.The potential for ground lurching is not expected to occur.
- 6.The earth materials onsite exhibit a very low expansion potential.
- 7.The potential for subsidence is considered low to remote.
- 8.The likelihood for induced flooding due to a seiche overcoming the dams freeboard is considered nonexistent.
- 9.The potential for seismically induced flooding due to tsunamis is considered nonexistent.

GEO02402 recommended:

- 1.Vegetation including trees, grasses weeds, brush, shrubs, or any other debris should be stripped from the areas to be graded and properly disposed of offsite.
 - 2.Adequate slope and building pad drainage is essential for the long term performance of the subject site.
- GEO No. 2402 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2402 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 40 USE - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and

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10. GENERAL CONDITIONS

10.PLANNING. 40

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i) A County Official is contacted.

ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.

b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

(1) The MLD identified fails to make a recommendation; or

(2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 41

USE - UNANTICIPATED RESOURCES

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

1) If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is

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10. GENERAL CONDITIONS

10.PLANNING. 41 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

a) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c) Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 42 USE - PDA04929 ACCEPTED RECOMMND

County Archaeological Report (PDA) No 4929, submitted for this project (CUP03706) was prepared by Robert S. White of Archaeological Associates and is entitled: "Phase I Cultural Resources Assessment of the 20-acre Blossom Winery Site (Lot 3, Tract 31444-1) located at 35601 Rancho California Road, Temecula, Riverside County," dated July 15, 2015.

According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA.

PDA04929 recommends that an archaeological Monitor be present during ground disturbing activities associated with this project.

This study has been incorporated as part of this project, and has been accepted.

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10. GENERAL CONDITIONS

10.PLANNING. 43

USE - CURATION OF COLLECTIONS

RECOMMND

Prior To Grading Permit Final, the developer/permit applicant shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during archaeological investigations have or will be curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

TRANS DEPARTMENT

10.TRANS. 1

USE - STD INTRO (ORD 461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2

USE - COUNTY WEB SITE

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

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10. GENERAL CONDITIONS

10.TRANS. 3 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Rancho California Road since adequate right-of-way exists.

10.TRANS. 4 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.TRANS. 5 USE - SUBMIT FINAL WQMP RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the San Diego Regional Water Quality Control Board [Order No. R9-2010-16, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa

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10. GENERAL CONDITIONS

10.TRANS. 5

USE - SUBMIT FINAL WQMP (cont.)

RECOMMND

Margarita River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects within the priority development category. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

10.TRANS. 6

USE - PERP DRAINAGE PATTERNS

RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the Transportation Department for review.

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10. GENERAL CONDITIONS

10.TRANS. 7 USE - INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed drainage facilities in the site design. Although final design of the drainage facilities will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

10.TRANS. 8 USE - DRAINAGE EASEMENTS RECOMMND

Drainage facilities not located within the road right-of-way shall be contained within dedicated drainage easements. For offsite drainage facilities, dedicated drainage easements shall be obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

10.TRANS. 9 USE - WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3 USE - REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the Winery may be

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3 USE - REVIEW OPERATION HOURS (cont.) RECOMMND
further restricted.

20.PLANNING. 6 USE - MITIGATION MONITORING RECOMMND

WITHIN TWO (2) YEARS OF THE DATE OF APPROVAL OF THIS PERMIT, the permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with all conditions of approval and mitigation measures of this permit and E.A. No. 42712.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS

RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS (cont.) RECOMMND

necessary to perform the grading herein proposed.

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE - SWPPP REVIEW (cont.)

RECOMMND

Division for review and approval prior to issuance of a grading permit.

E HEALTH DEPARTMENT

60.E HEALTH. 1 GRADE - PHASE II ESA REQUIRED

RECOMMND

A Phase II Environmental Site Assessment is required to be completed for pesticides used on the property. The results must be reviewed by Environmental Cleanup Program (ECP). Please contact ECP with any additional questions at (951)955-8980.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 2

- MBTA

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2

- MBTA (cont.)

RECOMMND

Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

FLOOD RI DEPARTMENT

60.FLOOD RI. 4

USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 4 USE MITCHARGE (cont.)

RECOMMND

Conditional Use Permit 3706 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 7.00 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 6 USE - MITIGATION MONITORING

RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 42712 which must be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 USE - MITIGATION MONITORING (cont.) RECOMMND

satisfied prior to the issuance of a grading permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

60.PLANNING. 8 USE - DUST CONTROL RECOMMND

The permittee shall institute dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to:

a) The use of irrigation during any construction activities;

b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and

c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

60.PLANNING. 10 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 20 acres (gross) in accordance with APPROVED EXHIBIT NO. A.

If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the

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60.PLANNING. 10 USE - SKR FEE CONDITION (cont.) RECOMMND

appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 15 USE - PALEO PRIMP & MONITOR RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 16 USE - CULTURAL RESOURCE PROF. RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Pechanga Band of Luiseno Indians' Native American Tribal Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 18 USE- NATIVE AMERICAN MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Pechanga Band of Luiseno Indians Native American Tribe who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18

USE- NATIVE AMERICAN MONITOR (cont.)

RECOMMND

Pechanga Band of Luiseno Indians Native American Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 USE - PRIOR TO ROAD CONSTRUCT RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

60.TRANS. 2 USE - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

60.TRANS. 3 USE - SUBMIT WQMP AND PLANS RECOMMND

The project specific Final WQMP, improvement plans, grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to the issuance of grading permits. All submittals shall be date stamped by a registered engineer.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 USE - WQMP MAINT DETERMINATION RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP. The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 USE - TRAIL CROSSING MARKINGS RECOMMND

Prior to grading permit final inspection approval, the applicant shall provide a trail marking (crossing) along Rancho California Road in front of Via Siena. Please provide a plan of proposed material to the Riverside County Regional Park and Open-Space District (Marc Brewer 951-955-4316) for review and approval prior to installation.

PLANNING DEPARTMENT

70.PLANNING. 3 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 5 USE - PHASE IV CULTURAL REPORT RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition

TRANS DEPARTMENT

70.TRANS. 1 USE - IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

70.TRANS. 2 USE - ESTABLISH MAINT ENTITY RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE-GREEN BLDG CODE WASTE RED.

RECOMMND

GREEN BUILDING CODE WASTE REDUCTION (Non Residential): Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

- 1.Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
- 2.Determines if materials will be sorted on site or mixed.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS PLNCK. 1 USE-GREEN BLDG CODE WASTE RED. (cont.) RECOMMND

3. Identifies diversion facilities where material collected will be taken.

4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER/SEWER WILL SERVE RECOMMND

A "will-serve" letter from the appropriate water and sewer company/district shall be submitted to the Department of Environmental Health along with the filing fee in effect at the time of submittal.

80.E HEALTH. 2 USE - FOOD PLANS REQD RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 3 USE - POOL PLANS REQD RECOMMND

A set of three complete plans for the swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.)

RECOMMND

fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 4 USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Conditional Use Permit 3706 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 7.00 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

80.PLANNING. 2 USE - ALLOW UNDERGROUND UTIL.

RECOMMND

The permit holder shall submit to the Department of Building and Safety and the Planning Department a written statement from the Southern California Edison Company, confirming whether or not the overhead electrical lines within Rancho California Rd. are capable of being installed underground and that all financial arrangements to do so have been completed, or the permittee shall submit a

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 USE - ALLOW UNDERGROUND UTIL. (cont.) RECOMMND

definitive statement to the above departments from the utility refusing to allow underground installation of the overhead electrical lines, in which case any requirement of these conditions to install electrical lines underground is null and void.

80.PLANNING. 5 USE - LIGHTING PLANS RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655, Ordinance No. 915, and the Riverside County Comprehensive General Plan.

80.PLANNING. 6 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 7 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 13 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing wall all and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 16 USE - MITIGATION MONITORING RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 42712 which must be

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16 USE - MITIGATION MONITORING (cont.) RECOMMND

satisfied prior to the issuance of a building permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

80.PLANNING. 17 USE - PLANS SHOWING BIKE RACKS RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 18 USE - HEIGHT LIMITATIONS RECOMMND

All buildings within this permit shall not exceed 30 feet, except where the project design incorporates terraced lots, then the maximum height of the building shall not exceed 40 feet when measured from the lowest finished graded pad. All structures within this permit shall not exceed 50 feet in overall height, unless a greater height is approved pursuant to Section No. 18.34 of Ordinance No. 348. In no event, however, shall a structure exceed seventy-five feet in height, unless a variance is approved pursuant to Section 18.27 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 24 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated August 18, 2014, summarized as follows:

1) The developer/applicant shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects. Developer/applicant shall submit a Recyclable Collection

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 USE - WASTE MGMT. CLEARANCE (cont.) RECOMMND

and Loading Area plot plan for to the Riverside County Waste Management for review and approval.

2) The developer/applicant shall submit a Waste Recycling Plan (WRP) to the Riverside County Waste Management for approval.

80.PLANNING. 28 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Temecula School District shall be mitigated in accordance with California State law.

80.PLANNING. 38 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 39 USE - PLANTING REQUIREMENT RECOMMND

Fifty percent of the vineyard requirement shall be planted prior to issuance of a building permit for the winery.

80.PLANNING. 40 USE- INCID.COM USE BLDNG PERMT RECOMMND

Prior to the issuance of a building permit for any incidental commercial use, the winery shall be constructed.

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Via De Siena (Via Siena) shall be conveyed for public use to provide for a 36 foot full-width right-of-way.

80.TRANS. 2 USE - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

80.TRANS. 3 USE - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3

USE - UTILITY PLAN (cont.)

RECOMMND

be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

80.TRANS. 5

USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the

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Parcel: 942-220-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

approved phasing plan shall be submitted for reference.

NOTE:

1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.

2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1

USE - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2

USE - WQMP BMP CERT REQ'D

RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D (cont.) RECOMMND

Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6 USE - REQ'D GRADING INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
 - a.Inspection of Final Paving
 - b.Precise Grade Inspection
 - c.Inspection of completed onsite storm drain facilities
 - d.Inspection of the WQMP treatment control BMPs

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7

USE - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FIRE DEPARTMENT

90.FIRE. 1 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#83-AUTO/MAN FIRE ALARM RECOMMND

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 3 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 4 USE-#36-HOOD DUCTS RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

90.FIRE. 5 FINAL INSPECTION RECOMMND

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951)955-4777
Murrieta office (951)600-6160
Indio Office (760)863-8886

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - MITIGATION MONITORING RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 42712. The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 2 USE - HEIGHT LIMITATIONS RECOMMND

All buildings within this permit shall not exceed 30 feet, except where the project design incorporates terraced lots, then the maximum height of the building shall not exceed 40 feet when measured from the lowest finished grade. All structures within this permit shall not exceed 50 feet, unless a greater height is approved pursuant to Section No. 18.34 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to further verify compliance with this condition of approval.

90.PLANNING. 4 USE - COLOR/FINISH COMPLIANCE RECOMMND

The permittee shall properly install approved color and finish products in accordance with EXHIBIT M.

90.PLANNING. 6 USE - PARKING PAVING MATERIAL RECOMMND

The minimum number of parking spaces shall be two-hundred and seventy-four (274) parking spaces, unless otherwise approved by the Planning Department. The total number of parking spaces approved through CUP No. 3706 is two-hundred and ninty six (296) parking spaces, as shown on the Approved Exhibit A. The parking area shall be surfaced with asphaltic concrete and decomposed granite to current standards as approved by the Department of Building and Safety.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of seven(7) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. CUP No. 3706 provides eight (8) accessible parking spaces. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 9 USE - LOADING SPACES

RECOMMND

A minimum of two (2) loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 11 USE - LIGHTING PLAN COMPLY

RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655, Ordinance No. 915, and the Riverside County Comprehensive General Plan.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 14 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of 2 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT L. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 15 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 16 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 19 USE - TRASH ENCLOSURES RECOMMND

Two(2) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 19 USE - TRASH ENCLOSURES (cont.) RECOMMND

Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 20 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 23 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 25 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 28 USE - WASTE MNGMNT CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated August 18, 2014, summarized as follows:

1) The applicant has constructed the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved by the Riverside County Waste Management Department.

2) The applicant has demonstrated project compliance with the approved WRP.

90.PLANNING. 29 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 29 USE - SKR FEE CONDITION (cont.)

RECOMMND

requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 20 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 30 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3706 is calculated to be 19.74 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 31 USE - PLANTING REQUIREMENT

RECOMMND

A total of seventy-five percent of the net project area shall be planted in vineyards prior to building permit final inspection approval.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 32 USE - INCD. COMM USE FINAL RECOMMND

Prior to issuance of a certificate of occupancy for any incidental commercial use, the winery shall be operational.

TRANS DEPARTMENT

90.TRANS. 1 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with TR31444-1 (IP140041).

90.TRANS. 2 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 3 USE - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 4 USE - DEDICATION RECOMMND

Via De Siena (Via Siena) (Phase I) from Rancho California Road to the northern boundary of Phase II limits (privately maintained road) shall be improved with 24 feet of asphalt concrete pavement within a 36' full-width dedicated right-of-way per approved improvement plan for TR31444-1 (IP140041) in accordance with County Standard No. 138. (24'/36') (Modified for reduced right-of-way from 60' to 36'.)

NOTE: Construct acceleration and deceleration lanes along Rancho California Road to the north and south project boundaries at Via De Siena (Via Siena) per the approved improvement plan for TR31444-1

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 USE - DEDICATION (cont.) RECOMMND
(IP140041).

90.TRANS. 5 USE - IMPROVEMENT RECOMMND

Rancho California Road a paved County maintained road shall be improved within and outside the project boundaries with AC pavement, protected shoulders, and transitions within the 110' full-width dedicated right-of-way per approved improvement plan for TR31444-1 (IP140041) and as directed by the Director of Transportation as follows:

1. The left-turn pocket shall be 12 foot wide and 100 feet long with a 330-foot transition.
2. Provide acceleration/deceleration lanes along both sides of the project boundaries.
3. If existing pavement is found in poor condition, it is the responsibility of the applicant to re-construct the section adjacent to the required improvement.

90.TRANS. 7 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 8 USE LNDSCE INSPCTN RQRMNTS RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE LNDSCE INSPCTN RQRMNTS (cont.) RECOMMND

inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 9 USE - LC COMPLY W/ LNDSCE/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

90.TRANS. 10 USE - IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

09/22/15
16:03

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 USE - BMP MAINT AND INSPECTION RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

90.TRANS. 12 USE - FACILITY COMPLETION RECOMMND

The Transportation Department will not release occupancy permits prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

August 18, 2014

Phayvanh Nanthavongdouangsy, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RE: Conditional Use Plan (CUP) No. 3706

Proposal: The CUP proposes a Class IV Winery, with ancillary uses, to be constructed in two phases on 63.78 acres.

APN: 942-220-001

Dear Ms. Nanthavongdouangsy:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located south of Monte De Oro, east of Rancho California Road, and north of Los Nogales Road, in the Southwest Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
3. **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

4. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
 - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - Subscribe to a recycling service with their waste hauler.
 - Provide recycling service to their tenants (if commercial or multi-family complex).
 - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Kinika Hesterly
Urban Regional Planner II

KH

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 6, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health - M. Osur
Riv. Co. Fire Department
Riv. Co. Building & Safety - Grading
Riv. Co. Building & Safety - Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section-M. Hughes
Riv. Co. Surveyor - B. Robinson
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
County Service Area No. 149 c/o EDA
3rd District Supervisor

3rd District Planning Commissioner
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Reg. Qlty. Control Brd. San Diego
Air Qlty. Mgt. South Coast

CONDITIONAL USE PERMIT NO. 3706 - EA42712 - Applicant: Grape road, LLC - Engineer/Representative: Steve Converse - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG:AG) (10 acres min.) - Temecula Valley Wine Country Policy Area - Winery District - Location: South of Monte De Oro, east of Rancho California Road, and north of Los Nogales Road - 63.78 Gross Acres - Zoning: Citrus/Vineyard - 5 Acres Minimum (CV-5) and Citrus/Vineyard - 10 Acres Minimum (CV-10) - **REQUEST:** Class VI Winery - Phase I includes a main tasting room, production and barrels rooms, 216 parking spaces, crush pad, building pad for future restaurant, and landscaping; Phase II includes a restaurant with porch/terrace, landscape features, vegetable garden and fenced delivery area. No special occasion facility is proposed. - APN: 942-220-001- Related Cases: CZ07827, TR31444M2

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on August 28, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Phayvanh Nanthavongdouangsy**, Project Planner, at (951) 955-6573 or email at pnanthav@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

See attached letter dated 8/18/14

COUNTY OF RIVERSIDE
WASTE MANAGEMENT
14 AUG 11 AM 10:04

DATE: 8/18/14

SIGNATURE: [Signature]

PLEASE PRINT NAME AND TITLE: Kinika Hesterly, Urban Regional Planner II

TELEPHONE: 951-486-3200

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.



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: May 4, 2015
To: Phayvanh Nanthavogdouangsy
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502



Reviewed Approved by: Steven T. Uhlman, CIH
Senior Industrial Hygienist

Signature:
Written by: Steven T. Uhlman, CIH
Riverside County, Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Suite 200
Riverside, California 92502
Phone: (951) 955-8980

Project Reviewed: Conditional Use Permit (CUP) 3706

SR Number: 32581

Applicant: Grape Road LLC
Attention: Steve Converse
30343 Canwood Street, #206
Agoura Hills, CA 91301

Noise Consultant: Giroux & Associates
1800 E. Garry Avenue, #205
Santa Ana, Ca. 92705

Review Stage: First Review

Information Provided: Noise Impact Analysis, Blossom Winery, County of Riverside, California, Project #: P15-001N, February 23, 2015



Noise Standards:

For Traffic Noise Sources:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 70 CNEL (Commercial Use).

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) design capacity of 28,700 assumed for Rancho California Road (the County General Plan classifies Rancho California Road as a 4 Lane Arterial Highway).
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Arterial Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

2. Traffic Speed of 40 MPH.
3. The distance from the centerline of Rancho California Road to the nearest building face is estimated to be 1800 feet.
4. Modeling was done using a "hard site" assumption.



For Stationary Noise Sources:

Facility-related noise, as projected to any portion of any surrounding property containing a “habitable dwelling, hospital, school, library or nursing home”, must not exceed the following worst-case noise levels:

- a) 45 dB (A) – 10 minute noise equivalent level (“leq”), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- b) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

Findings:

The consultant’s report is adequate. The recommendation listed below should provide sufficient attenuation to reduce the exterior noise levels to below the required standards

Recommendations:

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

Construction Noise Suppression Measures:

- 1. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
- 2. All construction vehicles, equipment, fixed or mobile shall be equipped with properly operating and maintained mufflers, consistent with the manufactures’ standard. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
- 3. The project portent shall mandate that the construction contractor prohibit the use of personal or commercial music or sound amplification on the project site during construction.
- 4. The construction contractor shall limit haul truck deliveries to the same hours specified for contraction equipment. To the extent feasible, haul routes shall not pass sensitive land uses of residential dwellings.
- 5. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing noise sensitive receptors



COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH

(residential dwellings) nearest the project site during all project construction.

Operational Measures:

1. Special event outdoor sound amplifying equipment or live music is prohibited between the hours of 10:00 pm and 8:00 am. Deviations from the permissible hours noted below require a use permit.
2. The Planning Department may require a Noise Management Plan on a case-by-case basis for future special events. This plan shall be in conformity with the County Ordinance No. 847 and provisions of the County General Plan.

Nanthavongdouangsy, Phayvanh

From: Cordero, Daniel@DTSC <Daniel.Cordero@dtsc.ca.gov>
Sent: Tuesday, September 15, 2015 11:27 AM
To: Nanthavongdouangsy, Phayvanh
Cc: Scandura, John@DTSC; Alonzo, Manny@DTSC
Subject: RE: Notice of Hearing

Good Morning Phayvanh, Thank you for the map. I was able to determine that this project is outside the boundaries of the nearest FUD site Temecula Bombing range 107. Munitions would not be expected to be found at this site. It wouldn't hurt to let construction crews know that bombing sites are found nearby and that if they encounter any munition type items to not touch, step away and call the police to have them removed. Awareness is the key.

From: Nanthavongdouangsy, Phayvanh [<mailto:PNANTHAV@rctlma.org>]
Sent: Tuesday, September 15, 2015 10:50 AM
To: Cordero, Daniel@DTSC
Subject: RE: Notice of Hearing

Good morning Daniel

Please find attached a map that shows the location of the project.
Please let me know if I need to add a condition for munition concerns.

Thank you,
Phayvanh

From: Cordero, Daniel@DTSC [<mailto:Daniel.Cordero@dtsc.ca.gov>]
Sent: Tuesday, September 15, 2015 8:17 AM
To: Nanthavongdouangsy, Phayvanh
Subject: Notice of Hearing

Good Morning, you recently worked with Mrs. Alice Gimeno- O'Brien in our Cypress office about another mitigated Negative Declaration for a winery in regards to munition concerns. My name is Daniel Cordero and I am taking care of this in Mrs. Gimeno-O'Brien's absence. The attached notification arrived in our office and our concern remains the same about intrusive activities that may encounter munitions. Do you have a map of where this property is located or do you know if munition precautions are part of the vineyard work plans. I can be reached at 714-484-5428 or by e-mail. Thank you



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



Juan C. Perez, P.E., T.E.
Director of Transportation

Transportation Department
LANDSCAPE SECTION
MEMORANDUM

Date: April 27, 2015
To: Mark Hughes, Transportation Dept.
Phayvanh Nanthavongdouangsy
Project Number: **CUP03706**
Project Name: **Ponte Blossom Winery**
Landscape Submittal: **Landscape Concept Plan – 2nd**
Landscape Plan Consultant: Elaine Sitz / Denise Armijo (VDLA Landscape Architects)
951-955-0924 or 619-294-8484
Recommendation: **APPROVE WITH STANDARD CONDITIONS**

END MEMO

Nanthavongdouangsy, Phayvanh

From: steve converse <steveconverse@hotmail.com>
Sent: Monday, August 10, 2015 8:11 AM
To: Van Stockum, Steve
Cc: Riha, Matt; Nanthavongdouangsy, Phayvanh
Subject: CUP03706 Blossom Winery
Attachments: Wine_Country_PPA-Executed_Blossom.pdf

Importance: High

Steve and Matt,

It took EMWD a while to find our Participation Agreement for Blossom Winery (Mandi previously) which is attached. This is the last condition from Health so I would appreciate it very much if you can clear us for Board of Supervisors.

Sincerely,
Steve Converse
Grape Road, LLC
626-319-7771

**TEMECULA VALLEY
WINE COUNTRY INFRASTRUCTURE PROJECT**

PROJECT PARTICIPATION AGREEMENT

This Agreement is entered into this 24 day of October, 2013 by and between **EASTERN MUNICIPAL WATER DISTRICT**, organized and operating pursuant to Division 20 of the California Water Code (hereinafter "District"), and GRAPEROAD, LLC (hereinafter "Participant"). Participant may be referred to herein, collectively, as "Participants", and District and Participant(s) are sometimes collectively referred to as "Parties."

RECITALS

WHEREAS, the County of Riverside is updating land use planning which may result in potential growth for the Wine Country area of Riverside County, California (hereinafter, "Wine Country"), as generally depicted on **Exhibit A**, attached hereto and incorporated herein; and

WHEREAS, Participant(s) own property located within Wine Country and have generally relied on individual septic systems for wastewater disposal which may not be adequate to support current or anticipated growth due to water quality concerns and physical factors impacting septic system performance; and

WHEREAS, District provides regional sewer collection, transmission, and treatment services within areas of Riverside County, California, and whose boundaries include the aforementioned Wine Country area; and

WHEREAS, in response to concerns raised by Participants and the County of Riverside, District has proposed the construction of wastewater collection and transmission system infrastructure to serve the Rancho California Road area of Wine Country, as generally depicted on **Exhibit B**, attached hereto and incorporated, herein; and

WHEREAS, the proposed facilities will consist of backbone infrastructure designed to accommodate wastewater flows generated from, but not limited to current and future hospitality, wine production, and other sources; and

WHEREAS, construction shall be performed by District, with potential sources of funding obtained by District and reimbursed by Participants as more fully described herein; and

WHEREAS, District has the ability to establish a special benefit area for purposes of assessing supplemental surcharges for Participants within said area. The boundaries of such special benefit area shall be coincident with those identified in **Exhibit A**, herein; and

WHEREAS, the purpose of this Agreement is to define the terms, conditions, and financial arrangements whereby District will construct wastewater collection and transmission system infrastructure, and whereby Participant agrees to reimburse District the cost of said infrastructure through the aforementioned supplemental surcharge, and to pay applicable financial participation charges.

NOW, THEREFORE, in consideration of the promises and mutual covenants herein contained, the Parties agree as follows:

AGREEMENT

1. Incorporation of Recitals.

The Recitals set forth above are incorporated into and are a part of this Agreement.

2. District Responsibilities.

Subject to District's receipt of external funding, and further subject to District's acquisition of all required permits, properties, and easements necessary to construct the sewer infrastructure contemplated herein; District hereby agrees to construct wastewater collection and transmission system infrastructure, as generally depicted on **Exhibit B**, in accordance with the terms and conditions prescribed, herein. Such facilities are intended to provide the necessary infrastructure for Participant's connection to said facilities, at Participant's sole cost and expense. Systems will be constructed by District utilizing its own methods and processes and will be designed and constructed to accommodate wastewater flows from a variety of hospitality, wine production, and other uses totaling 4,383 Equivalent Dwelling Units (EDU's), as further defined in Section 3, herein, below.

Facilities constructed by District shall be for the purpose and benefit of Participants and properties located within the geographical boundaries identified within **Exhibit A**. District shall implement a Special Benefit Overlay Surcharge for Participants and properties located within said boundaries that connect to the installed facilities. Such Special Benefit Overlay Surcharge will be established for purposes of reimbursing District the constructed cost of said facilities and is more fully described in Section 4, below.

3. Participant Responsibilities.

Participant hereby agrees and warrants to District that it shall proportionally reimburse District's construction of the subject facilities through the aforementioned Special Benefit Overlay Surcharge, and shall also pay District's, then current, financial participation charges in accordance with the terms and conditions of this Agreement. Proportional construction costs and financial participation charges shall be calculated by District, based on Participant's number of EDU's as shown on the Service Needs Worksheet (**Exhibit C**), attached hereto, and incorporated herein. One (1) EDU is hereby defined as the amount of wastewater generated by a single family residence, as calculated by District. Each Participant's anticipated use of the subject infrastructure shall be determined, by District, based on estimated flows converted to EDU's at the rate of 235 gallons per day, per EDU.

Participant shall, within twelve (12) calendar months following notification by District of its ability to serve, complete District's, then current, Application for Service, a sample of which is attached hereto and incorporated herein as **Exhibit D**. Participant shall, at such time, pay to District the aforementioned special benefit area surcharge and financial participation charges in accordance with Section 4 and Section 5 herein, below. Those Participants not ready to initiate service within the aforementioned twelve (12) calendar month period shall, nonetheless, be responsible for, and pay within such twelve (12) calendar month period, the Special Benefit Overlay Surcharge repayment to District in accordance with Section 4, below. Such Participants shall not, however, be responsible for financial participation charges or monthly sewer charges until such time as service is initiated.

Participants initiating service shall, thereafter, be additionally responsible to District for such financial participation charges and ongoing monthly sewer charges for wastewater transmission and treatment which may be periodically adjusted, by District. Participant shall comply with the District's REGULATIONS FOR WASTE DISCHARGE AND SEWER USE, Resolution No. 3003.3 as shown in **Exhibit F**.

4. Estimated Special Benefit Overlay Surcharge.

District has established the Participant's Special Benefit Overlay Surcharge at \$5,440 per EDU. The surcharge represents total project costs less the projected non-reimbursable funding received from the County of Riverside for construction of the subject facilities, then divided by District's calculated total of EDU's within the special benefit area (4,383 EDU's). In the event that other Participants fail to pay District the Special Benefit Overlay Surcharge, it is hereby understood and agreed that Participant's per EDU charge shall remain unchanged. The surcharge shall be annually adjusted in accordance with the Engineering News Record ("**ENR/LA**") Construction Cost Index and will be reflected in District's Application for Service which shall be executed between District and Participant at such time as Participant completes said Application for connection to the subject facilities.

Participant may, at its discretion, elect to finance its Special Benefit Overlay Surcharge through District over a twenty (20) year term. Interest charged Participant, by District, for such financing shall be three and three-quarters (3.75%) percent. Participants electing to finance said surcharge hereby agree to reimburse District over the twenty (20) year term through monthly billings provided by District.

5. Financial Participation Charges.

Upon notification by District, of District's ability to provide service, Participant shall, in addition to the aforementioned Special Benefit Overlay Surcharge, pay District the, then current, financial participation charges also calculated on an EDU basis and proportional to each Participant's projected use. Such charges shall be defined in the aforementioned Application for Service, and as of January 1, 2014, are proposed to be \$7,450 per EDU. Financial Participation Charges are subject to periodic adjustment and may not be financed through District.

6. Adjustments to EDU Calculation.

Should District or Participant elect to verify the aforementioned EDU calculations used as the basis for determining the Special Benefit Overlay Surcharge and Financial Participation Charges, District and Participant hereby agree to cooperate in evaluating Participant's flow once Participant has reached full occupancy as indicated in **Exhibit C** (Service Needs Worksheet) in accordance with District's Administrative Code, Article 7, Sections 6.701(d)(2) and 6.701(d)(3) (see **Exhibit E**), except that District and Participant shall share equally in any costs associated with estimating sewer flows and any adjustments to the aforementioned EDU's shall apply to the Special Benefit Overlay Surcharge and Financial Participation Charges.

7. Term and Termination.

District may terminate this Agreement with or without cause, for any reason whatsoever, at any time prior to District's acceptance and approval of the aforementioned Application for Service (**Exhibit D**). Such termination may be based on, but in no way limited to District's

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assessment of project viability and sufficient collective Participant commitment. In the event of any such termination, District shall, in no way, be liable for any direct, indirect, or consequential costs, expenses, claims, liabilities, or damages of any kind, resulting from or in any way connected with such termination by District.

8. Hold Harmless and Indemnification.

Participant hereby agrees to defend, indemnify, protect, and hold harmless District, and its respective board members, officers and employees, from and against any and all claims asserted or liability established for damages of any kind or injuries to any person or property arising out of or resulting from the acts or omissions of Participant; provided, however, that Participant's duty to indemnify and hold harmless shall not include any claims or liability arising from the negligence or willful misconduct of District, its agents, officers, or employees.

9. Amendments.

This Agreement may be amended or modified only in writing signed by the parties.

10. Governing Law and Venue.

This Agreement and the rights of the parties under this Agreement shall be governed by and enforced in accordance with the laws of the State of California. Venue of any action brought hereunder will be in Riverside County, California, and the parties hereto consent to the exercise of personal jurisdiction over them by any such courts for purposes of any such action or proceeding.

11. Agreement Enforcement.

In the event an action is commenced by a party to this contract against the other to enforce its rights or obligations arising from this contract, the prevailing party in such action, in addition to any other relief and recovery ordered by the court or arbitration, shall be entitled to recover all litigation and collection expenses, witness fees, court costs, plus reasonable attorneys' fees.

12. Partial Invalidity.

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force and effect without being impaired or invalidated.

13. Successors and Assigns.

This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto.

14. Notice.

Any written communication required or permitted to be given hereunder will be deemed received upon personal delivery or 48 hours after deposit in any United States mail depository, postage prepaid, and addressed to the party for who intended, as follows:

District Eastern Municipal Water District
Post Office Box 8300
Perris, Ca. 92572-8300
Attn: General Manager

Participant Mandi Winery
Graperoad, LLC
30343 Canwood Street, Suite 206
Agoura Hills, CA 91301

15. Estimated Flows and Project Location.

Participant's anticipated use of the subject infrastructure shall be determined, by District, based on estimated flows converted to EDU's at the rate of 235 gallons per day, per EDU. District shall use Participant's proposed development information to estimate Participant's flows using the Service Needs Worksheet (Exhibit C).

Participant's Estimated Flows: 10 EDUs

Location of Project: APN(s): 942-220-001

16. Entire Understanding.

This Agreement constitutes the entire understanding of the Parties as to the subject matter hereof and supersedes and completely extinguishes all prior understandings or agreements between the Parties as to the subject matter hereof.

17. Authority to Enter Agreement.

Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective party.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first indicated above.

PARTICIPANT

EASTERN MUNICIPAL WATER DISTRICT

By: C. PONTE
(Print Name)

By: Paul D. Jones II
Paul D. Jones II, P.E., General Manager





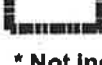
Signed: [Signature]
(Authorized Signature)

Dated: OCT. 24, 2013

Dated: 2/10/14

CP

Legend

-  Wine Country Special Benefit Overlay Area
-  Upper Residential Area*
-  Highway 79 Area*
-  Wine Country Boundary
-  EMWD Boundary

* Not Included in Special Benefit Overlay

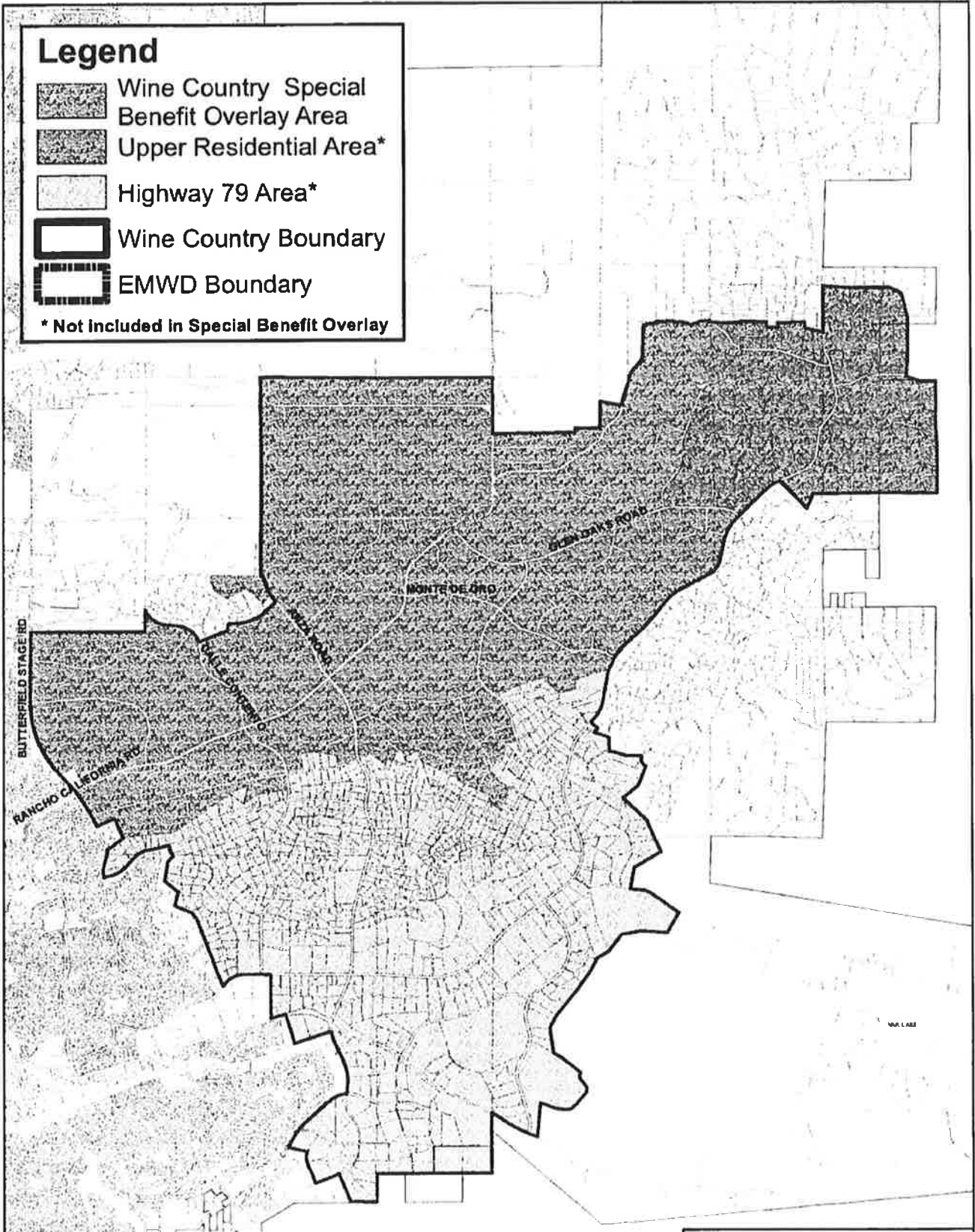


Exhibit A
Special Benefit Overlay
Wine Country

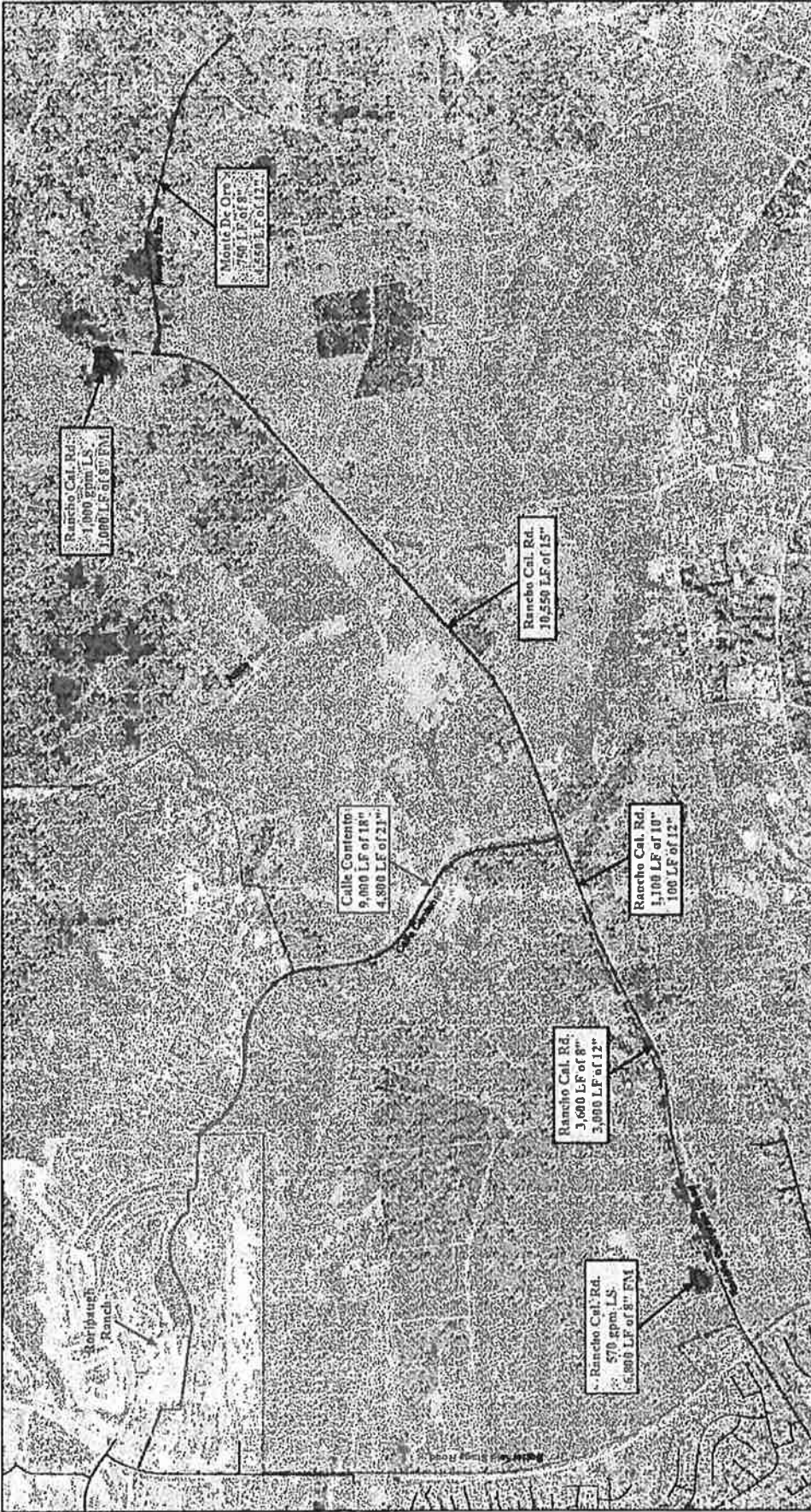


EXHIBIT B
PROPOSED FACILITIES
Wine Country Infrastructure Project
 Date: 04/12/13

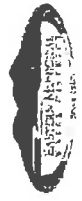


EXHIBIT "C"



Temecula Wine Country Service Needs Worksheet

Background

Eastern Municipal Water District, in cooperation with the County of Riverside and interested property owners, is ready to begin final engineering and construction of a sewer collection system to serve the Rancho California Road area of the Temecula Wine Country. The purpose of this worksheet is to assess the location and quantity of wastewater needs in the proposed sewer collection system.

If you are interested in connecting to the proposed sewer collection system, please provide the following information:

Project Name: Mandi Winery - Phase 1
Owner: Graperoad, LLC.
Address: 30343 Canwood St., Ste 206, Agoura Hills, CA 91301
Email: CPonte@pontewinery.com
Property APN: 942-220-001
Acres: 63.78 - 64.70 acres
Contact: Claudio Ponte / CPonte@pontewinery.com

Proposed Development Plan:

Winery	<u>6,000</u>	Cases per year
Tasting Room	<u>6,000</u>	Square Feet
Restaurant	<u>-</u>	Number of Seats
Lodging	<u>-</u>	Number of Rooms
Meeting Rooms	<u>-</u>	Square Feet
Event Seating	<u>-</u>	Seats
Residential	<u>1</u>	Number of Homes
Other	<u>5.1</u>	Describe <u>unspecified EDU's</u>
Other	<u></u>	Describe <u></u>

Project Timing: Project will be ready to connect in 18/30/36 Months

Phasing: Project is proposed to be implemented in 3 Phases

Special Benefit Overlay Charge:

I will X will not be participating in the District Financing Program for the Special Benefit Surcharge (SBS).



Temecula Wine Country Service Needs Worksheet

Estimated Wastewater Flows

Description	Units	Factor	Estimated Flow
Winery	6,000 cases	0.25 EDU/ 1000 cases	1.50 EDU
Tasting Room	6,000 sq. ft.	0.40 EDU/ 1000 sq. ft.	2.40 EDU
Restaurant	- seats	0.09 EDU/ seat	- EDU
Lodging	- rooms	0.31 EDU/ room	- EDU
Meeting Rooms*	- sq. ft.	0.40 EDU/ 1000 sq. ft.	- EDU
Event Seating*	- seats	0.0175 EDU/ seat	- EDU
Residential	1 homes	1.00 EDU/ home	1.00 EDU
Other	5.1 unit	1.00 EDU/ unit	5.10 EDU
Other	- unit	- EDU/ unit	- EDU
Total Estimated Wastewater Flow (average)			10.00 EDU

Note: * only the larger of the flows from Meeting Rooms and Event Seating is used.

Estimated Sewer Fees

Financial Participation Charge (FPC)

$$\text{FPC} = (10.00 \text{ EDU}) \times (\$ 7,450 / \text{EDU}) = \$ 74,500 \text{ one time fee}$$

Assumed year of connection is 2015.

Assumed FPC during year of connection is \$7,450 (Subject to future adjustment).

Sewer Service Charge

$$\text{Service} = (10.00 \text{ EDU}) \times (\$ 26.25 / \text{EDU}) = \$ 262.50 \text{ monthly fee}$$

Assumed Sewer Service Charge is \$26.25 (Subject to future adjustment).

Special Benefit Overlay Surcharge

Paid up front = (10.00 EDU) x (\$ 5,440 /EDU) = \$ 54,400 one time fee
or

$$\text{Financed} = (10.00 \text{ EDU}) \times (\$ 32.25 / \text{EDU}) = \$ 322.50 \text{ monthly fee}$$

Notes: Assumes contribution from County of Riverside in the amount of \$5 million (\$2 million for Phase 1).
 Financing period based on 20 year term with interest at 3.75%.
 EMWD FPC and Sewer Service Charge are subject to periodic adjustment.
 Actual Surcharge amount will be based on the reconciled project costs after construction bids are received.
 Surcharge amount will be adjusted annually based on the ENR/LA Construction Cost Index.
 Estimated costs do not include cost to physically connect to EMWD's backbone sewer.
 Estimated costs do not include cost to abandon existing septic systems.

Financing Option

Option No. 1 - Finance Surcharge Fees through EMWD

Total One Time Fee = \$ 74,500

Total Monthly Fees = \$ 585.00

Option No. 2 - Pay All One-Time Fees Up Front

Total One Time Fee = \$ 128,900

Total Monthly Fees = \$ 262.50

EXHIBIT "D"

DATE: <<myDate>>
S.O.#'s: <<SONUMBER>>

**EASTERN MUNICIPAL WATER DISTRICT
APPLICATION FOR SERVICE WITHIN WINE COUNTRY**

PROJECT SEQ NUMBER: PROJECT NUMBER:

CUSTOMER INFORMATION

CUSTOMER/COMPANY NAME: /
MAILING ADDRESS:

PROJECT LOT INFORMATION -

LOT NO.	SUBLOT NO.	SERVICE ADDRESS	CONNECTION LOCATION	TENANT TYPE	SERVICE ORDER	APN
---------	------------	-----------------	---------------------	-------------	---------------	-----

WATER INFORMATION

WATER I.D./SA: /	
PIPE SIZE & LOCATION:	
<input type="checkbox"/> DOMESTIC RATE	BOOK NO:
<input type="checkbox"/> IRRIGATION RATE	TBG:
DRAWING NO:	ZONE:

SEWER INFORMATION***

SEWER I.D./SA: /	
PIPE SIZE & LOCATION:	
NO.OF UNITS: **	RATE:
TBG:	WATER COMPANY:
DRAWING NO:	

FEE INFORMATION

FEE DESCRIPTION	ASSESSED AMOUNT	TOTAL*
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DISCLOSURE REGARDING FINANCIAL PARTICIPATION CHARGES SET FORTH HEREIN ABOVE:

*This Application shall become null and void if it has not been executed on behalf of Applicant and District, and Applicant has not fulfilled its financial arrangements as set forth herein above, concurrently with Applicant's execution of this Application, on or before <<<>>>>.

WINE COUNTRY

**EDU's will be based on the flows estimated using the Wine Country Service Needs Worksheet (included in the Project Participation Agreement).

***Should District or Participant (Customer) elect to verify the aforementioned EDU calculations used as the basis for determining the Special Benefit Overlay Surcharge and Financial Participation Charges, District and Participant hereby agree to cooperate in evaluating Participant's flow once Participant has reached full occupancy in accordance with District's Administrative Code, Article 7, Sections 6.701(d)(2) and 6.701(d)(3), except that District and Participant shall share equally in any costs associated with estimating sewer flows and any adjustments to the EDU's shall apply to the Special Benefit Overlay Surcharge and Financial Participation Charges.

**EASTERN MUNICIPAL WATER DISTRICT
APPLICATION FOR SERVICE WITHIN WINE COUNTRY**

ALL SERVICE CONNECTIONS (ITEMS MAY OR MAY NOT APPLY):

- EMWD to inspect water and/or sewer connection. Customer to contact Inspection Department 48 hours in advance at (951) 928-3777 ext. 4372.
- Customer to contact Field Engineering at (951) 928-3777 ext. 4830 to schedule pre-job meeting before any work by customer's contractor.
- SEWER SERVICE AGREEMENT: Sewer Service is subject to the EMWD's Federal EPA, State and Local regulations.
- SEWER BACKWATER VALVE: Section 710.1 of the Uniform Plumbing Code states that "...Fixtures which have flood level rims located below the elevation of the next upstream manhole cover...shall be protected...by installing an approved type backwater valve." If property meets this requirement customer is required to install, own, operate, and maintain, at customer's expense, an approved backwater valve and agrees to hold the Eastern Municipal Water District harmless from or on account of any damages arising from the failure of customer's backwater valve. Customer agrees to notify EMWD should the device overflow.

Comments:

--

Prior to construction, applicant must verify the existence and location(s) of water service line(s)/sewer lateral(s). Applicant hereby agrees to hold the District harmless from or on account of any damages arising in cases where the water service line(s)/sewer lateral(s) cannot be located. If water service line(s)/sewer lateral(s) represented on EMWD's maps cannot be located, applicant must make arrangements to construct new water service line(s)/sewer lateral(s).

Customer's Signature:

DATE:

Print Name & Title:

EMWD's Signature:

DATE:

EXHIBIT "E"

EMWD Administrative Code
Article 7, Sections 6.701(d)(2) and 6.701(d)(3)

Article 7, Sections 6.701(d)(2) and 6.701(d)(3) of EMWD's Administrative Code reads as follows:

(2) Periodic Measurement and Determination of Adjusted Service Capacity Requirements by EMWD:

As a prerequisite to receiving service and a condition of continuing to receive service, each commercial or industrial establishment shall, without cost to EMWD and pursuant to the provisions of the involved Financial Participation Charges Agreement and/or Amended Financial Participation Charges Agreement, as appropriate, (provided for in this Section), make available to EMWD the physical facilities, information and access necessary, as determined by EMWD, to facilitate appropriate and reasonable periodic measurement (both quantitative and qualitative relative to sewer service) and determination of the involved commercial or industrial establishment's adjusted service capacity requirement(s) (for each involved category of service) by EMWD.

(3) Adjustments of Applicable EMWD Financial Participation Charges by EMWD:

In the event the adjusted service capacity requirements for a category of service for an existing commercial or industrial establishment determined by EMWD (pursuant to the provisions of this Section):

a. Are more than one hundred fifteen percent (115%) of the service capacity which is covered by the Grandfather provisions of EMWD's Financial Participation Policies and Charges and/or previously paid EMWD Financial Participation Charges (for the involved category of service), EMWD shall determine, based upon the then current applicable per Equivalent Dwelling Unit (EDU) EMWD Financial Participation Charges (for the involved category of service), the amount of "Additional EMWD Financial Participation Charges Adjustment" which is applicable for the difference between the adjusted service capacity requirements and the service capacity which is covered by such Grandfather provisions and/or previously paid EMWD Financial Participation Charges (for the involved category of service); or

b. Are less than eighty five percent (85%) of the service capacity which is covered by the Grandfather provisions of EMWD's Financial Participation Policies and Charges and/or previously paid EMWD Financial Participation Charges (for the involved category of service), EMWD shall determine, based on the per EDU Financial Participation Charges (for the involved category of service), if any, which was used to compute the amount of previously paid EMWD Financial Participation Charges, the amount of EMWD Financial Participation Charges Credit Adjustment which is applicable for the difference between the adjusted sewer capacity requirements and the service capacity which is covered such Grandfather provisions and/or by previously paid EMWD Financial Participation Charges (for the involved category of service).

c. In the event the adjusted service capacity requirement is between one hundred fifteen percent (115%) and eighty five percent (85%) of the service capacity which is covered by the Grandfather provisions of EMWD's

EXHIBIT "E"

EMWD Administrative Code

Article 7, Sections 6.701(d)(2) and 6.701(d)(3)

Financial Participation Policies and Charges and/or previously paid EMWD Financial Participation Charges (for the involved category of service) no adjustment in the applicable amount of EMWD Financial Participation Charges or the service capacity covered thereby shall be applicable or made.

d. Relative to the determination of the applicable amount of EMWD Financial Participation Charges Credit Adjustment (as provided for in this Section), when the involved previous payment of EMWD Financial Participation Charges involve more than one payment and/or per EDU Financial Participation Charge, the determination of the applicable amount of EMWD Financial Participation Charges Credit Adjustment shall be based upon the per EDU Financial Participation Charge (for the involved category of service) which was used to compute the amount of the most recent previous payment of EMWD Financial Participation Charges (for the involved category of service).

EXHIBIT F

RESOLUTION NO. 3003.3

RESOLUTION OF THE BOARD OF DIRECTORS OF EASTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, ESTABLISHING LOCAL LIMITS APPLICABLE TO PERMITTED USERS, CESSPOOL, SEPTIC TANK & HOLDING TANK, AND PERMITTED HAULED LIQUID WASTES IN ACCORDANCE WITH ORDINANCE 59 AS AMENDED, "REGULATIONS FOR WASTE DISCHARGE AND SEWER USE"

WHEREAS, the Waste Discharge Requirements issued to Eastern Municipal Water District (EMWD) requires that EMWD adopt an ordinance regulating the discharge of wastewater to each EMWD Regional Water Reclamation Facility (RWRF) in accordance with all provisions of 40CFR403.8(f)(1); and

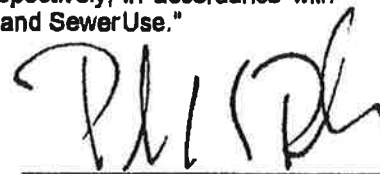
WHEREAS, the Waste Discharge Requirements issued to EMWD requires that EMWD adopt specific discharge limitations designed to prevent pass through and/or interference in accordance with all provisions of 40CFR403.5 and 403.6; and

WHEREAS, EMWD has adopted an ordinance which regulates the discharge of wastewater to EMWD's RWRF; and

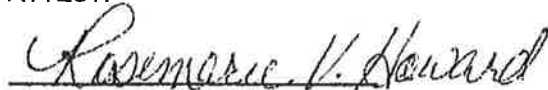
WHEREAS, it is necessary to periodically reevaluate the maximum allowable concentration levels of conventional pollutants, industrial wastewater pollutants and hauled domestic liquid wastes and to make adjustments in those levels

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of EMWD do hereby establish the following local limits applicable to cesspool, septic tank, and holding tank permitted hauled liquid wastes listed in the attached Tables I & II, respectively, in accordance with Ordinance 59 as amended, "Regulations for Waste Discharge and Sewer Use."

ADOPTED this 16th day of January, 2013.


Philip E. Paule, President

ATTEST:


Rosemarie V. Howard, Secretary

(SEAL)

TABLE I
Eastern Municipal Water District
Local Limits Applicable to Permitted Users¹

Constituent	Maximum Concentration (mg/L)	Condition
Arsenic (As)	0.38	
Biochemical Oxygen Demand (BOD)	250 lbs/day or 300 mg/l	If discharge meets domestic waste quality at 300 mg/L then no flow restriction.
Boron (B) ²	5.8	
Cadmium (Cd)	0.32	
Chloride (Cl) ²	700 mg/L for less than 275 lbs/day or 250 mg/l	If discharge meets domestic waste quality at 250 mg/L then no flow restriction.
Chromium Total (Cr)	5.0	
Copper (Cu)	5.1	
Cyanide, Total (CN)	0.54	
Iron (Fe) ²	125	
Lead (Pb)	1.7	
Manganese (Mn) ²	2.3	
Mercury (Hg)	0.2	
Molybdenum (Mo)	1.47	
Nickel (Ni)	4.2	
Selenium (Se)	0.37	
Silver (Ag)	4.2	
Sulfate (SO ₄) ²	450 mg/L for less than 275 lbs/day or 250 mg/l	If discharge meets domestic waste quality at 250 mg/L then no flow restriction.
Total Dissolved Solids (TDS)	2200 mg/L for less than 250 lbs/day or 250mg/l over source water	If discharge meets domestic waste quality at 250 mg/L plus source water quality then no flow restriction.
Total Inorganic Nitrogen (TIN)	30 lbs/day or 60 mg/l	If discharge meets domestic waste quality at 60 mg/L then no flow restriction.
Total Suspended Solids (TSS)	Narrative ³	
Zinc (Zn)	4.23	

¹ Not applicable to permitted Liquid Waste Haulers, refer to Table II

² Only Applies to the Temecula Valley Regional Water Reclamation Facility

³ Wastewater containing TSS in such quantities to cause or to contribute significantly to (1) disruptions of treatment plant operations; or (2) exceedances of discharge limitations for TSS is prohibited. Significant dischargers, as identified by EMWD, of TSS must implement best practicable technologies for reducing the TSS content of their discharges.

TABLE II
Eastern Municipal Water District
Local Limits Applicable to Cesspool, Septic Tank, and Holding Tank,
and Permitted Hauled Liquid Wastes

Constituent	Maximum Concentration (mg/L)
Arsenic	1.2
Cadmium	0.65
Chromium	3.3
Cobalt	3.4
Copper	23.0
Cyanide	0.9
Iron	416.0
Lead	5.0
Nickel	4.7
Total Toxic Organics (TTO)	2.13
Zinc	60.0

Nanthavongdouangsy, Phayvanh

From: steve converse <steveconverse@hotmail.com>
Sent: Thursday, July 09, 2015 12:51 PM
To: Nanthavongdouangsy, Phayvanh
Cc: Tsang, Kevin; Walsh, Jason; pls8509@yahoo.com; Wilfredo Ventura
Subject: CUP 03706 Grape Road
Attachments: Blossom Winery Easement McMillan 1 CUP03706.pdf; Blossom Winery Easement McMillan 2 CUP03706.pdf

Phayvanh,

Attached are the recorded easements requested.

Sincerely,
Steve Converse
Grape Road, LLC
626-319-7771

RECORDING REQUESTED BY
Grape Road, Llc, A California Limited Liability
Company.

WHEN RECORDED MAIL TO

Grape Road, LLC
30343 Canwood St. Suite 206
Agoura Hills, California 91301

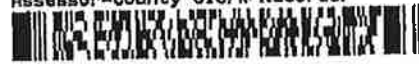
Title Order No.
Escrow No.

2015-0296885

07/09/2015 08:15 AM Fee: \$ 34.00

Page 1 of 4

Recorded In Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



55

					R	A	Exam:	075		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC	
4	1					2	4	2		
SIZE	NCOR	SMF	NCHG	T:						

EASEMENT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is \$0.00 CITY TAX is 5 0.00

- computed on the full value of the property conveyed, or
- computed on full value less value of liens or encumbrances remaining at the time of sale,
- this is a conveyance of an easement and the consideration and value is less than \$100, R & T 11911.
- Unincorporated area City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Michael R. McMillan, Trustee of the Michael R. McMillan Revocable Trust, April 4, 2002

hereby GRANT(S) to

Grape Road, LLC a California Limited Liability Company

an easement described as follows over the following described real property in the Unincorporated Territory of, County of Riverside, State of California:

A RECIPROCAL ACCESS EASEMENT" FOR THE PURPOSE OF INGRESS AND EGRESS AND PUBLIC UTILITY. FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES. AS DESCRIBED IN EXHIBIT "A" AND SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

A.P.N. 942-220-003

Dated:

State of California)

County of _____) ss.

On _____ before me, _____, (notary public) personally appeared (_____), who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

see attached acknowledgment

Signature _____ (Seal)

Michael R. McMillan

Michael R. McMillan, Trustee
of the Michael R. McMillan
Revocable Trust, April 4, 2002

Notary Stamp or Seal

**EXHIBIT "A"-LEGAL DESCRIPTION
RECIPROCAL ACCESS EASEMENT**

A STRIP OF LAND 10.00 FEET WIDE SITUATED IN A PORTION OF PARCEL 1 OF PARCEL MAP, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 98 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. SAID STRIP LYING 10.00 FEET SOUTHWESTERLY AND PARALLEL OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 1, SAID CORNER BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF RANCHO CALIFORNIA ROAD 110.00 FEET WIDE;

THENCE SOUTH 41°38'07" EAST, A DISTANCE OF 1391.25 FEET, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, TO A POINT ON NORTH LINE OF PARCEL 1, AS DESCRIBED BY GRANT DEED RECORDED OCTOBER 18, 1971 AS INSTRUMENT NO. 118599 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA AND END OF SAID STRIP.

THE SIDE LINES OF SAID STRIP SHOULD BE PROLONGED OR SHORTENED AS TO COMMENCE AND TERMINATE AT THE SOUTHEASTERLY RIGHT OF WAY LINE OF RANCHO CALIFORNIA ROAD AND THE NORTH LINE OF SAID PARCEL 1.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

SIGNATURE



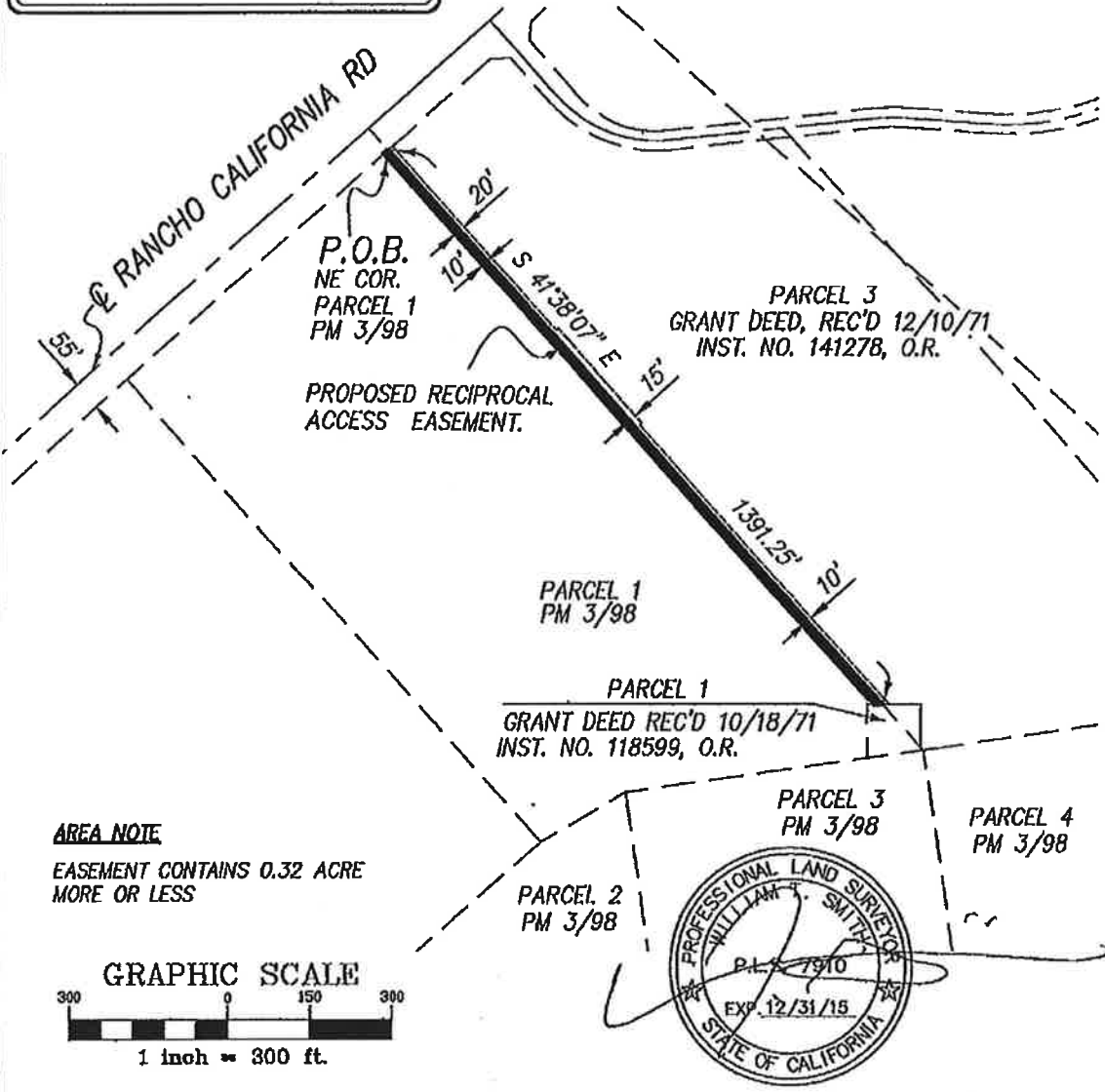
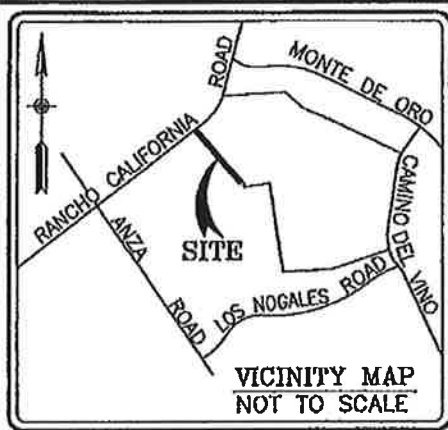
DATE

6/22/15



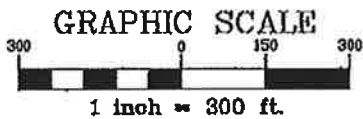
EXHIBIT "B"

SHEET 1 OF 1



AREA NOTE

EASEMENT CONTAINS 0.32 ACRE MORE OR LESS



THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT.	SHEET 1 OF 1	W.O. #
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SCALE: 1"= 300'	DRAWN BY <u>MAV</u> DATE <u>05/27/15</u>	EXHIBIT FOR LEGAL DESCRIPTION
-----------------	--	--------------------------------------

ATTACHED TO: EASEMENT DEED RE GRAPE ROAD, LLC
FROM MICHAEL R. MCMILLAN
A.P.N. 942-220-003

DATE: 6/25/2015 SIGNED *[Signature]*

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On JUNE 25, 2015 before me, MICHELE DAWN, NOTARY PUBLIC, personally appeared
[Signature] MICHAEL R. MCMILLAN *[Signature]*

who proved to me on the basis of satisfactory evidence to be the person(s), who name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing Paragraph is true and correct.

WITNESS my hand and official seal.

Signature *[Signature]*



RECORDING REQUESTED BY
Grape Road, LLC, A California Limited Liability
Company.

2015-0296884

07/09/2015 08:15 AM Fee: \$ 34.00

Page 1 of 4

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



55

WHEN RECORDED MAIL TO

Grape Road, LLC
30343 Canwood St. Suite 206
Agoura Hills, California 91301

Title Order No.
Escrow No.

Page	DA	PCOR	Misc	Long	RFD	R	A	Exam:	1st Pg	Adtl Pg	Cert	CC
4	1							1075	2	1	2	
SIZE	NCOR	SMF	NCHG	T:								

EASEMENT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is \$0.00 CITY TAX is \$ 0.00

- computed on the full value of the property conveyed, or
- computed on full value less value of liens or encumbrances remaining at the time of sale,
- this is a conveyance of an easement and the consideration and value is less than \$100, R & T 11911.
- Unincorporated area City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Grape Road, LLC a California Limited Liability Company

hereby GRANT(S) to

Michael R. McMillan, Trustee of the Michael R. McMillan Revocable Trust, April 4, 2002

an easement described as follows over the following described real property in the Unincorporated Territory of, County of Riverside, State of California:

A RECIPROCAL ACCESS EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS AND PUBLIC UTILITY FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES. AS DESCRIBED IN EXHIBIT "A" AND SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

A.P.N. 942-220-001

Dated:

State of California)

County of Riverside) ss.

On 6/24/15 before me, Patricia Ann Kilburn, (notary public) personally appeared (Claudio Ponte), who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

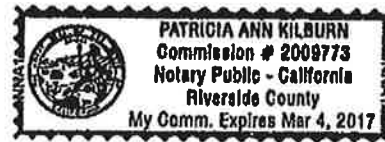
[Handwritten Signature]

See attached Notary

(Seal)

[Handwritten Signature]
CLAUDIO PONTE, president
R&F management co. manager
of GRAPE ROAD, LLC

Notary Stamp or Seal



**EXHIBIT "A"-LEGAL DESCRIPTION
RECIPROCAL ACCESS EASEMENT**

BEING A PORTION OF PARCEL 3, AS DESCRIBED BY GRANT DEED RECORDED DECEMBER 10, 1971 AS INSTRUMENT NO 141278, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 3, SAID CORNER BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF RANCHO CALIFORNIA ROAD 110.00 FEET WIDE;

THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF RANCHO CALIFORNIA ROAD, NORTH 48°22'36" EAST, A DISTANCE OF 10.00 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 41°38'07" EAST, A DISTANCE OF 462.94 FEET;

THENCE NORTH 48°21'53" EAST, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 41°38'07" EAST, A DISTANCE OF 236.62 FEET;

THENCE SOUTH 48°21'53" WEST, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 41°38'07" EAST, A DISTANCE OF 700.58 FEET, TO A POINT ON NORTH LINE OF PARCEL 1, AS DESCRIBED BY GRANT DEED RECORDED OCTOBER 18, 1971 AS INSTRUMENT NO. 118599 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA;

THENCE ALONG SAID NORTH LINE, SOUTH 90°00'00" WEST, A DISTANCE OF 13.38 FEET, TO THE WESTERLY LINE OF SAID PARCEL 3;

THENCE ALONG SAID WESTERLY LINE, NORTH 41°38'07" WEST, A DISTANCE OF 1391.25 FEET, TO THE POINT OF BEGINNING.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

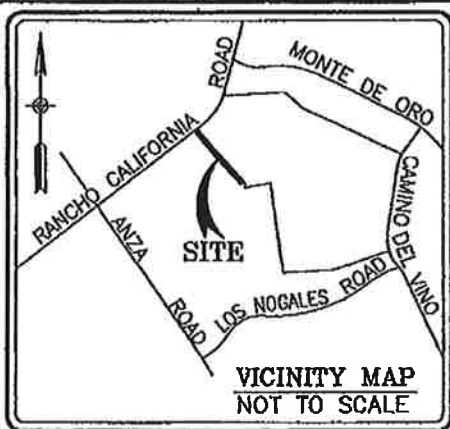
SIGNATURE 

DATE 6/22/15

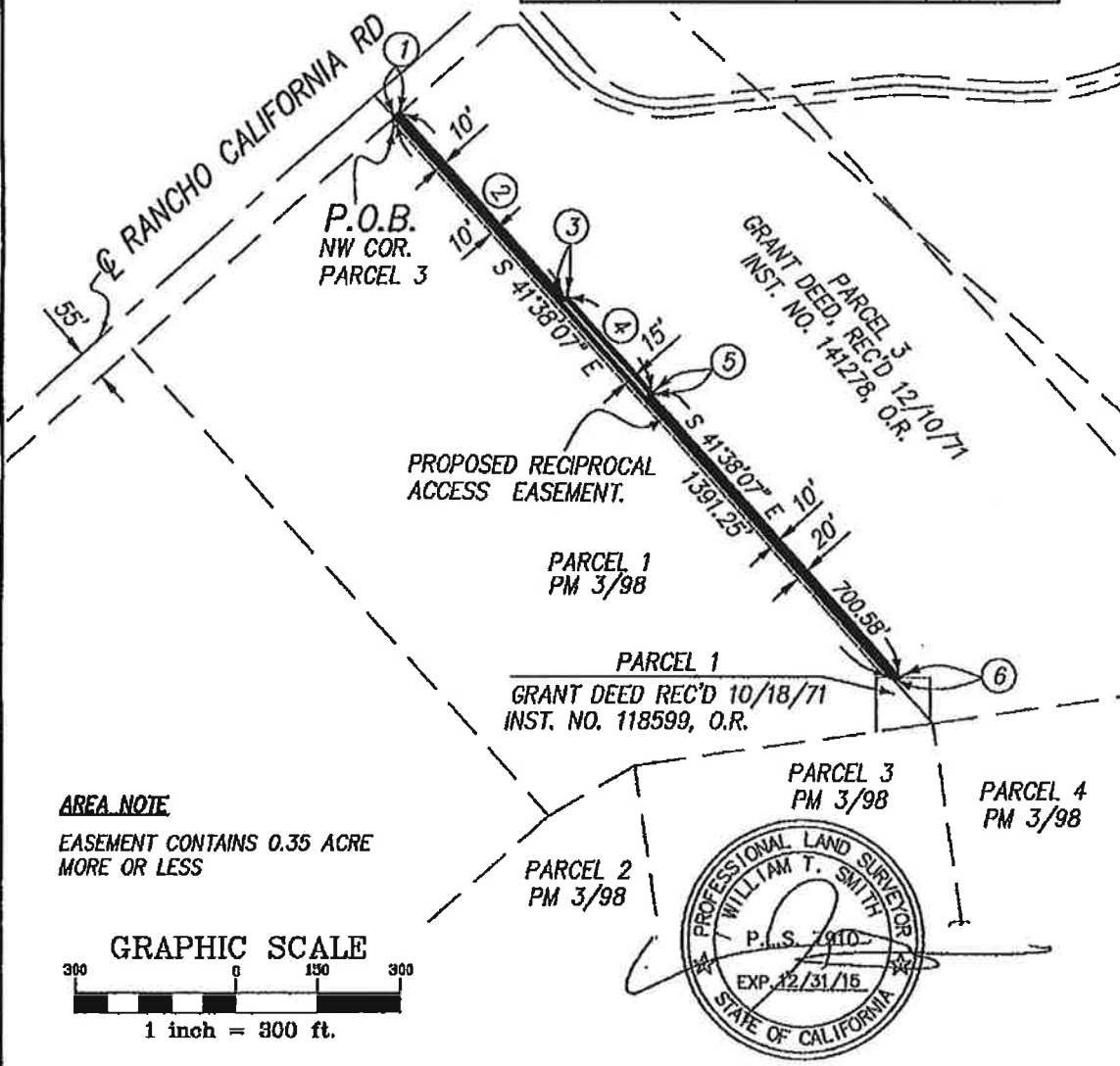


EXHIBIT "B"

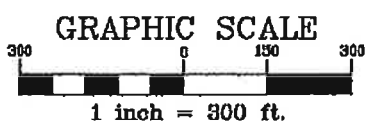
SHEET 1 OF 1



DATA TABLE			
(NO)	BEARING/DELTA	RADIUS	LENGTH
(1)	N48°22'26"E	---	10.00'
(2)	S41°38'07"E	---	462.94'
(3)	N48°21'53"E	---	5.00'
(4)	S41°38'07"E	---	236.62'
(5)	S48°21'53"W	---	5.00'
(6)	S90°00'00"W	---	13.38'



AREA NOTE
EASEMENT CONTAINS 0.35 ACRE MORE OR LESS



THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. SHEET 1 OF 1 W.O. #

SCALE: 1"= 300' DRAWN BY MAV DATE 05/27/15 EXHIBIT FOR LEGAL DESCRIPTION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California)
County of Riverside)

On 6-24-15 before me, Patricia Ann Kilburn, Notary Public,
(here insert name and title of the officer)

personally appeared Claudio Ponte

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-In-Fact
- Corporate Officer(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name of Person(s) or Entity(ies) Signer is Representing



Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

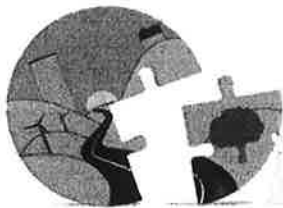
Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other: _____

Additional Signer(s) Signer(s) Thumbprint(s)



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

CE006578

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: WINERY

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUPO3706 DATE SUBMITTED: 7-15-14

APPLICATION INFORMATION

Applicant's Name: GRAPE ROAD, LLC E-Mail: STEVECONVERSE@HOTMAIL.COM

Mailing Address: 30343 CANWOOD ST #206
AGOURA HILLS CA 91301
City State ZIP

Daytime Phone No: (818) 706-8311 Fax No: (818) 706-8340

Engineer/Representative's Name: STEVE CONVERSE, AIA E-Mail: STEVECONVERSE@HOTMAIL.COM

Mailing Address: SAME AS APPLICANT
Street City State ZIP

Daytime Phone No: (626) 319-7771 Fax No: (818) 706-8340

Property Owner's Name: GRAPE ROAD, LLC E-Mail: _____

Mailing Address: SAME AS APPLICANT
Street City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

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) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

STEVE CONVERSE
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

GRAPE ROAD, LLC
PRINTED NAME OF PROPERTY OWNER(S)

CLAUDIO PONTE
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 942-210-003,004 & 942-220-001

Section: 24, 25, T7S R2W Township: RANCHO DUBA Range: _____

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 20 ACRES GROSS 19.78 NET

General location (nearby or cross streets): North of 35601 RANCHO CALIFORNIA RD South of _____, East of TEMECULA, West of MONTE DE ORO.

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

A NEW WINERY CONSISTING OF TASTING ROOM, WINERY PRODUCTION, BARREL ROOM AND RESTAURANT WITH PARKING

Related cases filed in conjunction with this application:

31444 M2

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). TENTATIVE MAP 31444 M2 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: GEOLOGY TRAFFIC

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No (4-15-15)

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: NO CUT

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 12,000

Does the project need to import or export dirt? Yes No

Import 12,000 Export _____ Neither _____

What is the anticipated source/destination of the import/export? ONSITE

What is the anticipated route of travel for transport of the soil material?
FROM LOT 13-15 TO LOT 3

How many anticipated truckloads? IT IS DONE BY SCRAPERS 750 truck loads.
IN ONE WEEK

What is the square footage of usable pad area? (area excluding all slopes) 192,462 sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/28/2015,

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

APN (s) or case numbers CUP 03706 For

Company or Individual's Name Planning Department,

Distance buffered 1200'

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.

NAME: Vinnie Nguyen

TITLE GIS Analyst

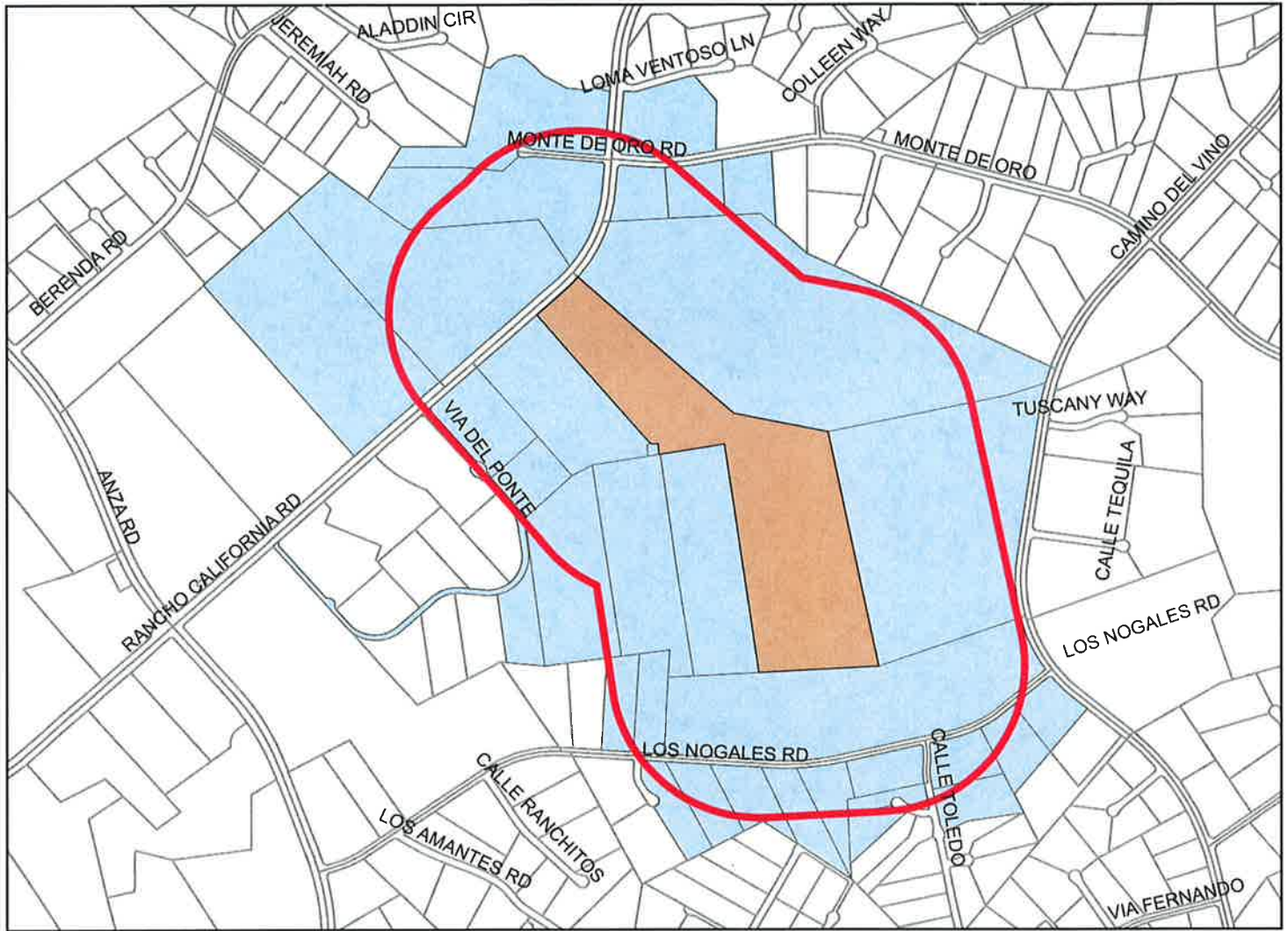
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

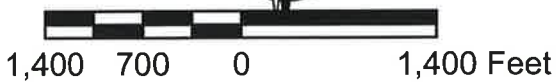
*X Phayumh N
Checked ✓
valid until
Feb 8, 2017*

CUP03706 (1200 feet buffer)



Selected Parcels

942-180-005	927-480-005	942-190-010	942-190-011	927-460-012	927-470-006	927-470-007	927-470-010	942-230-009	927-460-011
942-220-004	942-220-005	942-220-006	942-210-003	942-210-004	942-220-001	942-230-018	927-450-002	942-090-016	927-460-019
927-460-001	927-480-006	927-470-009	927-460-002	942-220-003	942-170-013	927-460-005	942-230-017	942-220-002	927-470-008
942-180-002	942-240-004	942-190-009	942-230-008	927-470-013					



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.

ASMT: 927450002, APN: 927450002
HEAVENSTONE CORP
17800 CASTLETON DR NO 300
CITY OF INDUSTRY CA 91748

ASMT: 927470006, APN: 927470006
D LORENZ
33580 PLOWSHARE RD
WILDOMAR CA 92595

ASMT: 927460001, APN: 927460001
MARCIA SMALLEY, ETAL
7 EDGEWATER
IRVINE CA 92604

ASMT: 927470007, APN: 927470007
JANET WILLMS, ETAL
35401 LOS NOGALES
TEMECULA, CA. 92590

ASMT: 927460002, APN: 927460002
MARY FRY
40605 CAMINO DEL VINO
TEMECULA CA 92592

ASMT: 927470008, APN: 927470008
DEV CO, ETAL
4170 MORENA BLV NO E
SAN DIEGO CA 92117

ASMT: 927460005, APN: 927460005
PAMELA DUFFY
40600 CALLE TOLEDO
TEMECULA, CA. 92592

ASMT: 927470009, APN: 927470009
JUAN MEZA, ETAL
35525 LOS NOGALES
TEMECULA, CA. 92592

ASMT: 927460011, APN: 927460011
HELEN CASTILLO, ETAL
35410 CALLE CHICO
TEMECULA, CA. 92592

ASMT: 927470010, APN: 927470010
MIMI CHANG, ETAL
33181 EMBASSY AVE
TEMECULA CA 92592

ASMT: 927460012, APN: 927460012
CHI LEE, ETAL
13032 HART PL
CERRITOS CA 90703

ASMT: 927470013, APN: 927470013
ZARIK MENASSIAN
1615 MINES AVE
MONTEBELLO CA 90640

ASMT: 927460019, APN: 927460019
SANDRA KESHMIRI, ETAL
40644 CALLE TOLEDO
TEMECULA, CA. 92592

ASMT: 927480005, APN: 927480005
JERI COTA, ETAL
35280 LOS NOGALES RD
TEMECULA, CA. 92592



ASMT: 927480006, APN: 927480006
MARIAN HAWKEY
1534 COUNTRY CLUB DR
ESCONDIDO CA 92029

ASMT: 942090016, APN: 942090016
LAURA PAULK, ETAL
23445 CARANCHO RD
TEMECULA CA 92590

ASMT: 942170013, APN: 942170013
OGB PARTNERS
C/O KEN ZIGNORSKY
35850 RANCHO CALIF RD
TEMECULA CA 92591

ASMT: 942180005, APN: 942180005
AMERICAN ASIA HOLDINGS
C/O YEN JU SHIAU
3350 BIRCH NO 140
BREA CA 92821

ASMT: 942190009, APN: 942190009
SOUTHERN CALIFORNIA EDISON CO
14799 CHESTNUT ST
WESTMINSTER CA 92683

ASMT: 942190011, APN: 942190011
LANFLISI II, ETAL
SOUTH TOWER NO 2011
2170 CENTURY PARK E
LOS ANGELES CA 90067

ASMT: 942220001, APN: 942220001
GRAPEROAD
C/O REI MANAGEMENT CO
30343 CANWOOD ST STE 206
AGOURA HILLS CA 91301

ASMT: 942220003, APN: 942220003
MICHAEL MCMILLAN
P O BOX 35
TEMECULA CA 92593

ASMT: 942220006, APN: 942220006
PATRICIA MCMILLAN, ETAL
29379 RCH CALIFORNIA 201
TEMECULA CA 92591

ASMT: 942230008, APN: 942230008
WIENS CELLARS
35055 VIA DEL PONTE
TEMECULA, CA. 92592

ASMT: 942230009, APN: 942230009
MERI ROSA PRYCE, ETAL
38589 HILLSIDE TRAIL DR
MURRIETA CA 92562

ASMT: 942230017, APN: 942230017
LULU MAZENOD, ETAL
28910 INDIAN VALLEY RD
RCH PALOS VERDES CA 90275

ASMT: 942230018, APN: 942230018
GRAPEROAD
C/O REI MANAGEMENT CO
31416 AGOURA RD STE 210
WESTLAKE VILLAGE CA 91361

ASMT: 942240004, APN: 942240004
LASSALETTE ENTERPRISES, ETAL
C/O GARY MCMILLIAM
29379 RANCHO CALIF RD 201
TEMECULA CA 92591



Easy Peel[™] Labels
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RCHA (Rancho California Horseman
Association)
P.O. Box 1622
Temecula CA 92593

Lorraine F. Harrington
35820 Pauba Rd.
Temecula CA 92592


Carey Algaze, Planning Manager
Pacifica Companies
1775 Hancock Street, Suite #200
San Diego, CA 92110

Temecula Valley Unified School District
31350 Rancho Vista Rd.
Temecula, CA 92592-6200

California Regional Water Board
2375 Northside Drive, Suite 100
San Diego, CA 92105

Department of Toxic Substances
Control
1001 I Street
P.O. Box 806
Sacramento, CA 95812

Rancho California Water District
42135 Winchester Rd.
Temecula, CA 92590

Feed Paper  Bend along line to
expose Pop-up Edge[™]

ATTN: Elizabeth Lovested
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Planning Manager
Planning Department, City of Temecula
43200 Business Park Dr.
P.O. Box 9033
Perris, CA 92570

Southern California Association of
Governments
818 W 7th St, 12th Floor
Los Angeles, CA 90017

Attn: Anna Hoover ,Cultural Resources
Committee, Pechanga Band of Luiseno
Mission Indians
P.O. Box 2183
Temecula ,CA 92593

Palomar Observatory
P.O. Box 2000
Palomar Mountain, CA 92060

South Coast Air Quality Management
District
21865 E. Copley Dr.
Diamond Bar, CA 91765

ATTN: Steve Converse
Graperoad LLC
30343 Canwood St. #206
Agoura Hills, CA 91301

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ATTN: Patrick Richardson, Director of
Planning & Development
City of Temecula
41000 Main St.
Temecula, CA 92590

Temecula Winegrowers Association
P.O. Box 1601
Temecula, CA 92593

Attn: Maroun El-Hage
Eastern Municipal Water District
P.O. Box 8300
Perris, CA 92572-8300

Southern California Association of
Governments
818 W. 7th St, 12th Floor
Los Angeles, CA 90017

Marty J. Nicholson, Esq.
TYLER & BURSCH, LLP
24910 Las Brisas Road, Suite 110
Murrieta, California 92562

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Conditional Use Permit No. 3706

Project Title/Case Numbers

Phayvanh Nanthavongdouangsy

County Contact Person

951-955-6573

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Graperoad, LLC

Project Applicant

30343 Canwood St #206

Address

Southeasterly of Rancho California Road, westerly of Camion Del Vino and southerly of Monte De Oro.

Project Location

Conditional Use Permit No. 3706 proposes a Class V Winery as permitted under the Wine Country-Winery (WC-W) Zone. The Class V Winery will include a winery and a restaurant. The winery will operate out of a 6,613 SF building for wine tasting, retail wine sales, and gift sales and a 4,577 SF building for wine production and barrel storage with an outdoor crush pad. The restaurant will operate out of a 9,468 SF building with associated porch/terrace, outdoor dining area, 4,300 SF swimming pool area with pool facilities and cabins. The project site includes 296 parking spaces and fenced delivery yard. Normal business function associated with the winery includes wine tasting, wine tours, wine club activities, and winegrowers trade association events. An occasional party and corporate events may be held at the restaurant; however, no weddings or concert events are proposed with this conditional use permit. No special occasion facility is proposed with this project. Based on the Environmental Assessment No. 42712 evaluation, it was determined that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made or agreed to by the Project proponent. A Mitigation Negative Declaration was prepared.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.00 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration and earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Project Planner

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42712 ZCFG06099.

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CUP03706

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment No. 42724 and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Phayvanh Nanthavongdouangs Title: Planner IV Date: _____

Applicant/Project Sponsor: Graperoad LLC Date Submitted: July 15, 2014

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Phayvanh Nanthavongdouangsy Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Phavyanh Nanthavongdouangsy at 951-955-6573.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\CUP03706\DH-PC-BOS Hearings\BOS\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42724 ZCFG06112

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1407392

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: GRAPE ROAD LLC \$50.00
paid by: CK 3822
paid towards: CFG06099 CALIF FISH & GAME: DOC FEE
EA42712
at parcel #: 35601 RANCHO CALIFORNIA RD TEM
appl type: CFG3

By _____ Jul 15, 2014 14:19
BNTHOMAR posting date Jul 15, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1510667

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: GRAPE ROAD LLC \$2,210.00
paid by: AE 293779
paid towards: CFG06099 CALIF FISH & GAME - NEG DECL
EA42712
at parcel #: 35601 RANCHO CALIFORNIA RD TEM
appl type: CFG1

By _____ Sep 23, 2015 09:13
MGARDNER posting date Sep 23, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org