

Departmental Concurrence

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

903B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
 March 1, 2016

SUBJECT: FAST TRACK 2014-04, CHANGE OF ZONE NO. 7845, CONDITONAL USE PERMIT NO. 3707, ADOPT ORDINANCE NO. 348.4825, NOISE ORDINANCE EXCEPTION NO. 8, VARIANCE NO. 1898, AGRICULTURAL CASE NO. 1047 and 1048 - Intent to adopt a Mitigated Negative Declaration – Applicant: Loudar, LLC – Third Supervisorial District – Rancho California Area – Southwest Area Plan: Agriculture: Agriculture (AG:AG) – 409.2 Gross Acres – Location: Northerly of Rancho California Road, Westerly of Calle Contento, easterly of La Serena Way - Zoning: C/V and C/V-10 – REQUEST: The Change of Zone and associated Ordinance No. 348.4825 proposes to change the zoning on 318.8 acres of the site from Citrus Vineyard (C/V) to Wine Country – Winery (WC-W). The Conditional Use Permit proposes a 90.4 acre Class VI Winery that will include a hotel, spa, winery, tasting room, restaurant, wedding pavilion, retail uses, detached cottages and villas, event center, and amphitheater. Agricultural Case No. 1047 proposes to remove 16.60 acres from Rancho California Agricultural Preserve No. 4. Agricultural Case No. 1048 proposes to restore 3.25 acres to Rancho California Agricultural Preserve No. 4. (continued on next page)

Steve Weiss
 Steve Weiss, AICP
 Planning Director

(Continued on next page)

Juan C. Perez
 Juan C. Perez
 TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS: _____ **Budget Adjustment:** _____
For Fiscal Year: _____

C.E.O. RECOMMENDATION: _____
 APPROVE _____
 BY: Tina Grande
 Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- ☐ A-30
☐ Positions Added
☐ 4/5 Vote
☐ Change Order

Prev. Agn. Ref.: _____ District:3 _____ Agenda Number: _____

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: FAST TRACK 2014-04, CHANGE OF ZONE NO. 7845, CONDITIONAL USE PERMIT NO.
3707, ADOPT ORDINANCE NO. 348.4825, NOISE ORDINANCE EXCEPTION NO. 8, VARIANCE
NO. 1898, AGRICULTURAL CASE NO. 1047 and 1048**

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PAGE: Page 2 of 5

REQUEST (continued from previous page): The **Noise Ordinance Exception** proposes to grant an exception to the noise requirements of the County regarding the amphitheater. The **Variance** proposes to exceed the height development standard outlined in Ordinance No. 348 Section 14.93 for an architectural feature. 100% Deposit Based Funds (DBF).

RECOMMENDED MOTIONS: That the Board of Supervisors:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42718**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE CHANGE OF ZONE NO. 7845 amending the zoning classification of the subject property from Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) to Wine Country – Winery (WC-W), as illustrated on Exhibit No. 2 and based upon the findings and conclusions set forth in the staff report; and,

ADOPT ORDINANCE NO. 348.4825 amending the zoning in the Rancho California Area shown on Map No. 2.2388 Change of Zone No. 7845, attached hereto and incorporated herein by reference; and,

ADOPT RESOLUTION NO. 2016-071 approving Agricultural Preserve Case No. 1047, issuing a Certificate of Tentative Cancellation and diminishing Rancho California Agricultural Preserve No. 4, Map No. 1047; and,

TENTATIVELY APPROVE AGRICULTURAL PRESERVE CASE NO. 1047, a proposal to diminish Rancho California Agricultural Preserve No. 4, Map No. 1047 and cancel a land conservation Contract as depicted on Map No. 1047 subject to the conditions in Resolution No. 2016-17; and,

ADOPT RESOLUTION NO. 2016-072 restoring 3.25 acres to the Rancho California Agricultural Preserve No. 4, Map No. 1048; and,

APPROVE AGRICULTURAL PRESERVE CASE NO. 1048, to restore 3.25 acres to Rancho California Agricultural Preserve No. 4, Map No. 1048 based on the findings and conclusions in Resolution No. 2016-072; and,

APPROVE and AUTHORIZE the Chairman of the Board of Supervisors to execute the attached land conservation contract for the real property located within the Rancho California Agricultural Preserve No. 4, Map No. 1048, as shown on Rancho California Agricultural Preserve No. 4 Map No. 1048; and,

DIRECT the Clerk of the Board to record the land conservation contract with the County Recorder and transmit copies thereof to the Riverside County Planning Department, the Director of Conservation, State of California, and the Office of the Assessor of Riverside County; and,

APPROVE NOISE ORDINANCE EXCEPTION NO. 8, as per Section 7 of Ordinance No. 847, requesting exception from the standards in Sections 4 and 6 (GENERAL SOUND LEVEL STANDARDS and SPECIAL SOUND SOURCES STANDARDS) based upon the findings and conclusions set forth in the staff report; and,

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APPROVE VARIANCE NO. 1898, permitting a 124 foot tower architectural feature on the winery building, based upon the findings and conclusions set forth in the staff report; and,

APPROVE CONDITIONAL USE PERMIT NO. 3707, subject to the attached conditions of approval, and based upon the findings and conclusions set forth in the staff report.

BACKGROUND:

Mount Palomar Winery is an existing winery approved under Plot Plan No. 03243 in 1977 for a winery sales room and restroom buildings. An additional retail space, storage, and other additions were approved in 1989 under a substantial conformance approval. All permitted buildings were constructed. The property also has another approved Plot Plan, PP23343 approved in 2010, for a project similar in scale and scope to what is being proposed with this Form 11, however nothing was constructed.

Conditional Use Permit No. 3707 proposes to develop a 90.4-acre Class VI Winery to include a Wine Country Resort with a hotel, detached cottages and villas, spa and fitness club, winery, wine tasting room, restaurant, special occasion facility for weddings (including a chapel for weddings only), retail and gift sales, event center, and an amphitheater with a limit of 52 concerts a year. Known as the Mount Palomar Winery, the site is located within the Southwest Area Plan (SWAP) portion of unincorporated Riverside County, California. The formal main entry to the winery will be relocated approximately 320 feet southwest from the original location (to be vacated) and will provide access for guests to the hotel, restaurant, winery, and amphitheater. The project's service road will be constructed along the eastern boundary in order to provide delivery of supply goods and services to the hotel, spa, and event areas.

The project proposes an outdoor amphitheater with amplified music. Ordinance No. 348 does not permit outdoor amplified sounds in the Wine Country-Winery zoning classification unless a Noise Ordinance Exception is approved. The applicant has submitted a noise study that includes many project design features, and operational mitigation measures that will assure the noise from the use will comply with the Wine Country Community Plan requirements regarding noise levels.

More specifically, conditions of approval (which include the mitigation measures) have been added regarding the design and operation of the amphitheater ensuring that continual active monitoring of noise volume is monitored by the amphitheater staff to assure compliance with appropriate noise levels (COA's 10.Planning.41, 42, 43, 44, and 90.Planning.31). These mitigations/conditions were taken from the noise study. These include a requirement for a decibel meter device in the sound board room of the amphitheater and requirements for the staff to continually monitor and adjust the volume of the events to comply with the noise requirements. Environmental Health monitor of 5 concerts during the first year to assure the details provided in the noise study are accurate. Additionally, the Environmental Impact Report No. 524 for the Wine Country Community Plan requires several conditions of approval be added regarding outdoor events. Such conditions have been added to the project (COA's 10.Planning.41, 42, 43, 44, and 90.Planning.31). In addition, all events in the amphitheater are required to end by 10pm. This is required by Ordinance and by Condition of approval.

As a point of clarification, condition of approval 10.Planning.40 has been added to the project to explain that the Noise Ordinance Exception is for the amphitheater use and its amplified sound. The exception does not apply to the rest of the project site. The exception will not permit outdoor amplified sound for conventions, weddings, banquets or any other use outside the amphitheater.

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There is no limit proposed on the number of weddings because the project site (the wedding area of the project site) is isolated from any sensitive uses. No noise conflict is anticipated; particularly with the restriction on outdoor amplified sound for weddings.

The project is currently within the Rancho California Agricultural Preserve No. 4 ("Preserve"). The hotel and resort are not allowed to be within the Preserve. As a result, as part of the previously approved winery, land where the hotel and resort were to be located was removed from the Preserve. However, the previous winery was never constructed on the site.¹ The applicant is now proposing a different design for the winery. This new use requires modifications to the Preserve's boundary to ensure only compatible uses are within the Preserve.

AG01047 proposes to diminish the Rancho California Agricultural Preserve No. 4 by removing 16.60 acres from it. This diminishment is needed to accommodate non-agricultural uses related to the proposed expansion of the winery/resort.

On August 27, 2015, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered the application to diminish Rancho California Agricultural Preserve No. 4, Map No. 1047. CAPTAC recommended denial of the proposed application citing that the cancellation was not consistent with the provisions of the Agricultural Land Conservation Act of 1965; however, the Planning Department does not concur with CAPTAC's conclusion and is recommending APPROVAL of the diminishment of the agricultural preserve and cancellation of the land conservation contract based upon the conditions of approval, findings, and conclusions set forth in Resolution No. 2016-071. The further expansion of the Mount Palomar Winery will help ensure that the land will remain under cultivation by making grape growing a profitable enterprise. Therefore, the Planning Department considers this proposal the best use of the land.

Should the Board of Supervisors tentatively approve the proposed cancellation and diminishment, the applicant would be required to comply with the conditions of approval set forth in Resolution No. 2016-071 prior to the issuance of a Certificate of Final Cancellation as outlined in Government Code Section 51283.4.

AG01048 proposes to restore 3.25 acres to the Rancho California Agricultural Preserve No. 4 which were removed as a result of the approved Agricultural Case No. 1020. As part of Agricultural Case No. 1020, the applicant served Agricultural Case Non-Renewal No. 161 recorded 11-09-2010 (2010-0537879) for the Preserve's entire 38.27 acres. As a result of the notice of non-renewal, the land conservation contract on the 38.27 acres will expire automatically on January 1, 2020. However, in order to cancel the land conservation contract before that date, the land conservation contract was tentatively canceled on November 9, 2010 as part of Agricultural Case No. 1020. At this time, the applicant has not fulfilled the conditions on the tentative cancellation; therefore, the Certificate of Final Cancellation has not been issued by the County. With the proposed re-design of the project, the applicant is requesting that 3.25 acres of the 38.27 acres be put back into the Preserve, and keep the remaining 35.02 acres out of the Preserve. Agricultural Preserve Case No. 1048 will accomplish this by putting the 3.25 acres back into the Preserve as shown on the map entitled "Rancho California Agricultural Preserve No. 4 Map No. 1048." Additionally, since a notice of non-renewal was served on the entire 38.37 acres, it is necessary for the applicant and the County to enter into a new 10 year land conservation contract for the 3.25 acres. The 3.25 acres is

¹ PP03243 was approved in 1977 and constructed. It is not in the Ag Preserve. PP23343 approved in 2010 carved out a footprint for the new proposed winery complex, however, none of that plot plan was constructed.

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Lastly the project features a variance for a 124 foot bell-tower-like structure on the winery. The tower is located within a small valley towards the middle of the property and will be slightly visible from Rancho California Road.

Impact on Citizens and Businesses

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

ATTACHMENTS:

- A. **STAFF REPORT**
- B. **ORDINANCE NO. 348.4825**
- C. **RESOLUTION No. 201 6-071 for Agricultural Case No. 1047**
- D. **RESOLUTION No. 201 6-072 for Agricultural Case No. 1048**
- E. **LAND CONSERVATION CONTRACT**

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 Planning Director

(Continued on next page)

Juan C. Perez
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COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS:

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- ☐ A-30
☐ 4/5 Vote
☐ Positions Added
☐ Change Order

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All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

ATTACHMENTS:

- A. **STAFF REPORT**
- B. **ORDINANCE NO. 348.4825**
- C. **RESOLUTION No. 201 6-071 for Agricultural Case No. 1047**
- D. **RESOLUTION No. 201 6-072 for Agricultural Case No. 1048**
- E. **LAND CONSERVATION CONTRACT**

RECORDING REQUESTED BY
RIVERSIDE COUNTY

THIS AREA FOR RECORDER'S USE ONLY

When recorded, return to:

Stop #1010
Clerk of the Board of Supervisors
Riverside CA, 1st Floor

No fee, 6103 Government Code

LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County," and

LOUIDAR, LLC

herein called "Owner," mutually agree:

1. This contract is made pursuant to the California Land Conservation Act of 1965 (Government Code, Section 51200, et seq.) and affects the real property described in Exhibit "A" attached hereto and made a part of this contract, which lies within the RANCHO CALIFORNIA Agricultural Preserve No. 4, Map No. 1048.
2. This contract shall take effect on January 1, 2016, and shall remain in effect for an initial term of 10 years.
3. On each anniversary date of this contract, one year shall be added to the initial term unless notice of non-renewal shall be given as provided in Section 51245 of the Government Code. Any notice of non-renewal referring to this contract shall be recorded by the County in the office of the County Recorder whenever the contract is not renewed.
4. This contract may be canceled only in accordance with Section 51280, et seq., of the Government Code relating to cancellation, as now written or hereafter amended.
5. When any portion of land subject to this contract is acquired by condemnation of the fee title, or by purchase in lieu thereof, for a public improvement, this contract shall become null and void thereafter as to such portion, and may be amended to correctly reflect the description of any portion not so acquired.
6. In consideration of the execution hereof by County, and the execution by County and other owners within the preserve of similar contracts, the Owner, during the term of this contract, including any renewal period, agrees to use the described land only for agricultural uses and such compatible uses as are permitted by or pursuant to the Uniform Rules established for the administration of agricultural preserves by Riverside County Ordinance Number No. 509. Said Uniform Rules are by this reference incorporated in and made a part of this contract.
7. In consideration of the execution hereof by the Owner and the execution of similar contracts by other property owners within the same agricultural preserve, County agrees not to authorize uses, other than uses permitted by or pursuant to said Uniform Rules, within said agricultural preserve, during the term of this contract or any renewal thereof. Nothing herein shall prohibit a change of boundaries of said agricultural preserve to omit lands not subject to such contract or to include additional lands.
8. Any notice to be given to the Owner pursuant to this contract or said Uniform Rules may be sent by U.S. Mail addressed to the Owner at the address shown below the signature of the Owner. Like notices to

County may be sent by U.S. Mail addressed to Clerk, Board of Supervisors, P.O. Box 1010, Riverside, CA 92502-1010. Either party may change such address by notice to the other.

9. This contract shall constitute a covenant running with the land herein described, and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto. This contract may be enforced by either party or by any owner of land within the same agricultural preserve which is subject to a similar contract.

Dated as of: January 1, 2016

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ATTEST:

Clerk of the Riverside County Board of Supervisors

BY _____

Chairman, Board of Supervisors

By _____
(Seal) Deputy

OWNER(S) SIGNATURE AND ADDRESS

Owner: Louidar LLC - by: Louis Darwish (managing member)

Owner: _____

Owner: _____

Owner: _____

Mailing Address: P O Box 891510, Temecula, CA 92589

NOTARY ACKNOWLEDGMENT

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 San Diego

On Jan 1st, 2016 before me, MAKROUHI K. MAY
(Date) (Name and Title of officer)

personally appeared LOUIS DARWISH, who
(Name(s) of signer(s))

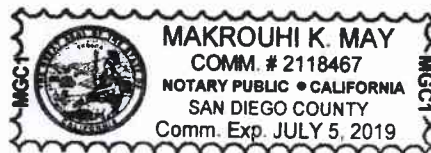
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

(SEAL)



RECORDING REQUESTED BY
RIVERSIDE COUNTY

THIS AREA FOR RECORDER'S USE ONLY

When recorded, return to:

Stop #1010
Clerk of the Board of Supervisors
Riverside CA, 1st Floor

No fee, 6103 Government Code

LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County," and

LOUIDAR, LLC

herein called "Owner," mutually agree:

1. This contract is made pursuant to the California Land Conservation Act of 1965 (Government Code, Section 51200, et seq.) and affects the real property described in Exhibit "A" attached hereto and made a part of this contract, which lies within the RANCHO CALIFORNIA Agricultural Preserve No. 4, Map No. 1048.
2. This contract shall take effect on January 1, 2016, and shall remain in effect for an initial term of 10 years.
3. On each anniversary date of this contract, one year shall be added to the initial term unless notice of non-renewal shall be given as provided in Section 51245 of the Government Code. Any notice of non-renewal referring to this contract shall be recorded by the County in the office of the County Recorder whenever the contract is not renewed.
4. This contract may be canceled only in accordance with Section 51280, et seq., of the Government Code relating to cancellation, as now written or hereafter amended.
5. When any portion of land subject to this contract is acquired by condemnation of the fee title, or by purchase in lieu thereof, for a public improvement, this contract shall become null and void thereafter as to such portion, and may be amended to correctly reflect the description of any portion not so acquired.
6. In consideration of the execution hereof by County, and the execution by County and other owners within the preserve of similar contracts, the Owner, during the term of this contract, including any renewal period, agrees to use the described land only for agricultural uses and such compatible uses as are permitted by or pursuant to the Uniform Rules established for the administration of agricultural preserves by Riverside County Ordinance Number No. 509. Said Uniform Rules are by this reference incorporated in and made a part of this contract.
7. In consideration of the execution hereof by the Owner and the execution of similar contracts by other property owners within the same agricultural preserve, County agrees not to authorize uses, other than uses permitted by or pursuant to said Uniform Rules, within said agricultural preserve, during the term of this contract or any renewal thereof. Nothing herein shall prohibit a change of boundaries of said agricultural preserve to omit lands not subject to such contract or to include additional lands.
8. Any notice to be given to the Owner pursuant to this contract or said Uniform Rules may be sent by U.S. Mail addressed to the Owner at the address shown below the signature of the Owner. Like notices to

County may be sent by U.S. Mail addressed to Clerk, Board of Supervisors, P.O. Box 1010, Riverside, CA 92502-1010. Either party may change such address by notice to the other.

9. This contract shall constitute a covenant running with the land herein described, and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto. This contract may be enforced by either party or by any owner of land within the same agricultural preserve which is subject to a similar contract.

Dated as of: January 1, 2016

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ATTEST:
Clerk of the Riverside County Board of Supervisors

BY _____
Chairman, Board of Supervisors

By _____
(Seal) Deputy

OWNER(S) SIGNATURE AND ADDRESS

Owner: Loudar LLC - by: Louis Darwish (managing member)

Owner: _____

Owner: _____

Owner: _____

Mailing Address: P O Box 891510, Temecula, CA 92589

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STATE OF CALIFORNIA

COUNTY OF San Diego

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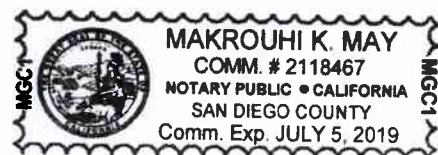
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

(SEAL)



RECORDING REQUESTED BY
RIVERSIDE COUNTY

THIS AREA FOR RECORDER'S USE ONLY

When recorded, return to:

Stop #1010
Clerk of the Board of Supervisors
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Dated as of: January 1, 2016

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ATTEST:
Clerk of the Riverside County Board of Supervisors

BY _____
Chairman, Board of Supervisors

By _____
(Seal) Deputy

OWNER(S) SIGNATURE AND ADDRESS

Owner: Louidar LLC - by: Louis Darwish (managing member) 

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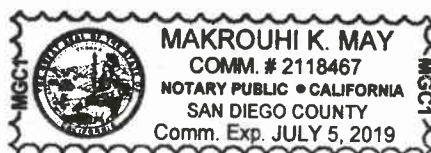
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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


Notary Public

{SEAL}



RESOLUTION NO. 2016-072
APPROVING AGRICULTURAL PRESERVE CASE NO. 1048
AND RESTORING A PORTION OF THE
RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 4

WHEREAS, in accordance with the Land Conservation Act of 1965, John Poole Radio Properties, Inc. entered into a Land Conservation contract dated January 1, 1971, with the County of Riverside for land that is currently identified as APNs 943-120-027, 031, 032 and 033 which was recorded on October 14, 1970 as Instrument No. 103843, in the Office of the County Recorder of Riverside County, California; and,

WHEREAS, Louidar, LLC, the current owner of the property subject to the above referenced Land Conservation contract ("property owner"), filed a Notice of Non-renewal on June, 28, 2010, which was recorded on November 9, 2010, as Instrument No. 2010-0537879 for 38.27 acres within the Rancho California Agricultural Preserve No. 4; and,

WHEREAS, as a result of the recorded Notice of Non-renewal, the Land Conservation contract on the entire 38.27 acres will expire automatically on January 1, 2020; and,

WHEREAS, in order to cancel the Land Conservation contract before January 1, 2020, the property owner processed Agricultural Case No. 1020 which tentatively canceled the contract on November 9, 2010; and,

WHEREAS, a Certificate of Final Cancellation has not been issued by the County of Riverside because the property owner has not fulfilled the conditions for the tentative cancellation; and,

WHEREAS, Agricultural Case No. 1020 also removed the 38.27 acres from the Rancho California Agricultural Preserve No. 4; and,

WHEREAS, the property owner now wishes to place 3.25 acres of the 38.27 acres back into the Rancho California Agricultural Preserve No. 4; and,

1 **WHEREAS**, Agricultural Case No. 1048 will place the 3.25 acres back into the Rancho
2 California Agricultural Preserve No. 4 as shown on the map entitled "MAP No. 110 RANCHO
3 CALIFORNIA AGRICULTURAL PRESERVE NO. 4, MAP NO. 1048"; and,

4 **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of
5 Supervisors on March 15, 2016.

6 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of
7 Supervisors of the County of Riverside, State of California, in regular session assembled on March
8 15, 2016 based on the evidence presented on this matter, both written and oral, including
9 Environmental Assessment No. 42718, that:

- 10 1. The 3.25 acres ("property") are currently designated Agriculture: Agriculture which is
11 compatible with agricultural preserves.
- 12 2. The property's current zoning is Citrus Vineyard 10 Acre minimum (C/V-10) which is
13 compatible with agricultural preserves.
- 14 3. The property's proposed zoning Wine County Winery (WC-W) is compatible with
15 agricultural preserves.
- 16 4. Agricultural Case No. 1048, which proposes to put the property back into the Rancho
17 California Agricultural Preserve No. 4 is consistent with County's General Plan
18 because the land will remain under vineyard cultivation which consistent with both the
19 Agricultural land use designation assigned to the property as well as being consistent
20 with the Temecula Valley Wine Country Policy Area.
- 21 5. The Comprehensive Agricultural Preserve Technical Advisory Committee
22 ("CAPTAC") reviewed Agricultural Case No. 1048 on September 16, 2014, and found
23 it acceptable. Further, CAPTAC made the following findings:
 - 24 a. There is no existence of any historic value to the lands being proposed to be
25 included in the preserve.
 - 26 b. There is no existence of any scenic value to the lands proposed to be included
27 in the preserve.

28 **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

- 1 1. Since a Notice of Non-renewal was recorded on the entire 38.27 acres, it is necessary
- 2 for the property owner and the County to enter into a new 10 year Land Conservation
- 3 contract for the 3.25 acres.
- 4 2. The 3.25 acres is currently under cultivation and will remain under cultivation.
- 5 3. The Land Conservation contract dated January 1, 1971 for the remaining 35.02 acres
- 6 will continue until either January 1, 2020 or when the property owner obtains the
- 7 Certificate of Final Cancellation, whichever is soonest.

8 **BE IT FURHER RESOLVED**, by the Board of Supervisors that pursuant to the
9 California Land Conservation Act of 1965 (Government Code Section 51200 et seq.), the Rancho
10 California Agricultural Preserve No. 4, as amended through Map No. 1020, is further amended by
11 Map No. 1048 adding thereto the area shown on the map entitled, "MAP No. 110 RANCHO
12 CALIFORNIA AGRICULTURAL PRESERVE NO. 4, MAP NO. 1048," and described by the
13 boundary description thereof, said map and description both being on file in the office of the Clerk
14 of this Board.

15 **BE IT FURTHER RESOLVED** that the Clerk of this Board shall file and record copies
16 of this resolution, map entitled, "MAP NO. 110 RANCHO CALIFORNIA AGRICULTURAL
17 PRESERVE NO. 4, MAP NO. 1048" and boundary description with the Office of the County
18 Recorder of Riverside County and transmit copies to the Director of Conservation, State of
19 California and the Assessor of Riverside County

MAP NO. 110 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 4

AMENDED BY MAP NO. 317, 1020, 1047, 1048

T.7.S., R.2.W. S.B.B. & M.



AMENDMENTS:

NO. 1, (DIMINISHMENT), DENIED,	MAP NO. 317
NO. 2, (DIMINISHMENT), TENTATIVE,	MAP NO. 1020
NO. 3, (DIMINISHMENT), TENTATIVE,	MAP NO. 1047
NO. 4, (RESTORE), MARCH 15, 2016,	MAP NO. 1048

ADOPTED ON SEPTEMBER 21, 1970
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

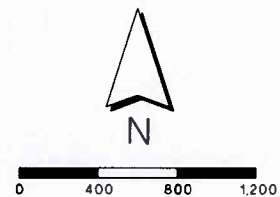


EXHIBIT "A"

RANCHO CALIFORNIA AGRICULTURAL PRESERVE No. 4 RESTORATION (AG01048)

LEGAL DESCRIPTION

Those portions of Parcels A-9 and A-10 of Record of Surveys filed in Book 50, pages 68 through 75, inclusive, together with a portion of Parcel No. 2 of Instrument No. 1965-127437, recorded November 9, 1965, all records of Riverside County Recorder's Office located in Sections 27 and 34 of Township 7 South, Range 2 West of the Unincorporated Territory of Riverside County, State of California, more particularly described as follows:

PARCEL 1:

Commencing at the southeasterly end of that course on the northeasterly side of said Parcel 2 of Instrument No. 1965-127437 shown as "North 45°27'30" West 884.02 feet" per said Instrument;

thence along the northeasterly line of said Parcel 2, North 45°26'25" West 233.58 feet;

thence South 44°33'35" West 59.31 feet;

thence South 30°42'12" West 68.63 feet;

thence North 59°17'48" West 49.93 feet;

thence South 03°32'05" East 133.55 feet;

thence North 87°59'09" East 39.37 feet;

thence South 02°00'51" East 130.42 feet;

thence South 42°59'09" West 181.32 feet;

thence South 87°59'09" West 142.89 feet, said point hereinafter referred to as **Point "A"**;

thence South 47°23'57" West 250.77 feet to the **True Point of Beginning**;

thence South 23°58'06" West 61.03 feet;

thence South 67°46'42" West 75.96 feet;

thence North 22°13'18" West 104.53 feet to a non-tangent curve concave southwesterly having a radius of 157.09 feet, a radial line to the beginning of said curve bears North 67°54'48" East;

thence northwesterly 118.89 feet along said curve through a central angle of 43°21'45";

EXHIBIT "A"

thence non-tangent from said curve South 24°33'03" West 28.52 feet;

thence South 27°17'04" East 19.69 feet to a curve concave northwesterly having a radius of 46.86 feet;

thence southwesterly 109.44 feet along said curve through a central angle of 133°48'30";

thence North 73°28'34" West 118.49 feet;

thence South 77°00'09" West 60.00 feet;

thence North 12°59'51" West 39.93 feet to a non-tangent curve concave easterly having a radius of 332.63 feet, a radial line to the beginning of said curve bears South 77°03'53" West;

thence northerly 12.69 feet along said curve through a central angle of 02°11'10";

thence non-tangent from said curve South 85°04'04" East 58.57 feet;

thence North 04°55'56" East 273.00 feet;

thence South 85°04'04" East 29.12 feet;

thence North 59°01'41" East 112.55 feet;

thence North 04°55'56" East 34.90 feet;

thence South 72°17'04" East 9.25 feet;

thence South 17°42'56" West 19.50 feet;

thence South 72°17'04" East 114.00 feet;

thence South 17°42'56" West 83.26 feet;

thence South 02°42'56" West 27.75 feet;

thence South 17°42'56" West 62.53 feet to a non-tangent curve concave southwesterly having a radius of 260.00 feet, a radial line to the beginning of said curve bears North 22°46'39" East;

thence southeasterly 70.51 feet along said curve through a central angle of 15°32'20" to a reverse curve concave northerly having a radius of 3.00 feet, a radial line to the beginning of said reverse curve bears North 38°18'59" East;

thence easterly 4.68 feet along said curve through a central angle of 89°20'47";

EXHIBIT "A"

thence North $38^{\circ}58'12''$ East 15.02 feet to a non-tangent curve concave southwesterly having a radius of 278.00 feet, a radial line to the beginning of said curve bears North $38^{\circ}58'12''$ East;

thence southeasterly 139.78 feet along said curve through a central angle of $28^{\circ}48'30''$;

thence South $22^{\circ}13'18''$ East 62.28 feet to the **Point of Beginning**.

Containing 2.43 acres, more or less.

PARCEL 2:

Commencing at the aforementioned **Point "A"**;

thence North $05^{\circ}39'03''$ West 68.42 feet;

thence North $80^{\circ}48'37''$ West 5.68 feet to the **True Point of Beginning**,

thence North $80^{\circ}48'37''$ West 34.32 feet;

thence North $84^{\circ}42'33''$ West 40.59 feet;

thence North $53^{\circ}45'54''$ West 56.32 feet to a non-tangent curve concave southeasterly having a radius of 268.00 feet, a radial line to the beginning of said curve bears North $55^{\circ}46'55''$ West, said point hereinafter referred to as **Point "B"**;

thence northeasterly 37.03 feet along said curve through a central angle of $07^{\circ}55'02''$;

thence North $42^{\circ}08'07''$ East 112.51 feet to a curve concave southerly having a radius of 25.00 feet;

thence easterly 23.58 feet along said curve through a central angle of $54^{\circ}02'03''$ to a reverse curve concave northwesterly having a radius of 38.00 feet, a radial line to the beginning of said reverse curve bears North $06^{\circ}10'10''$ East;

thence northeasterly 52.44 feet along said curve through a central angle of $79^{\circ}04'03''$;

thence non-tangent from said curve South $45^{\circ}00'00''$ East 45.83 feet;

thence South $45^{\circ}00'00''$ West 85.07 feet;

thence South $45^{\circ}00'00''$ East 42.00 feet;

thence South $45^{\circ}00'00''$ West 77.56 feet;

thence South $45^{\circ}00'00''$ East 17.85 feet to the **True Point of Beginning**.

EXHIBIT "A"

Containing 0.39 acres, more or less.

PARCEL 3:

Commencing at the aforementioned **Point "B"**;

thence North 38°28'14" West 55.00 feet to the **True Point of Beginning**,

thence South 32°48'48" West 57.13 feet;

thence North 57°11'12" West 33.23 feet;

thence South 42°42'56" West 49.13 feet;

thence North 47°17'04" West 33.37 feet;

thence North 42°42'56" East 50.86 feet;

thence North 47°17'04" West 55.87 feet;

thence North 42°42'56" East 100.26 feet;

thence South 47°17'04" East 83.31 feet;

thence North 42°08'07" East 109.66 feet;

thence South 47°51'53" East 40.17 feet;

thence South 42°08'07" West 99.24 feet;

thence South 55°09'37" West 52.06 feet to the **True Point of Beginning**.

Containing 0.41 acres, more or less.

PARCEL 4:

PARCEL 4A:

Commencing at the northwesterly end of that course on the northeasterly side of said Parcel 2 of Instrument No. 1965-127437 and Record of Surveys filed in Book 50, pages 68 through 75, inclusive, shown as "North 45°27'30" West 884.02 feet" per Instrument No. 1965-127437 and Record of Surveys filed in Book 50, pages 68 through 75, inclusive;

thence South 45°56'54" West 58.33 feet;

thence South 43°53'53" West 53.02 feet to the **True Point of Beginning**;

EXHIBIT "A"

thence South 00°00'00" East 55.20 feet, said point hereinafter referred to as **Point "C"**;

thence North 46°06'07" West 38.27 feet;

thence North 43°53'53" East 39.77 feet to the **True Point of Beginning**.

Containing 761 square feet, 0.017 acres, more or less.

PARCEL 4B:

Commencing at the aforementioned **Point "C"**;

thence South 46°06'07" East 23.84 feet;

thence South 01°59'53" East 27.91 feet;

thence South 84°42'01" West 18.23 feet to the **True Point of Beginning**;

thence South 00°00'00" East 19.15 feet, said point hereinafter referred to as **Point "D"**;

thence North 05°17'59" West 19.07 feet;

thence North 84°42'01" East 1.77 feet to the **True Point of Beginning**.

Containing 17 square feet, 0.000 acres, more or less.

PARCEL 4C:

Commencing at the aforementioned **Point "D"**;

thence South 05°17'59" East 1.04 feet;

thence North 84°42'01" East 20.10 feet;

thence South 20°21'06" East 34.92 feet;

thence South 59°49'40" West 37.31 feet to the **True Point of Beginning**;

thence South 00°00'00" East 19.32 feet;

thence North 30°10'20" West 16.70 feet;

thence North 59°49'40" East 9.71 feet to the **True Point of Beginning**.

Containing 81 square feet, 0.002 acres, more or less.

EXHIBIT "A"

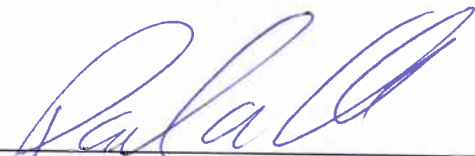
Total of Parcels 4A, 4B & 4C containing 859 square feet, 0.02 acres, more or less.

All Parcels combined contain 3.25 acres, more or less.

All as shown on Exhibit "B-1", attached hereto and by this reference made a part hereof.

Prepared under the supervision of:



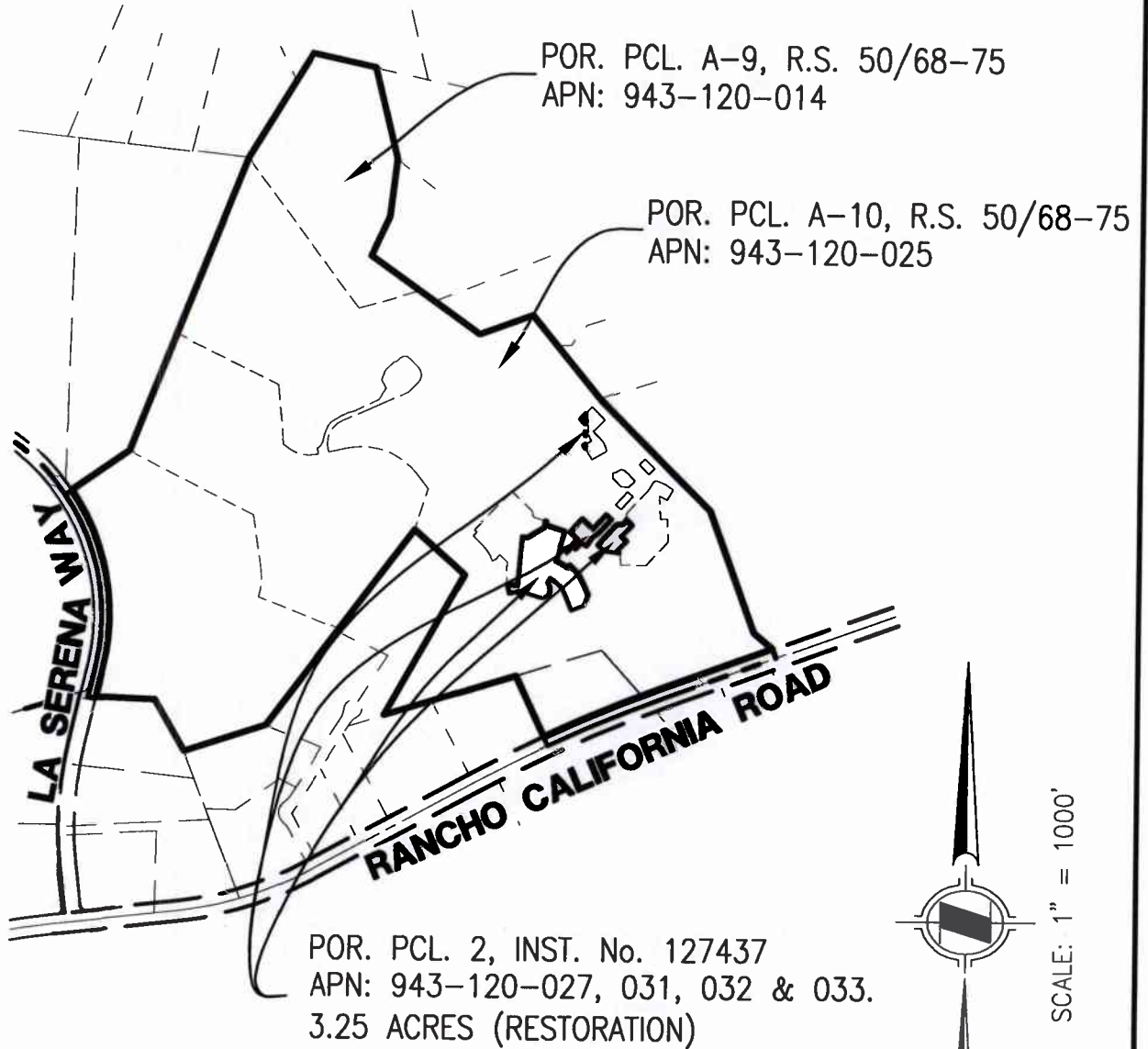


Paul R. Huddleston Jr., PLS 7083
Expires: December 31, 2016



Date

EXHIBIT "B-1"



PAUL R. HUDDLESTON, JR., PLS 7083

SECTION 27, T.7S., R.2W., S.B.M.

Ag_01048_ExhB

PLAT OF A PORTION OF RC No. 4 (AG01048)
APN: 943-120-027, 031, 032 & 033 (RESTORATION)

PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 1/27/2016	SHEET 1 OF 6
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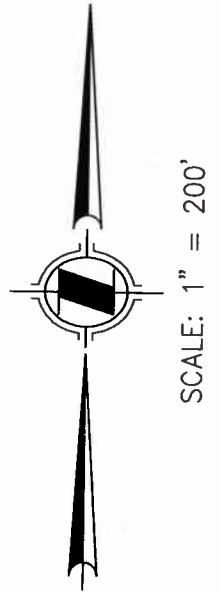
**HUNSAKER & ASSOCIATES
IRVINE, INC**
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

W.O.: 3069-4

SCALE: 1"=1000'

EXHIBIT "B-1"

PARCEL 4
(PARCEL 4A, 4B & 4C)
POR. PCL. 2, INST. No. 127437
POR. APN: 943-120-025
0.02 ACRES (RESTORATION)
AG#4 (AG01048)



SEE
SHEETS
5 - 6

PARCEL 3
POR. PCL. 2,
INST. No. 127437
POR. APN: 943-120-032
0.41 ACRES (RESTORATION)
AG#4 (AG01048)


SEE SHEET 4

SEE
SHEET

PARCEL 1
POR. PCL. 2,
INST. No. 127437
POR. APN: 943-120-033
2.43 AC. (RESTORATION)
AG#4 (AG01048)

PARCEL 2
POR. PCL. 2, INST. No. 127437
POR. APN: 943-120-031
0.39 ACRES (RESTORATION)
AG#4 (AG01048)

SECTION 27, T.7S., R.2W., S.B.M. Ag_01048_ExhB

PLAT OF A PORTION OF RC No. 4 (AG01048) APN: 943-120-027, 031, 032 & 033 (RESTORATION)			
PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 1/27/2016	SHEET 2 OF 6
 HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS			W.O.: 3069-4
			SCALE: 1"=200'

SEE SHEET 6 FOR PARCEL 1 DATA TABLE

EXHIBIT "B-1"

SEE SHEETS 2 & 5

POR. PCL. 2,
INST. No. 127437
APN: 943-120-025

POR. PCL. 2,
INST. No. 127437
POR. APN: 943-120-033

SEE
SHEET

4

SEE SHEET 2

POINT "A"

T.P.O.B.
PARCEL 1

PARCEL 1
POR. PCL. 2,
INST. No. 127437
POR. APN: 943-120-033
2.43 AC. (RESTORATION)
AG#4 (AG01048)

S77°03'53"W
(R)

S79°15'03"W (R)

N04°55'56"E 273.00'

N73°28'34"W
118.49'

N22°46'39"E
(R)

N38°18'59"E
(PRC)

N67°54'48"E
(R)

N22°13'18"W
104.53'

S84°44'45"E 29.72'

S72°17'04"E
114.00'

N59°01'41"E
112.55'

S47°23'57"W 250.77'

N14°56'26"W
323.24'

SCALE: 1" = 100'

SECTION 27, T.7S., R.2W., S.B.M.

Ag_01048_ExhB

PLAT OF A PORTION OF RC No. 4 (AG01048)
APN: 943-120-027, 031, 032 & 033 (RESTORATION)

PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 1/27/2016	SHEET 3 OF 6
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HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

W.O.: 3069-4

SCALE: 1"=100'

SEE SHEET 6 FOR PARCEL 1 DATA TABLE

EXHIBIT "B-1"

SEE SHEET 5



SCALE: 1" = 50'

PARCEL 3
 POR. PCL. 2, INST. No. 127437
 APN: 943-120-032
 0.41 ACRES (RESTORATION)
 AG#4 (AG01048)

T.P.O.B.
 PARCEL 3

PARCEL 2
 POR. PCL. 2, INST. No. 127437
 POR. APN: 943-120-031
 0.39 ACRES (RESTORATION)
 AG#4 (AG01048)

T.P.O.B.
 PARCEL 2

POINT "A"

POINT "B"

SEE SHEET 3

SEE SHEET 3

SECTION 27, T.7S., R.2W., S.B.M.

Ag_01048_ExhB

PLAT OF A PORTION OF RC No. 4 (AG01048)
 APN: 943-120-027, 031, 032 & 033 (RESTORATION)

PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 1/27/2016	SHEET 4 OF 6
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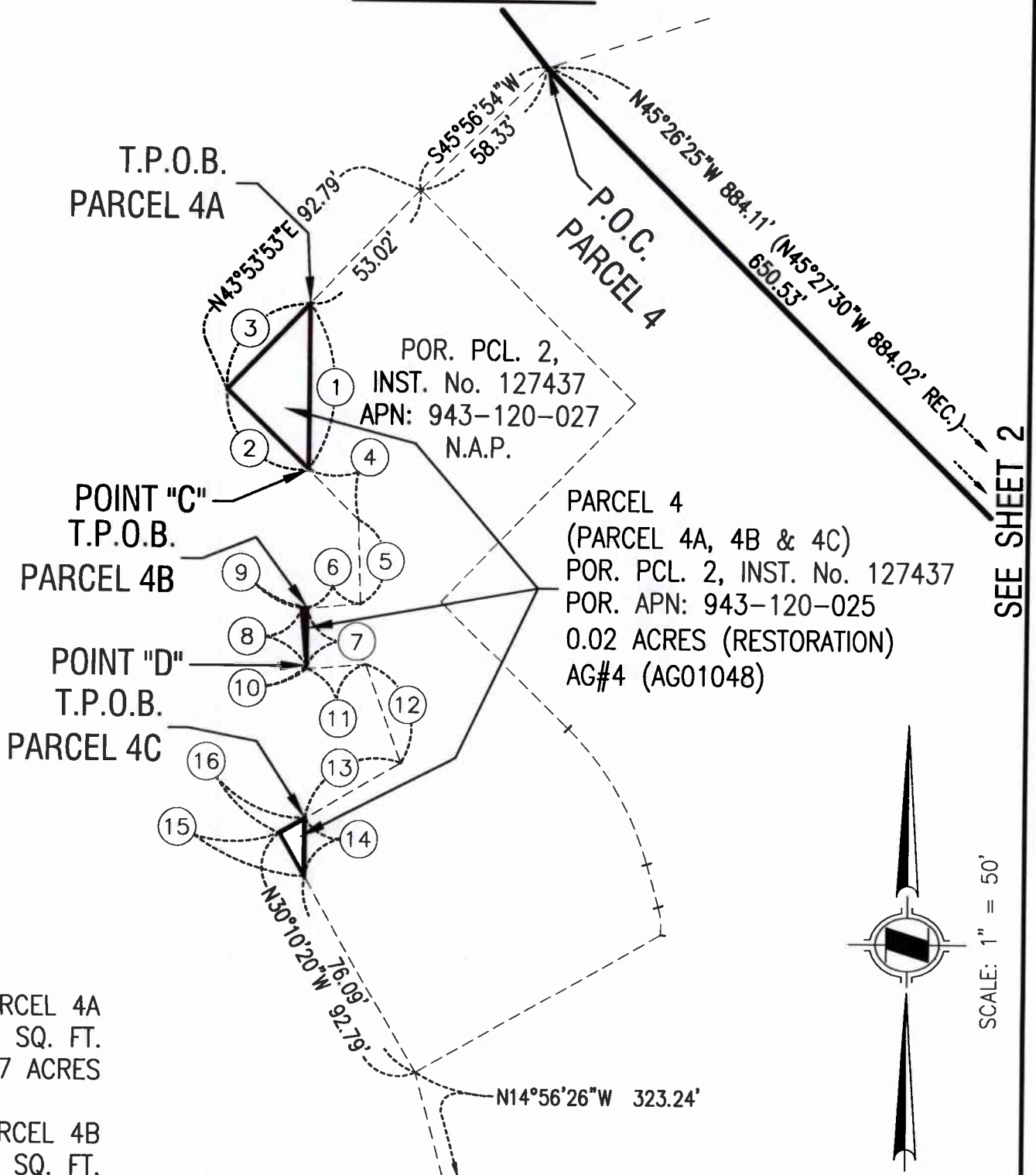
HUNSAKER & ASSOCIATES
 IRVINE, INC
 INLAND EMPIRE REGION
 2900 ADAMS STREET, SUITE A-15
 RIVERSIDE CA 92504 (951)352-7200
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

W.O.: 3069-4

SCALE: 1"=50'

SEE SHEET 6 FOR PARCELS
 2 & 3 DATA TABLE.

EXHIBIT "B-1"




PARCEL 4A
761 SQ. FT.
0.017 ACRES

PARCEL 4B
17 SQ. FT.
0.000 ACRES

PARCEL 4C
81 SQ. FT.
0.002 ACRES

SEE SHEETS 2, 3 & 4 SECTION 27, T.7S., R.2W., S.B.M.

Ag_01048_ExhB

PLAT OF A PORTION OF RC No. 4 (AG01048) APN: 943-120-027, 031, 032 & 033 (RESTORATION)			
PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 1/27/2016	SHEET 5 OF 6
 HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS			W.O.: 3069-4
			SCALE: 1"=50'

SEE SHEET 6 FOR PARCEL 4 DATA TABLE

EXHIBIT "B-1"

PARCEL 1 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	S44°33'35"W		59.31'	
②	S30°42'12"W		68.63'	
③	N59°17'48"W		49.93'	
④	S03°32'05"E		133.55'	
⑤	N87°59'09"E		39.37'	
⑥	S02°00'51"E		130.42'	
⑦	S87°59'09"W		142.89'	
⑧	S23°58'06"W		61.03'	
⑨	S67°46'42"W		75.96'	
⑩	43°21'45"	157.09'	118.99'	62.45'
⑪	S24°33'03"W		28.52'	
⑫	S27°17'04"E		19.69'	
⑬	133°48'30"	46.86'	109.44'	109.88'
⑭	S77°00'09"W		60.00'	
⑮	N12°59'51"W		39.93'	
⑯	02°11'10"	332.63'	12.69'	6.35'
⑰	S85°04'04"E		58.57'	
⑱	S85°04'04"E		29.12'	
⑲	N04°55'56"E		34.90'	
⑳	S72°17'04"E		9.25'	
㉑	S17°42'56"W		19.50'	
㉒	S17°42'56"W		83.26'	
㉓	S02°42'56"W		27.75'	
㉔	S17°42'56"W		62.53'	
㉕	15°32'20"	260.00'	70.51'	35.47'
㉖	89°20'47"	3.00'	4.68'	2.97'
㉗	N38°58'12"E		15.02'	(R)
㉘	28°48'30"E	278.00'	139.78'	71.40'
㉙	S22°13'18"E		62.28'	

PARCEL 2 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	N80°48'37"W		34.32'	
②	N84°42'33"W		40.59'	
③	N53°45'54"W		56.32'	
④	07°55'02"	268.00'	37.03'	18.55'
⑤	54°02'03"	25.00'	23.58'	12.75'
⑥	79°04'03"	38.00'	52.44'	31.36'
⑦	S45°00'00"E		45.83'	
⑧	S45°00'00"E		42.00'	
⑨	S45°00'00"E		17.85'	

PARCEL 4 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	S00°00'00"E		55.20'	
②	N46°06'07"W		38.27'	
③	N43°53'53"E		39.77'	
④	S46°06'07"E		23.84'	
⑤	S01°59'53"E		27.91'	
⑥	S84°42'01"W		18.23'	
⑦	S00°00'00"E		19.15'	
⑧	N05°17'59"W		19.07'	
⑨	N84°42'01"E		1.77'	
⑩	S05°17'59"E		1.04'	
⑪	N84°42'01"E		20.10'	
⑫	S20°21'06"E		34.92'	
⑬	S59°49'40"W		37.31'	
⑭	S00°00'00"E		19.32'	
⑮	N30°10'20"W		16.70'	
⑯	N59°49'40"E		9.71'	

PARCEL 3 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	N57°11'12"W		33.23'	
②	N47°17'04"W		33.37'	
③	N47°17'04"W		55.87'	
④	S47°51'53"E		40.17'	
⑤	S55°09'37"W		52.06'	

SECTION 27, T.7S., R.2W., S.B.M.

Ag_01048_ExhB

PLAT OF A PORTION OF RC No. 4 (AG01048)
APN: 943-120-027, 031, 032 & 033 (RESTORATION)


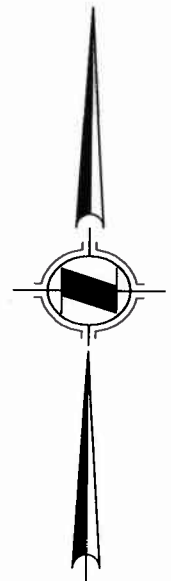
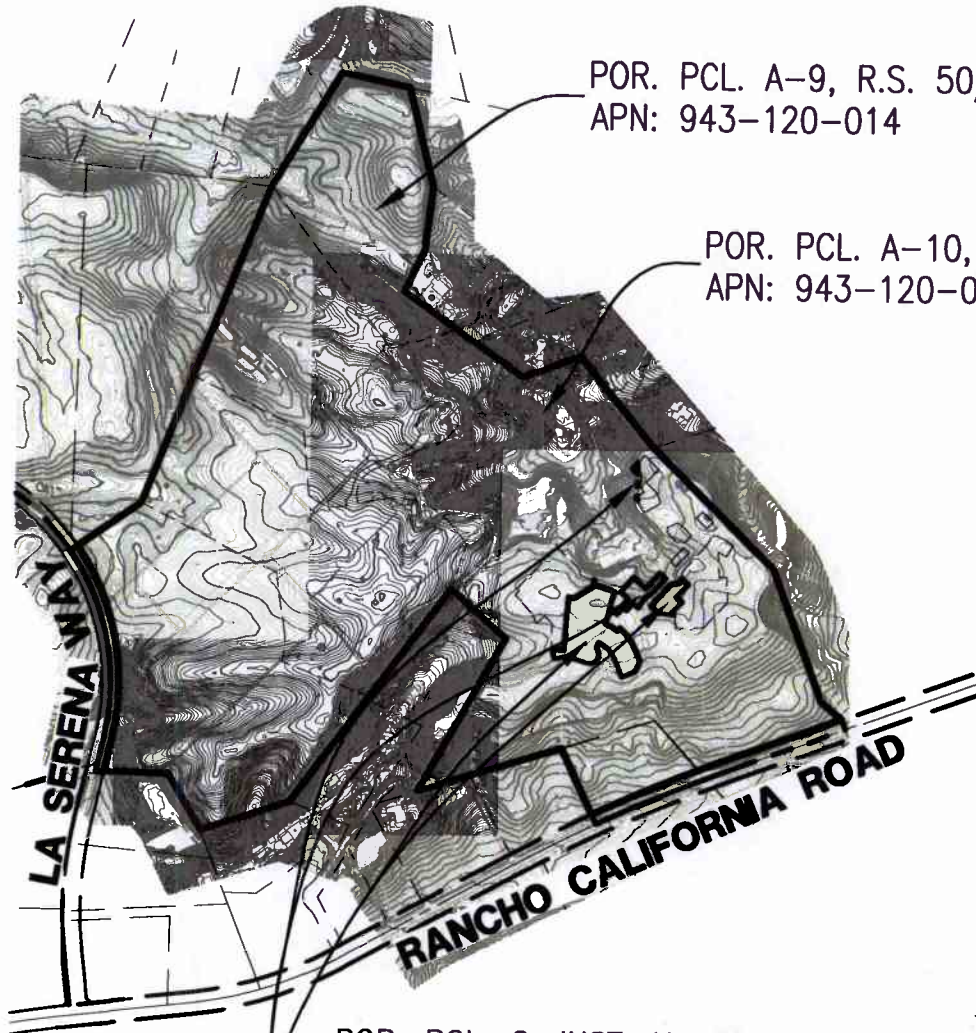
PREPARED BY	CHECKED BY	DATE	SHEET 6 OF 6
R.Beuschlein	B.Hay	1/27/2016	
 HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS			W.O.: 3069-4 SCALE: N.T.S.

EXHIBIT "C"



SCALE: 1" = 1000'


POR. PCL. 2, INST. No. 127437
APN: 943-120-027, 031, 032 & 033.
3.25 ACRES (RESTORATION)



PAUL R. HUDDLESTON, JR., PLS 7083

SECTION 27, T.7S., R.2W., S.B.M.

Ag_01048_ExhC

PLAT OF A PORTION OF RC No. 4 (AG01048) APN: 943-120-027, 031, 032 & 033 (RESTORATION)			
PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 1/27/2016	SHEET 1 OF 1
 HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS			W.O.: 3069-4
			SCALE: 1"=1000'

**RESOLUTION NO. 2016-071
APPROVING AGRICULTURAL PRESERVE CASE NO. 1047,
ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND
DIMINISHMENT OF RANCHO CALIFORNIA
AGRICULTURAL PRESERVE NO. 4
(Government Code Section 51283.4)**

WHEREAS, a Land Conservation contract was executed by John Poole Radio Properties, Inc. pursuant to the Land Conservation Act of 1965 (Government Code Section 51200 et. seq.) for land within the Rancho California Agricultural Preserve No. 4; and,

WHEREAS, such Land Conservation contract dated January 1, 1971, with the County of Riverside is for land currently identified as APN 943-120-025 ("Property") and was recorded on October 14, 1970, as Instrument No. 103843, in the Office of the County Recorder of Riverside County, California; and,

WHEREAS, the Property is further described in Exhibits A, B-1 and C for Rancho California Agricultural Preserve Case No. 1047 which are attached hereto and incorporated herein by reference; and,

WHEREAS, the total gross acreage of the Property is 16.60 acres; and,

WHEREAS, Louidar, LLC, the current owner of the Property, filed a Notice of Nonrenewal on August 28, 2014, which notice was recorded on September 22, 2014, as instrument No. 2014-0359022, in the Office of the County Recorder of Riverside County, California; and,

WHEREAS, Louidar, LLC also petitioned to cancel the Land Conservation contract for the Property and to diminish the Rancho California Agricultural Preserve No. 4, as amended through Map No. 1020, by removing the Property from the boundaries of the agricultural preserve; and,

WHEREAS, Agricultural Preserve Case No. 1047 will diminish the Rancho California Agricultural Preserve No. 4 in accordance with the map entitled Map No. 110 Rancho California Agricultural Preserve No. 4 as amended through Map No. 1047; and,

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 3/3/16

WHEREAS, all the provisions of the California Environmental Quality Act (CEQA) and the Rules and Regulations Governing Agricultural Preserves in Riverside County (Resolution No. 84-526) have been satisfied, including the preparation of a Mitigated Negative Declaration for Environmental Assessment No. 42718; and,

WHEREAS, Louidar, LLC has proposed, if the cancellation is approved, that the land will be used for the following alternative use: an expansion of an existing winery/resort (the "Project"); and,

WHEREAS, the total amount of the cancellation fee for the Property, pursuant to Section 51283.4 of the Government Code, has been determined and certified by the Board of Supervisors to be \$199,250.00 and,

WHEREAS, a public hearing was held on this matter by the Riverside County Board of Supervisors on March 15, 2016.

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on March 15, 2016, that:

1. The above recitals are incorporated herein by this reference.
2. The subject parcels affected by the proposed diminishment are included under the Land Conservation contract.
3. Pursuant to the Notice of Nonrenewal submitted on August 28, 2014, the Land Conservation Contract on the 16.60 acres will expire on January 1, 2024 (GC 51245 and R&T Code 426(c)).
4. The cancellation fee was determined by the Riverside County Assessor's Office to be a total of \$199,250.00.
5. The 16.60 gross-acre portion of the 172.04 gross-acres subject to the Land Conservation Contract is located northerly of Rancho California Road, easterly of La Serena Way, westerly of Calle Contento, and southerly of Vista Del Monte Road, in the Southwest Area Plan of western Riverside County.
6. According to the Natural Resource Conservation Service, the Soils Capability Classification as indicated in the USDA Soil Survey for Riverside County indicates that the site is one hundred (100) percent within Class III, IV, and VI.

1 7. A Conditional Use Permit (CUP No. 3707) is being processed with this Agricultural Preserve
2 case and constitutes the proposed alternative land use for the 16.60 gross acres area that is the
3 subject of this diminishment and cancellation. The proposed alternative land use is consistent
4 with the Riverside County General Plan, as described in more detail below.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

- 6 1. The cancellation is for land on which a Notice of Nonrenewal has been served.
- 7 2. The cancellation is not likely to result in the removal of adjacent lands from agricultural use as
8 the Project will not affect the ability to use adjacent lands for agriculture. Rancho California
9 Agricultural Preserve No. 4 originally consisted of 172.04 acres. This cancellation proposes to
10 remove 16.60 gross acres from the Agricultural Preserve. The remaining acreage in the
11 Agricultural Preserve will ensure the viability for long-term continued agricultural production
12 on Rancho California Agricultural Preserve No. 4 and the adjoining agricultural preserves.
- 13 3. The cancellation is for an alternative use that is consistent with the applicable provisions of the
14 Riverside County General Plan. Specifically, the Project directly implements the Wine
15 Country – Winery District of the Temecula Valley Wine Country Policy Area. This District
16 provides that the primary purpose of the Winery District is to promote the establishment of
17 additional commercial activities that support tourism while ensuring long-term viability of the
18 wine industry. The secondary purpose of the Winery District is to recognize, and allow the
19 expansion of, existing wineries that are integral part of the Temecula Valley Wine Country
20 economy. The Project directly implements this policy by allowing the expansion of an
21 existing winery and its commercial activities that support tourism and thus is consistent with
22 the General Plan.
- 23 4. The cancellation will not result in discontinuous patterns of urban development because the
24 existing General Plan land use designations and zoning classifications for the subject site and
25 the surrounding parcels limit commercial and residential development and therefore provide a
26 buffer for the subject site and the surrounding parcels from urbanization. The Project would
27 be located on disturbed land in rural Riverside County that has been deemed appropriate for
28

winery/resort facilities. Therefore, the Project is not expected to result in discontinuous patterns of urban development.

5. There is also no other nearby parcel that is not subject to a land conservation contract and that is both available and suitable for the Project. The Project is located adjacent to the existing winery/resort and serves as an expansion of the existing use. As a result, there is no non-contracted land which is both available and suitable for the Project based on available adjacency to the existing facility, environmental resources and land use impacts.
6. Therefore, based on the above, the public's interest in implementing the goals and policies of the Temecula Valley Wine Country Policy Area substantially outweighs the purpose of the Williamson Act and there is no proximate, noncontracted alternative land available and suitable for the proposed Project.
7. Diminishing Agricultural Preserve No. 4 by removing 16.60 gross acres will not have a significant adverse effect upon the environment and a Mitigated Negative Declaration for Environmental Assessment No. 42718 is adopted based on the findings incorporated in the initial study.

BE IT FURTHER RESOLVED by the Board of Supervisors that the applicant shall comply with the following conditions prior to issuance of a Certificate of Final Cancellation with respect to the Property as outlined in Government Code Section 51283.4:

1. The cancellation fee of \$199,250.00 shall be paid; and,
2. All conditions necessary for the County to issue grading permits for any portion of CUP No. 3707 shall have been met; and,
3. The landowner shall notify the Board of Supervisors when all conditions and contingencies enumerated in this Certificate of Tentative Cancellation have been satisfied with respect to the Land Conservation Contract. Within 30 days of receipt of such notice, and upon determination that the conditions and contingencies have been satisfied, the Board of Supervisors shall cause to be executed and recorded a Certificate of Final Cancellation with respect to the Land Conservation Contract.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Clerk of this Board shall
2 file and record copies of this resolution, Property description as shown in Exhibits A, B-1 and C, and the
3 map entitled Map No. 110 Rancho California Agricultural Preserve No. 4 as amended through Map No.
4 1047, in the Office of the County Recorder of Riverside County, California, and transmit copies thereof to
5 the Director of Conservation of the State of California, the Treasurer of Riverside County, and the
6 Assessor of Riverside County; and that upon fulfillment of all of the conditions, the landowners will be
7 entitled to a Certificate of Final Cancellation that provides as follows:

- 8 1. Map No. 110 Rancho California Agricultural Preserve No. 4 as adopted on September 21,
9 1970, amended by Map No. 1020, is further amended by Map No. 1047 deleting therefrom the
10 area shown and described in Exhibits A, B-1 and C, attached hereto, being on file in the Office
11 of the Clerk of the Board.
- 12 2. The Land Conservation Contract will be canceled to the extent said contract applies to the land
13 referenced in the petition for cancellation of the aforementioned property owner, thereby
14 removing from the effect of said contract the real property in the County of Riverside, State of
15 California, described in Exhibit A attached hereto.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, if any portion of the
17 cancellation fee of \$199,250.00 is not paid within one year following the recordation of this Certificate of
18 Tentative Cancellation, that portion of the fee shall be recomputed pursuant to Government Code Section
19 5.1283.4 (a), and the applicable landowner shall be required to pay the applicable portion of the
20 recomputed fee as a condition to issuance of a Certificate of Final Cancellation of the Land Conservation
21 Contract.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, upon application of the
23 landowner, the Board of Supervisors may hereafter amend a tentatively approved specified alternative use
24 if the Board finds that such amendment is consistent with the findings made pursuant to Government
25 Code Section 51282.

MAP NO. 110 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 4

AMENDED BY MAP NO. 317, 1020, 1047

T.7.S., R.2.W. S.B.B. & M.



AMENDMENTS:

NO. 1, (DIMINISHMENT), DENIED,	MAP NO. 317
NO. 2, (DIMINISHMENT), TENTATIVE,	MAP NO. 1020
NO. 3, (DIMINISHMENT), TENTATIVE,	MAP NO. 1047

ADOPTED ON SEPTEMBER 21, 1970
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

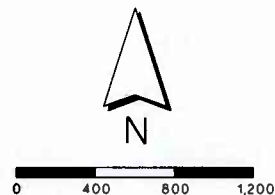


EXHIBIT "A"

RANCHO CALIFORNIA AGRICULTURAL PRESERVE No. 4 DIMINISHMENT (AG01047)

LEGAL DESCRIPTION

Those portions of Parcels A-9 and A-10 of Record of Surveys filed in Book 50, pages 68 through 75, inclusive, together with a portion of Parcel No. 2 of Instrument No. 1965-127437, recorded November 9, 1965, all records of Riverside County Recorder's Office located in Sections 27 and 34 of Township 7 South, Range 2 West of the Unincorporated Territory of Riverside County, State of California, more particularly described as follows:

PARCEL 1:

Commencing at the northwesterly end of that course on the southerly side of above said Parcel 2 of Instrument No. 1965-127437 and Record of Surveys filed in Book 50, pages 68 through 75, inclusive, shown as "North 48°50'33" West 379.91 feet" per Record of Surveys filed in Book 50, pages 68 through 75, inclusive;

thence along said southerly line, South 48°50'53" East, 154.84 feet;

thence departing said southerly line, North 41°09'07" East 20.11 feet to a curve concave easterly having a radius of 190.00 feet, a radial line to the beginning of said curve bears South 41°09'07" West, said point also being the **True Point of Beginning**;

thence northerly 211.30 feet along said curve through a central angle of 63°43'09" to a reverse curve concave westerly having a radius of 110.00 feet;

thence northerly 85.31 feet along said curve through a central angle of 44°26'06";

thence non-tangent from said curve North 17°53'52" East 41.76 feet;

thence North 53°05'17" East 46.51 feet to a non-tangent curve concave southwesterly having a radius of 190.00 feet, a radial line to the beginning of said curve bears North 50°04'16" East;

thence southeasterly 34.61 feet along said curve through a central angle of 10°26'12";

thence non-tangent from said curve North 72°39'39" East 7.27 feet;

thence North 17°53'52" East 51.00 feet;

thence North 17°14'30" East 165.33 feet;

thence North 17°53'52" East 228.64 feet;

thence North 81°16'20" East 126.25 feet;

EXHIBIT "A"

thence North 90°00'00" East 69.86 feet;

thence South 38°26'08" East 196.03 feet;

thence South 09°07'41" East 337.85 feet;

thence South 85°04'04" East 71.59 feet;

thence South 13°25'34" East 107.82 feet;

thence South 04°55'56" West 15.54 feet;

thence North 72°17'04" West 71.72 feet;

thence North 10°02'04" West 33.92 feet;

thence North 46°13'36" West 160.50 feet;

thence South 43°46'24" West 300.00 feet;

thence South 46°13'36" East 18.00 feet;

thence South 43°46'24" West 30.00 feet;

thence South 46°13'36" East 73.13 feet to a curve concave southwesterly having a radius of 213.72 feet;

thence southeasterly 105.42 feet along said curve through a central angle of 28°15'46";

thence non-tangent from said curve North 71°59'38" East 18.00 feet;

thence North 43°46'24" East 39.62 feet;

thence South 46°13'36" East 59.32 feet to a non-tangent curve concave easterly having a radius of 332.63 feet, a radial line to the beginning of said curve bears North 78°46'26" West;

thence southerly 127.58 feet along said curve through a central angle of 21°58'31";

thence non-tangent from said curve North 85°04'04" West 145.19 feet;

thence North 54°27'27" West 164.03 feet;

thence North 48°50'53" West 158.05 feet to the **True Point of Beginning**.

Containing 7.70 acres, more or less.

EXHIBIT "A"

PARCEL 2:

Commencing at the northwesterly end of that course on the northeasterly side of said Parcel 2 of Instrument No. 1965-127437 and Record of Surveys filed in Book 50, pages 68 through 75, inclusive, shown as "North 45°27'30" West 884.02 feet" per Instrument No. 1965-127437 and Record of Surveys filed in Book 50, pages 68 through 75, inclusive;

thence South 49°03'04" West 36.11 feet to the **True Point of Beginning**;

thence South 45°26'25" East 131.79 feet;

thence South 46°39'40" East 281.72 feet, said point hereinafter referred to as **Point "A"**;

thence South 45°00'00" East 369.19 feet;

thence South 00°00'44" East 342.22 feet;

thence South 45°00'00" East 245.45 feet;

thence South 45°00'00" West 136.00 feet;

thence South 76°21'16" West 130.69 feet;

thence South 45°00'00" West 118.20 feet;

thence South 57°31'44" West 140.79 feet;

thence North 71°33'54" West 55.48 feet;

thence North 64°29'16" West 165.04 feet;

thence North 45°00'00" West 88.43 feet;

thence North 36°10'53" East 221.11 feet;

thence North 45°00'00" West 43.00 feet;

thence North 52°35'41" West 30.27 feet;

thence North 45°00'00" West 75.00 feet;

thence North 45°00'00" East 110.00 feet;

thence North 45°00'00" West 0.15 feet;

EXHIBIT "A"

thence South 80°48'37" East 5.68 feet;

thence South 05°39'03" East 68.42 feet;

thence North 87°59'09" East 142.89 feet;

thence North 42°59'09" East 181.32 feet;

thence North 02°00'51" West 130.42 feet;

thence South 87°59'09" West 39.37 feet;

thence North 03°32'05" West 133.55 feet;

thence South 59°17'48" East 49.93 feet;

thence North 30°42'12" East 68.63 feet;

thence North 54°46'16" West 17.02 feet to a curve concave southwesterly having a radius of 288.00 feet;

thence northwesterly 73.62 feet along said curve through a central angle of 14°38'47";

thence North 69°25'03" West 7.68 feet to a curve concave southerly having a radius of 25.00 feet;

thence westerly 37.16 feet along said curve through a central angle of 85°10'25";

thence South 25°24'32" West 13.87 feet to a curve concave northwesterly having a radius of 112.00 feet;

thence southwesterly 32.70 feet along said curve through a central angle of 16°43'35";

thence South 42°08'07" West 173.11 feet to a curve concave easterly having a radius of 25.00 feet, said point hereinafter referred to as **Point "B"**;

thence southerly 23.58 feet along said curve through a central angle of 54°02'04" to a reverse curve concave westerly having a radius of 38.00 feet, a radial line to the beginning of said reverse curve bears South 78°06'03" West;

thence southerly 19.23 feet along said curve through a central angle of 29°00'03";

thence non-tangent from said curve North 45°00'00" West 180.08 feet;

thence North 27°03'32" West 239.45 feet;

EXHIBIT "A"

thence North 00°00'00" West 63.65 feet, said point hereinafter referred to as **Point "D"**;
thence North 30°10'20" West 16.70 feet;
thence North 59°49'40" East 9.71 feet;
thence North 00°00'00" West 50.66 feet;
thence North 05°17'59" West 19.07 feet;
thence North 84°42'01" East 1.77 feet;
thence North 00°00'00" West 46.11 feet;
thence North 46°06'07" West 38.27 feet;
thence North 43°53'53" East 39.77 feet;
thence North 00°00'00" West 2.89 feet;
thence North 44°33'35" East 73.27 feet to the **True Point of Beginning**.

Excepting therefrom the following described parcels:

EXCEPTION 1:

Commencing at the aforementioned **Point "A"**;

thence South 29°09'09" West 20.75 feet to the **True Point of Beginning**;

thence South 45°26'25" East 76.50 feet;

thence South 44°33'35" West 46.00 feet, said point hereinafter referred to as **Point "C"**;

thence North 45°26'25" West 76.50 feet;

thence North 44°33'35" East 46.00 feet to the **True Point of Beginning**.

Containing 0.08 acres, more or less.

EXCEPTION 2:

Commencing at the aforementioned **Point "B"**;

thence North 63°00'06" West 41.40 feet to the **True Point of Beginning**;

EXHIBIT "A"

thence North 47°51'53" West 40.18 feet;

thence North 42°08'07" East 99.21 feet;

thence South 47°51'53" East 40.18 feet;

thence South 42°08'07" West 99.21 feet to the **True Point of Beginning**.

Containing 0.09 acres, more or less.

EXCEPTION 3:

Commencing at the aforementioned **Point "C"**;

thence South 63°16'48" West 86.43 feet to the **True Point of Beginning**;

thence North 44°05'10" West 60.89 feet to a curve concave southwesterly having a radius of 100.00 feet;

thence northwesterly 29.92 feet along said curve through a central angle of 17°08'44" to a compound curve concave southerly having a radius of 25.00 feet, a radial line to the beginning of said compound curve bears North 28°46'06" East;

thence westerly 30.32 feet along said curve through a central angle of 69°29'14" to a reverse curve concave northerly having a radius of 60.00 feet, a radial line to the beginning of said reverse curve bears North 40°43'08" East;

thence westerly 38.55 feet along said curve through a central angle of 36°49'01";

thence non-tangent from said curve South 03°54'07" East 28.65 feet;

thence South 44°05'10" East 67.21 feet;

thence South 87°51'53" East 45.59 feet;

thence North 45°54'50" East 49.00 feet to the **True Point of Beginning**.

Containing 0.19 acres, more or less.

EXCEPTION 4:

Beginning at the aforementioned **Point "D"**;

thence North 30°10'20" West 16.70 feet;

thence North 59°49'40" East 47.02 feet;

EXHIBIT "A"

thence North 20°21'06" West 34.92 feet;

thence South 84°42'01" West 20.10 feet;

thence North 05°17'59" West 20.10 feet;

thence North 84°42'01" East 20.00 feet;

thence North 01°59'53" West 27.91 feet;

thence North 46°06'07" West 62.12 feet;

thence North 43°53'53" East 92.79 feet;

thence South 46°06'07" East 101.06 feet;

thence South 43°53'53" West 93.00 feet;

thence South 46°06'07" East 59.98 feet to a curve concave southwesterly having a radius of 100.00 feet;

thence southeasterly 52.90 feet along said curve through a central angle of 30°18'35";

thence South 15°47'32" East 14.70 feet to a curve concave westerly having a radius of 25.00 feet;

thence southerly 9.29 feet along said curve through a central angle of 21°17'49";

thence non-tangent from said curve South 59°49'40" West 94.61 feet;

thence North 30°10'20" West 76.09 feet to the **True Point of Beginning**.

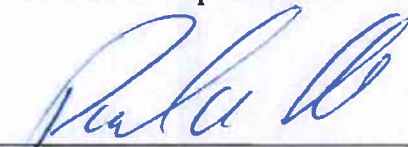
Containing 0.49 acres, more or less.

After Exceptions, Parcel 2 containing 8.90 acres, more or less.

All Parcels combined contain 16.60 acres, more or less.

All as shown on Exhibit "B-1", attached hereto and by this reference made a part hereof.

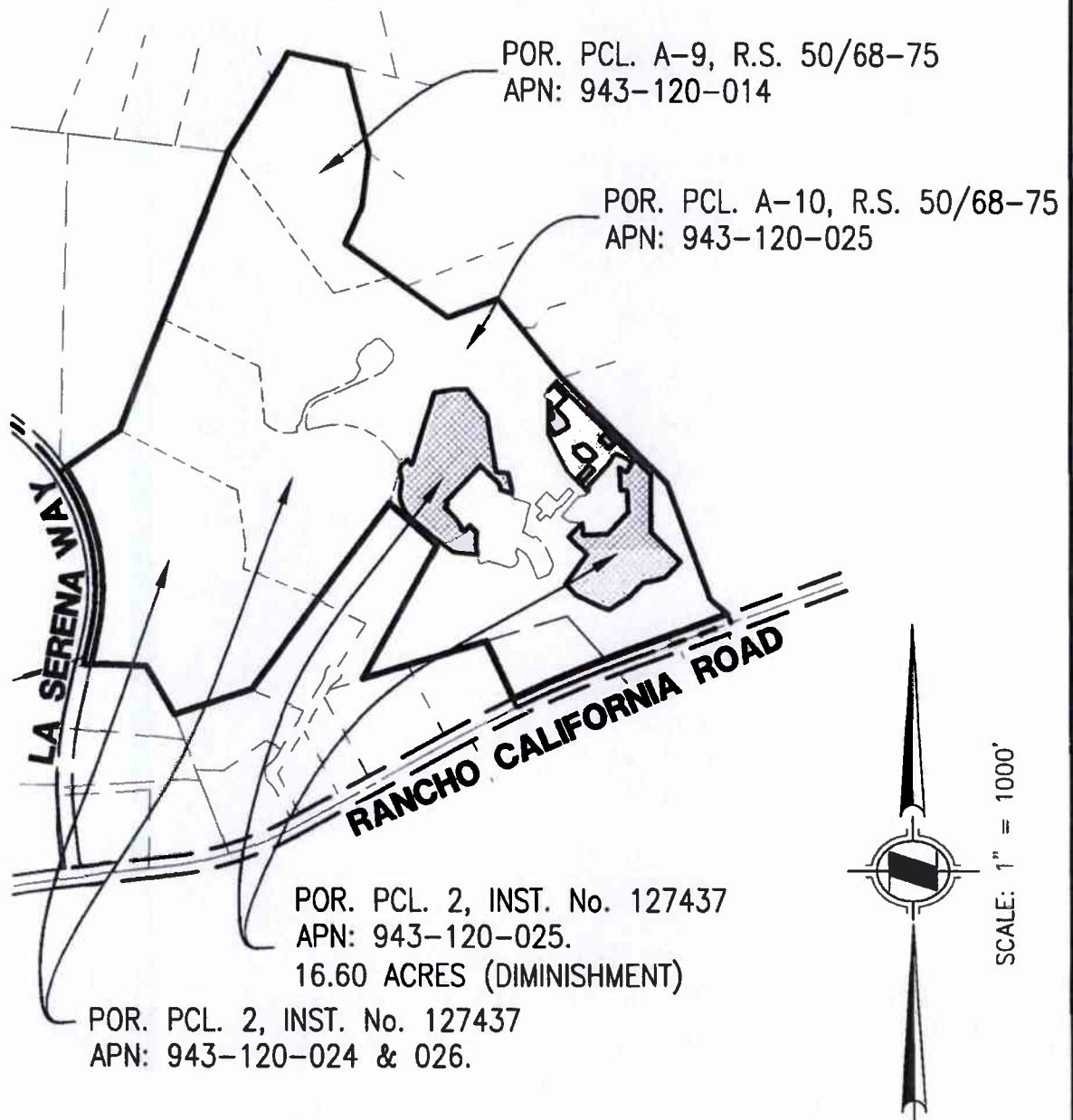
Prepared under the supervision of:


Paul R. Huddleston Jr., PLS 7083
Expires: December 31, 2016

2/24/15
Date



EXHIBIT "B-1"



PAUL R. HUDDLESTON, JR., PLS 7083

SECTION 27, T.7S., R.2W., S.B.M.

Aq_01047_ExhB

PLAT OF A PORTION OF RANCHO CALIFORNIA NO. 4
(AG01047) APN: 943-120-024 & 025 (DIMINISHMENT)

PREPARED BY
R.Beuschlein

CHECKED BY
B.Hay

DATE
2/23/2015

SHEET 1 OF 8



HUNSAKER & ASSOCIATES
IRVINE, INC

INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15

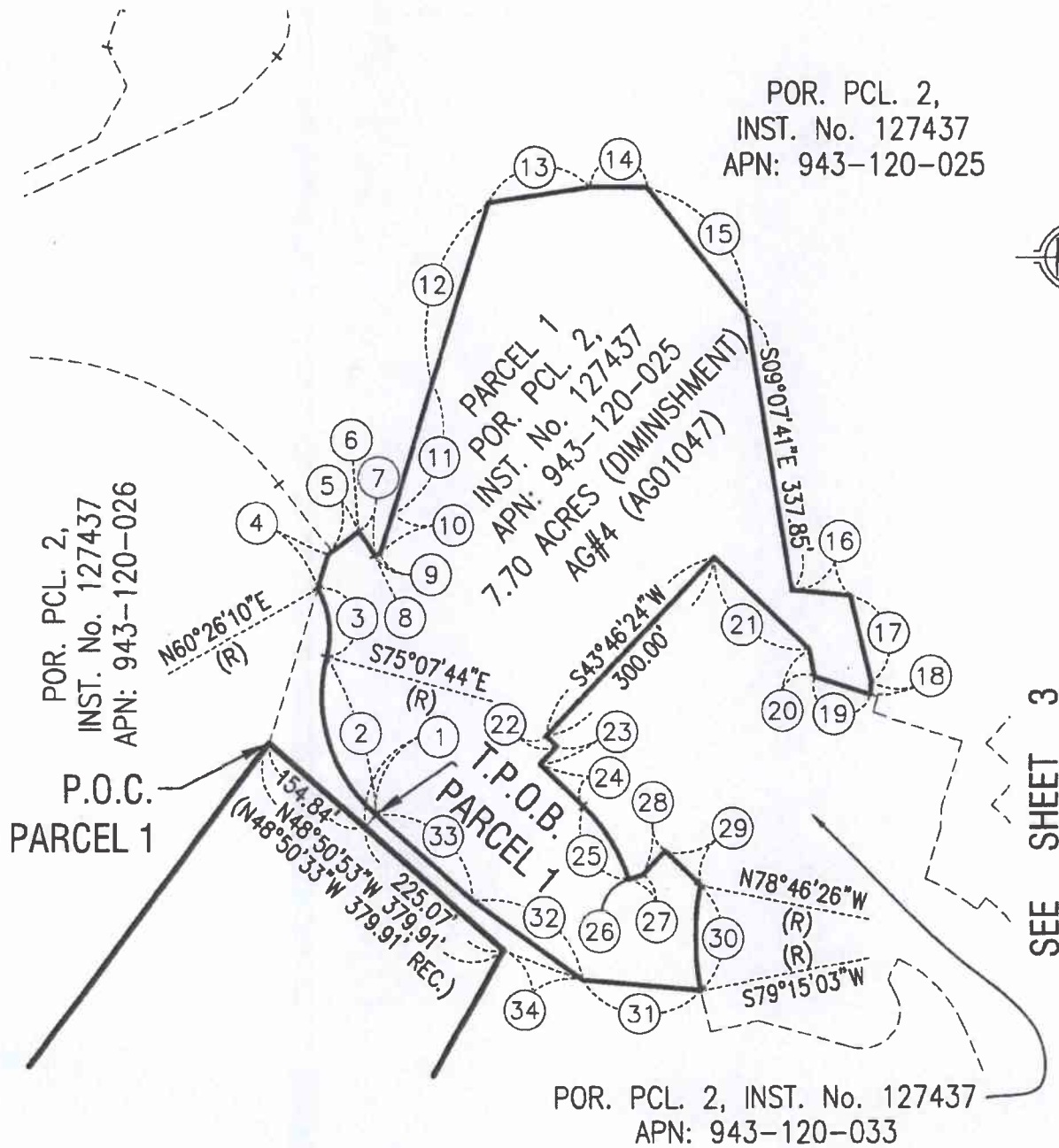
RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

W.O.: 3069-4

SCALE: 1"=1000'

EXHIBIT "B-1"



SECTION 27, T.7S., R.2W., S.B.M.

Ag_01047_ExhB

PLAT OF A PORTION OF RANCHO CALIFORNIA NO. 4
(AG01047) APN: 943-120-024 & 025 (DIMINISHMENT)

PREPARED BY
R.Beuschlein

CHECKED BY
B.Hay

DATE
2/23/2015

SHEET 2 OF 8



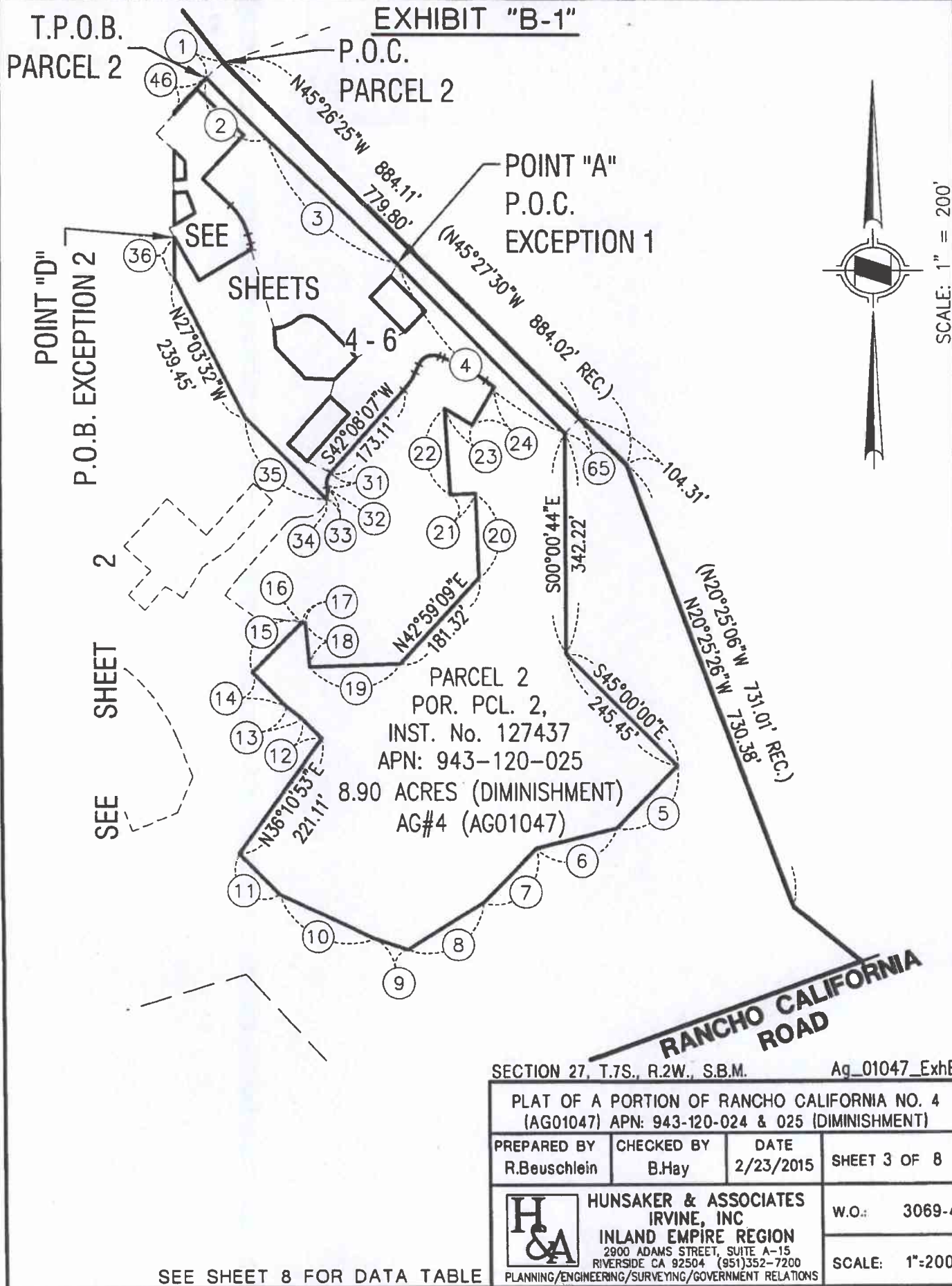
HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200

W.O.: 3069-4

SCALE: 1"=200'

SEE SHEET 7 FOR DATA TABLE

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS



SECTION 27, T.7S., R.2W., S.B.M. Ag_01047_ExhB

PLAT OF A PORTION OF RANCHO CALIFORNIA NO. 4
(AG01047) APN: 943-120-024 & 025 (DIMINISHMENT)

PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 2/23/2015	SHEET 3 OF 8
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HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2800 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

W.O.: 3069-4

SCALE: 1"=200'

EXHIBIT "B-1"

T.P.O.B.
PARCEL 2

P.O.C.
PARCEL 2

SCALE: 1" = 100'

POINT "D"
P.O.B. EXCEPTION 1

EXECPTION 4
027 N.A.P.
5

SEE SHEET

PARCEL 2
INST. No. 127437
POR. PCL. 2,
APN: 943-120-025
8.90 ACRES (DIMINISHMENT)
AG#4 (AG01047)

028
N.A.P.

SEE

030
N.A.P.

POINT "B"
P.O.C.
EXCEPTION 2

943-120-031


SEE SHEET 3

POINT "A"
P.O.C.
EXCEPTION 1

SEE SHEET 3

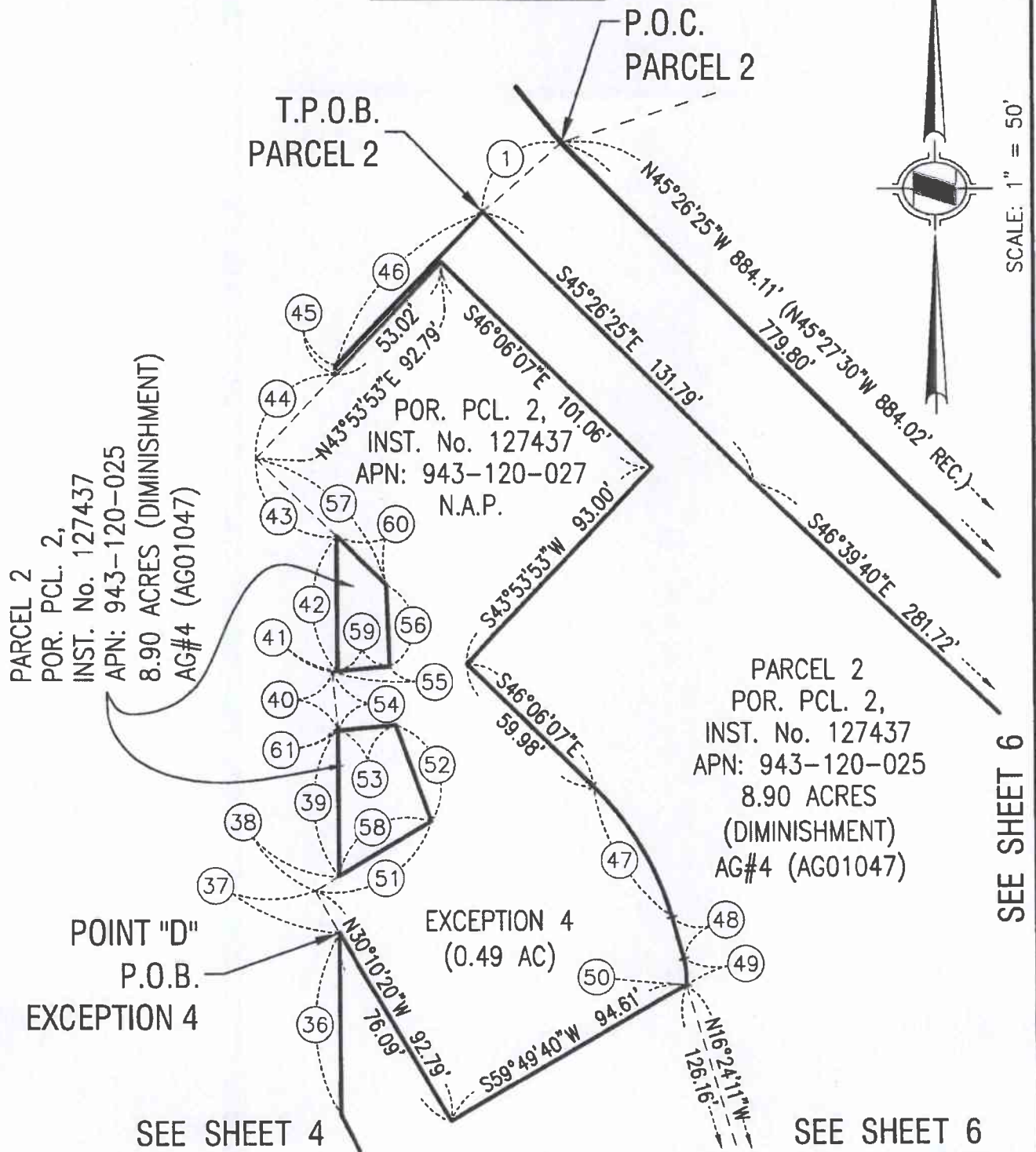
SECTION 27, T.7S., R.2W., S.B.M. Ag_01047_ExhB

PLAT OF A PORTION OF RANCHO CALIFORNIA NO. 4
(AG01047) APN: 943-120-024 & 025 (DIMINISHMENT)

PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 2/23/2015	SHEET 4 OF 8
 HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS			W.O.: 3069-4 SCALE: 1"=100'

SEE SHEET 8 FOR DATA TABLE

EXHIBIT "B-1"



SECTION 27, T.7S., R.2W., S.B.M.

Ag_01047_ExhB

PLAT OF A PORTION OF RANCHO CALIFORNIA NO. 4
(AG01047) APN: 943-120-024 & 025 (DIMINISHMENT)

PREPARED BY
R.Beuschlein

CHECKED BY
B.Hay

DATE
2/23/2015

SHEET 5 OF 8



HUNSAKER & ASSOCIATES
IRVINE, INC

INLAND EMPIRE REGION

2900 ADAMS STREET, SUITE A-15

RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

W.O.: 3069-4

SCALE: 1"=50'

SEE SHEET 8 FOR DATA TABLE

EXHIBIT "B-1"

SEE SHEET 5

PARCEL 2
POR. PCL. 2,
INST. No. 127437
APN: 943-120-025
8.90 ACRES
(DIMINISHMENT)
AG#4 (AG01047)

T.P.O.B.
EXCEPTION 1

POINT "A"
P.O.C.
EXCEPTION 1

SEE SHEETS 4 & 5

SEE SHEET

SCALE: 1" = 50'

T.P.O.B.
EXCEPTION 2

T.P.O.B.
EXCEPTION 3

POINT "C"
P.O.C.
EXCEPTION 3

POINT "B"
P.O.C.
EXCEPTION 2

SEE SHEET 4

SECTION 27, T.7S., R.2W., S.B.M.

Ag_01047_ExhB

PLAT OF A PORTION OF RANCHO CALIFORNIA NO. 4
(AG01047) APN: 943-120-024 & 025 (DIMINISHMENT)

PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 2/23/2015	SHEET 6 OF 8
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HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

W.O.: 3069-4

SCALE: 1"=50'

SEE SHEET 8 FOR DATA TABLE

EXHIBIT "B-1"

PARCEL 1 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	N41°09'07"E		20.11'	(TIE)
②	63°43'09"	190.00'	211.30'	118.08'
③	44°26'06"	110.00'	85.31'	44.93'
④	N17°53'52"E		41.76'	
⑤	N53°05'17"E		46.51'	
⑥	S50°04'16"W			(R)
⑦	10°26'12"	190.00'	34.61'	17.35'
⑧	N60°30'28"E			(R)
⑨	N72°39'39"E		7.27'	
⑩	N17°53'52"E		51.00'	
⑪	N17°14'30"E		165.33'	
⑫	N17°53'52"E		228.64'	
⑬	N81°16'20"E		126.25'	
⑭	N90°00'00"E		69.86'	
⑮	S38°26'08"E		196.03'	
⑯	S85°04'04"E		71.59'	
⑰	S13°25'34"E		107.82'	
⑱	S04°55'56"W		15.54'	
⑲	N72°17'04"W		71.72'	
⑳	N10°02'04"W		33.92'	
㉑	N46°13'36"W		160.50'	
㉒	S46°13'36"E		18.00'	
㉓	S43°46'24"W		30.00'	
㉔	S46°13'36"E		73.13'	
㉕	28°15'46"	213.72'	105.42'	53.81'
㉖	N72°02'10"E			(R)
㉗	N71°59'38"E		18.00'	
㉘	N43°46'24"E		39.62'	
㉙	S46°13'36"E		59.32'	
㉚	21°58'31"	332.63'	127.58'	64.58'
㉛	N85°04'04"W		145.19'	
㉜	N54°27'27"W		164.03'	
㉝	N48°50'53"W		158.05'	
㉞	S69°26'08"E		102.79'	(TIE)

SECTION 27, T.7S., R.2W., S.B.M.

Ag_01047_ExhB

PLAT OF A PORTION OF RANCHO CALIFORNIA NO. 4
(AG01047) APN: 943-120-024 & 025 (DIMINISHMENT)

PREPARED BY
R.Beuschlein

CHECKED BY
B.Hay

DATE
2/23/2015

SHEET 7 OF 8



HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

W.O.: 3069-4

SCALE: N.T.S.

EXHIBIT "B-1"

PARCEL 2 DATA TABLE

	BEARING/Delta	RADIUS	LENGTH	TANGENT
①	S49°03'04"W		36.11'	(TIE)
②	S45°26'25"E		131.79'	
③	S46°39'40"E		281.72'	
④	S45°00'00"E		369.19'	
⑤	S45°00'00"W		136.00'	
⑥	S76°21'16"W		130.69'	
⑦	S45°00'00"W		118.20'	
⑧	S57°31'44"W		140.79'	
⑨	N71°33'54"W		55.48'	
⑩	N64°29'16"W		165.04'	
⑪	N45°00'00"W		88.43'	
⑫	N45°00'00"W		43.00'	
⑬	N52°35'41"W		30.27'	
⑭	N45°00'00"W		75.00'	
⑮	N45°00'00"E		110.00'	
⑯	N45°00'00"W		0.15'	
⑰	S80°48'37"E		5.68'	
⑱	S05°39'03"E		68.42'	
⑲	N87°59'09"E		142.89'	
⑳	N02°00'51"W		130.42'	
㉑	S87°59'09"W		39.37'	
㉒	N03°32'05"W		133.55'	
㉓	S59°17'48"E		49.93'	
㉔	N30°42'12"E		68.63'	
㉕	N54°46'16"W		17.02'	
㉖	14°38'47"	288.00'	73.62'	37.01'
㉗	N69°25'03"W		7.68'	
㉘	85°10'25"	25.00'	37.16'	22.98'
㉙	S25°24'32"W		13.87'	
㉚	16°43'35"	112.00'	32.70'	16.47'
㉛	54°02'04"	25.00'	23.58'	12.75'
㉜	S78°06'03"W			(PRC)
㉝	29°00'03"	38.00'	19.23'	9.83'
㉞	S72°53'53"E			(R)
㉟	N45°00'00"W		180.08'	
㊱	N00°00'00"E		63.65'	
㊲	N30°10'20"W		16.70'	
㊳	N59°49'40"E		9.71'	
㊴	N00°00'00"E		50.66'	
㊵	N05°17'59"W		19.07'	

PARCEL 2 DATA TABLE

	BEARING/Delta	RADIUS	LENGTH	TANGENT
④①	N84°42'01"E		1.77'	
④②	N00°00'00"E		46.11'	
④③	N46°06'07"W		38.27'	
④④	N43°53'53"E		39.77'	
④⑤	N00°00'00"E		2.89'	
④⑥	N44°33'35"E		73.27'	
④⑦	30°18'35"	100.00'	52.90'	27.08'
④⑧	S15°47'32"E		14.70'	
④⑨	21°17'49"	25.00'	9.29'	4.70'
⑤①	S84°29'43"E			(R)
⑤②	N59°49'40"E		47.02'	
⑤③	N20°21'06"W		34.92'	
⑤④	S84°42'01"W		20.10'	
⑤⑤	N05°17'59"W		20.10'	
⑤⑥	N84°42'01"E		20.00'	
⑤⑦	N01°59'53"W		27.91'	
⑤⑧	N46°06'07"W		62.12'	
⑤⑨	N59°49'40"E		37.31'	
⑥①	N84°42'01"E		18.23'	
⑥②	N46°06'07"W		23.85'	
⑥③	N05°17'59"W		1.03'	
⑥④	17°08'44"	100.00'	29.92'	15.07'
⑥⑤	69°29'14"	25.00'	30.32'	17.34'
⑥⑥	36°49'01"	60.00'	38.55'	19.97'
⑥⑦	S44°33'35"W		32.84'	(TIE)

SECTION 27, T.7S., R.2W., S.B.M. Ag_01047_ExhB

PLAT OF A PORTION OF RANCHO CALIFORNIA NO. 4
(AG01047) APN: 943-120-024 & 025 (DIMINISHMENT)

PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 2/23/2015	SHEET 8 OF 8
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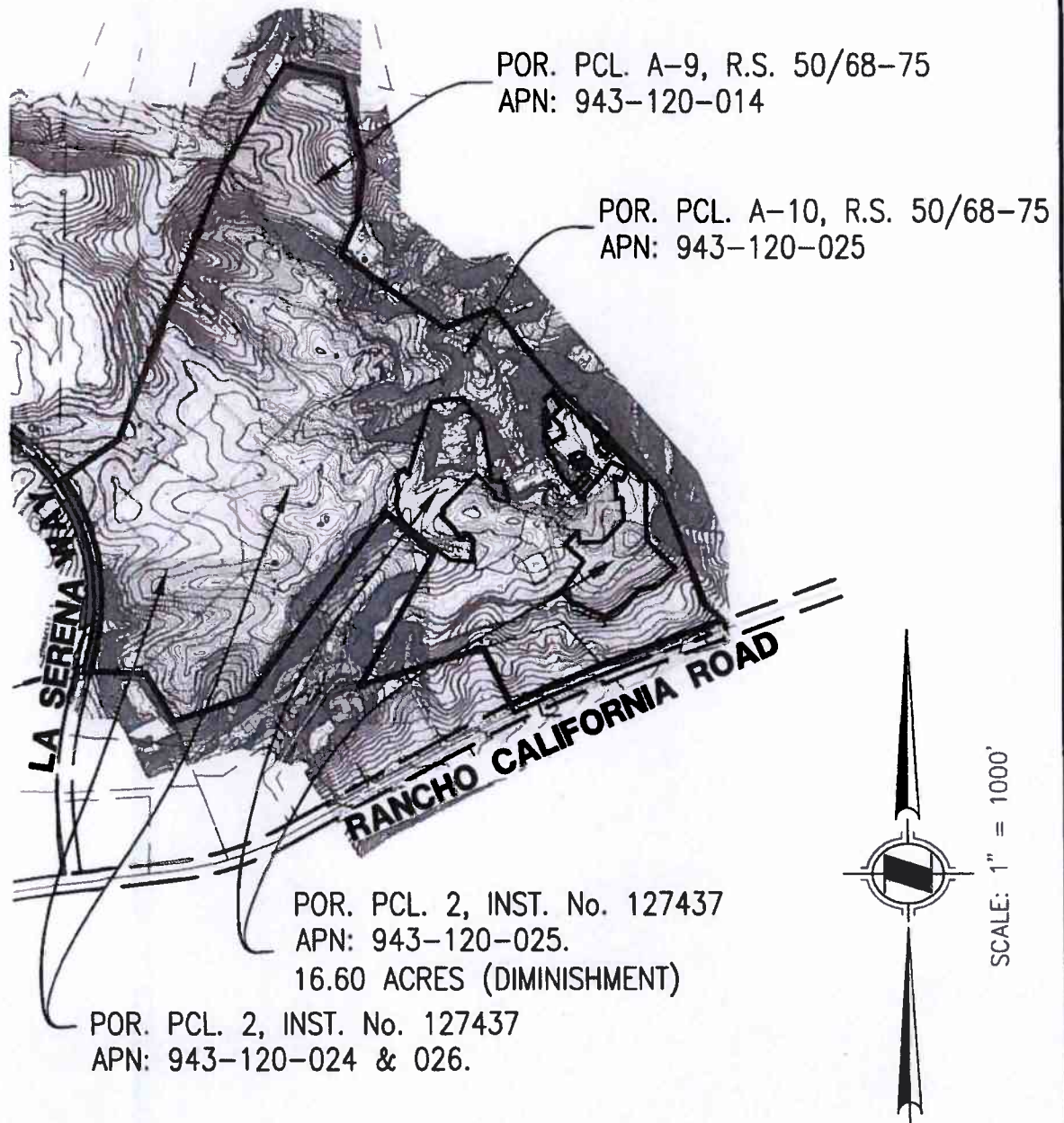


HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

W.O.: 3069-4

SCALE: N.T.S.

EXHIBIT "C"




PAUL R. HUDDLESTON, JR., PLS 7083

SECTION 27, T.7S., R.2W., S.B.M.

Aq_01047_ExhC

PLAT OF A PORTION OF RANCHO CALIFORNIA NO. 4
(AG01047) APN: 943-120-024 & 025 (DIMINISHMENT)

PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 2/23/2015	SHEET 1 OF 1
 HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS			W.O.: 3069-4
			SCALE: 1"=1000'

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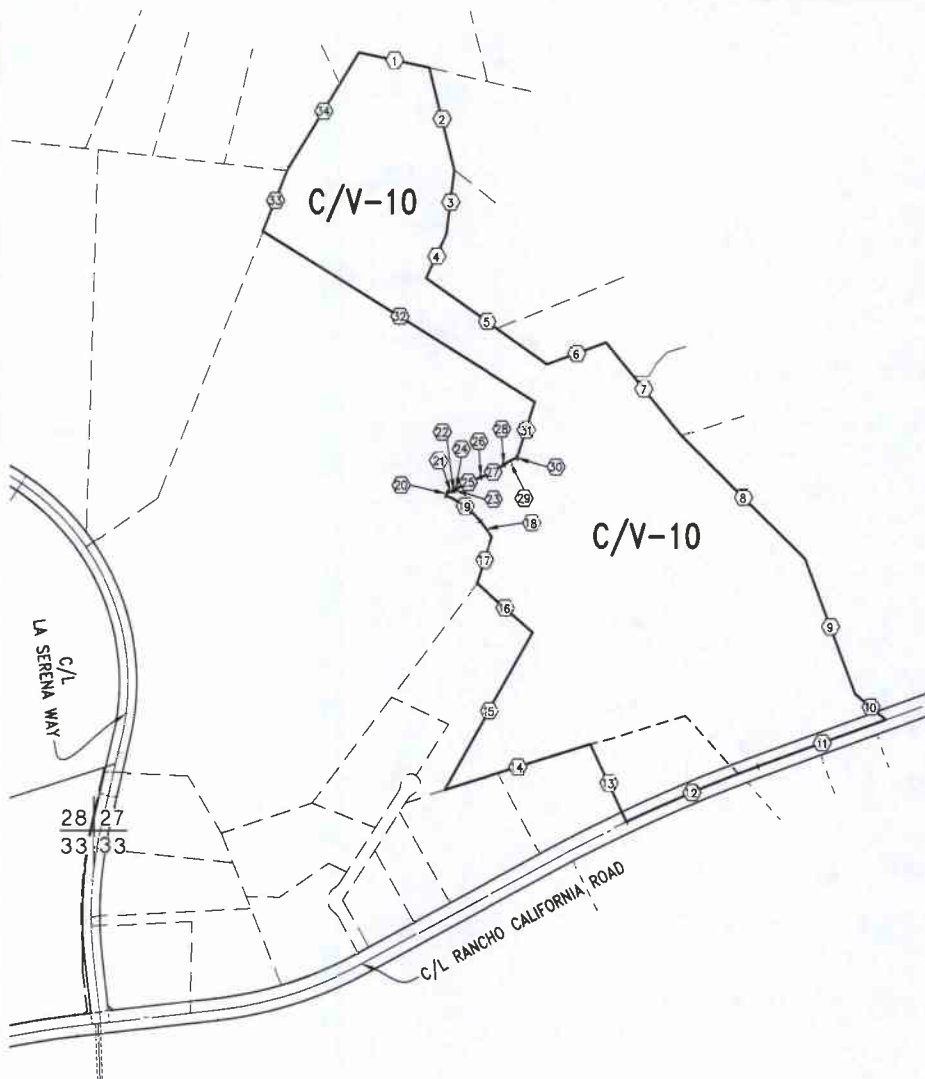
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24

26

RANCHO CALIFORNIA AREA SEC. 27, T.7S., R.2W.



DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	N78°06'02"W		362.87'	
②	N14°07'30"W		526.67'	
③	N06°46'30"E		325.62'	
④	N24°43'10"E		244.63'	
⑤	N54°56'44"W		754.09'	
⑥	N69°42'49"E		319.63'	
⑦	N39°28'45"W		601.00'	
⑧	N45°27'30"W		884.02'	
⑨	N20°25'06"W		731.01'	
⑩	N50°26'25"W		201.32'	
⑪	N69°58'42"E		689.65'	
⑫	05°10'39"	8000.00'	722.92'	361.70'
⑬	N25°11'57"W (R)		429.51'	
⑭	N72°53'38"E		776.85'	
⑮	N29°29'42"E		910.04'	
⑯	N48°50'33"W		379.91'	
⑰	N17°53'52"E		246.82'	
⑱	N38°11'50"W		100.22'	
⑲	31°15'27"	400.00'	218.22'	111.90'
⑳	N20°32'44"E (R)		20.62'	
㉑	54°43'29"	35.00'	33.43'	18.11'
㉒	N34°10'46"W (R)			
㉓	N48°57'40"E		15.00'	
㉔	N32°34'31"W (R)			
㉕	15°06'54"	532.00'	140.34'	70.58'
㉖	N17°27'37"W (R)			
㉗	19°59'14"	388.00'	135.35'	68.37'
㉘	N37°26'51"W (R)			
㉙	19°11'04"	227.00'	76.01'	38.36'
㉚	N18°15'47"W (R)			
㉛	N17°53'52"E		294.45'	
㉜	N58°14'31"W		1624.34'	
㉝	N21°39'04"E		333.18'	
㉞	N31°31'31"E		688.79'	

LEGEND

C/V-10 CITRUS Vineyard, 10 AC Min

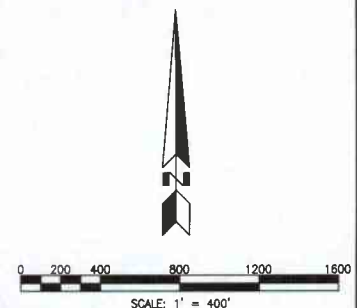
MAP NO. 2.2388

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07845
ADOPTED BY ORDINANCE NO. 348.4825
MARCH 15, 2016

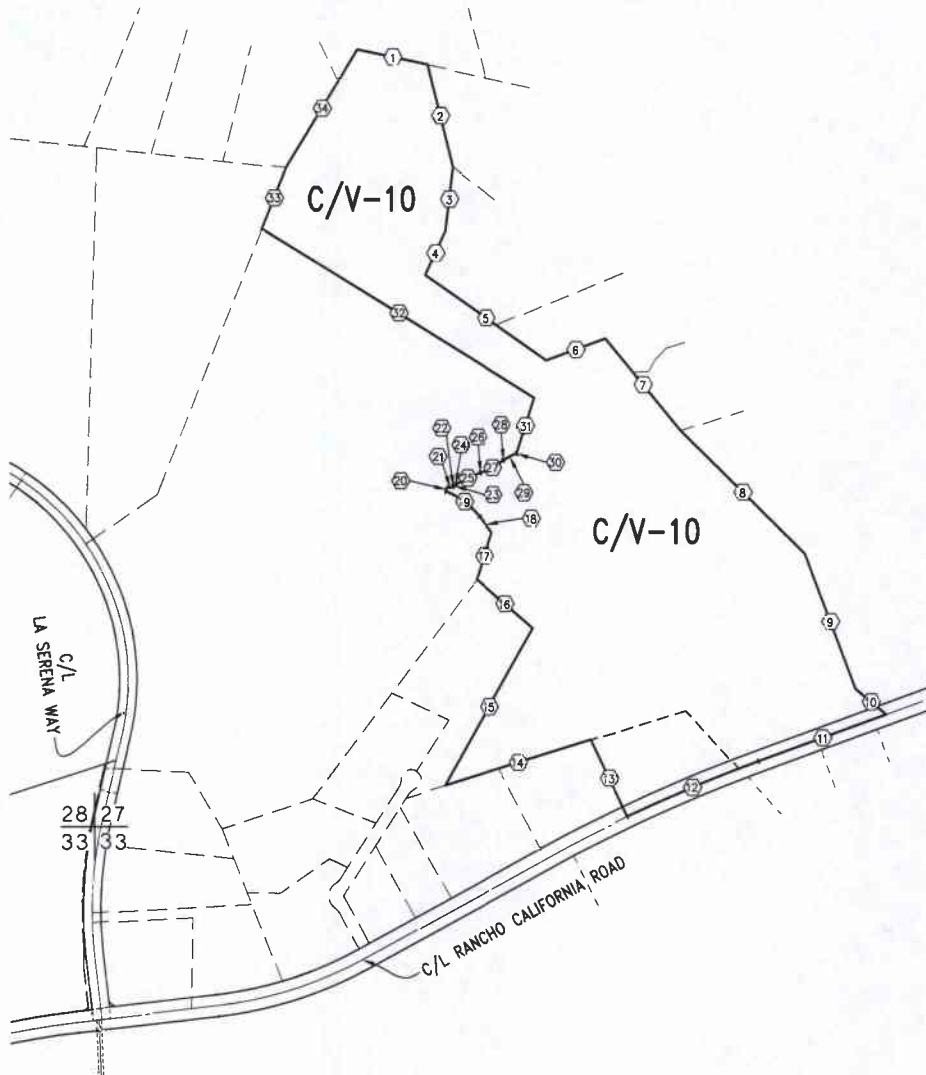
ASSESSORS'S PARCEL NUMBER (APN): 943-110-009,
943-120-014, 943-120-025, 943-120-027,
943-120-028, 943-120-029, 943-120-030,
943-120-031, 943-120-032 & 943-120-033.

RIVERSIDE COUNTY BOARD OF SUPERVISORS



FILE: \\RCS\GIS\Projects\2016\Zoning\Map 2.2388\Map 2.2388.dwg PLOT DATE: Feb 11, 2016 2:48pm W:\RCS\GIS\Projects\2016\Zoning\Map 2.2388.dwg

RANCHO CALIFORNIA AREA SEC. 27, T.7S., R.2W.



DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	N78°06'02"W		362.87'	
②	N14°07'30"W		526.67'	
③	N06°46'30"E		325.62'	
④	N24°43'10"E		244.63'	
⑤	N54°56'44"W		754.09'	
⑥	N69°42'49"E		319.63'	
⑦	N39°28'45"W		601.00'	
⑧	N45°27'30"W		884.02'	
⑨	N20°25'06"W		731.01'	
⑩	N50°26'25"W		201.32'	
⑪	N69°58'42"E		689.65'	
⑫	05°10'39"	8000.00'	722.92'	361.70'
⑬	N25°11'57"W (R)		429.51'	
⑭	N72°53'38"E		776.85'	
⑮	N29°29'42"E		910.04'	
⑯	N48°50'33"W		379.91'	
⑰	N17°53'52"E		246.82'	
⑱	N38°11'50"W		100.22'	
⑲	31°15'27"	400.00'	218.22'	111.90'
⑳	N20°32'44"E (R)		20.62'	
㉑	54°43'29"	35.00'	33.43'	18.11'
㉒	N34°10'46"W (R)			
㉓	N48°57'40"E		15.00'	
㉔	N32°34'31"W (R)			
㉕	15°06'54"	532.00'	140.34'	70.58'
㉖	N17°27'37"W (R)			
㉗	19°59'14"	388.00'	135.35'	68.37'
㉘	N37°26'51"W (R)			
㉙	19°11'04"	227.00'	76.01'	38.36'
㉚	N18°15'47"W (R)			
㉛	N17°53'52"E		294.45'	
㉜	N58°14'31"W		1624.34'	
㉝	N21°39'04"E		333.18'	
㉞	N31°31'31"E		688.79'	

LEGEND

C/V-10 CITRUS Vineyard, 10 AC Min

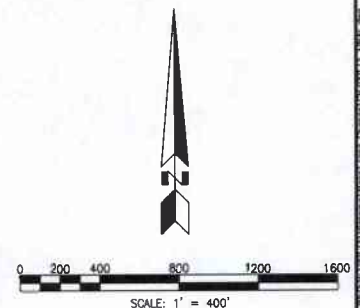
MAP NO. 2.2388

CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07845
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MARCH 15, 2016


ASSESSORS'S PARCEL NUMBER (APN): 943-110-009,
943-120-014, 943-120-025, 943-120-027,
943-120-028, 943-120-029, 943-120-030,
943-120-031, 943-120-032 & 943-120-033.

RIVERSIDE COUNTY BOARD OF SUPERVISORS



RIVERSIDE COUNTY BOARD OF SUPERVISORS, 1500 N. MICHIGAN AVE., SUITE 200, RIVERSIDE, CA 92507-1500

Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Matt Straite
Board of Supervisors: March 15, 2015


Steve Weiss, AICP
Planning Director

FAST TRACK NO. 2014-04
CONDITIONAL USE PERMIT NO. 3707
CHANGE OF ZONE NO. 7845
NOISE ORDINANCE EXCEPTION NO. 8
VARIANCE NO. 1898
AGRICULTURAL CASE NO. 1047 and 1048
Applicant: Louidar, LLC
Engineer/Representative: Hunsaker and
Associates Irvine, Inc.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3707 proposes to develop a 90.4-acre Class VI Winery to include a Wine Country Resort with a hotel, detached cottages and villas, spa and fitness club, winery, wine tasting room, restaurant, special occasion facility for weddings (including a chapel for weddings only), retail and gift sales, event center, and an amphitheater with a limit of 52 concerts a year. Known as the Mount Palomar Winery, the site is located within the Southwest Area Plan (SWAP) portion of unincorporated Riverside County, California. As shown in Exhibit A, the formal main entry to the winery will be relocated approximately 320 feet southwest from the original location (to be vacated) and will provide access for guests to the hotel, restaurant, winery, and amphitheater. The project's service road will be constructed along the eastern boundary in providing delivery of supply goods and services to the hotel, spa, and event areas.

Change of Zone No. 7845 proposes a change of zone for the entire project site (409.2 gross acres) from Citrus Vineyard - 10 Acre Minimum (C/V-10) to Wine Country - Winery (WC-W).

Noise Ordinance Exception No. 8 proposes to grant an exception to the noise requirements of the County regarding the amphitheater.

Variance No. 1898 proposes to exceed the height development standard outlined in Ordinance No. 348 Section 14.93 for a proposed 124 foot architectural feature.

Agricultural Case No. 1047 proposes to remove 16.60 acres from Rancho California Agricultural Preserve No. 4. See below for more detail.

Agricultural Case No. 1048 proposes to restore 3.25 acres to Rancho California Agricultural Preserve No. 4. See below for more detail.

The project site is located approximately 1.32 mile east of the City of Temecula and located east of Butterfield Stage Road, north of Rancho California Road, west of Calle Contento Road, and south of Vista Del Monte Road.

BACKGROUND:

Mount Palomar Winery is an existing winery approved under Plot Plan No. 03243 in 1977 for a winery sales room and restroom buildings. An additional retail space, storage, and other additions were approved in 1989 under a substantial conformance approval. All permitted buildings were

constructed. The property also has another approved Plot Plan, PP23343 approved in 2010, for a project similar in scale and scope to what is being proposed with this Form 11, however nothing was constructed.

The original project submittal was for a proposed General Plan Amendment to amend the existing General Plan Land Use Designation from Agriculture (AG) to the proposed designation of Medium Density Residential (MDR) and amend the policies of the Southwest Area Plan by adding a new overlay to the Temecula Valley Wine Country Policy Area. However, due to concerns, the project applicant has elected to withdraw the General Plan Amendment and the residential tract map thereby eliminating the proposal for medium density residential homes originally planned for the project site.

ISSUES OF POTENTIAL CONCERN:

Noise and the Amphitheater

The project proposes an outdoor amphitheater with amplified music. Ordinance No. 348 does not permit outdoor amplified sounds in the Wine Country-Winery zoning classification unless a Noise Ordinance Exception is approved. The applicant has submitted a noise study that includes many project design features, and operational mitigation measures that will assure the noise from the use will comply with the Wine Country Community Plan requirements regarding noise levels.

More specifically, conditions of approval (which include the mitigation measures) have been added regarding the design and operation of the amphitheater ensuring that continual active monitoring of noise volume is monitored by the amphitheater staff to assure compliance with appropriate noise levels (COA's 10.Planning.41, 42, 43, 44, and 90.Planning.31). These mitigations/conditions were taken from the noise study. These include a requirement for a decibel meter device in the sound board room of the amphitheater and requirements for the staff to continually monitor and adjust the volume of the events to comply with the noise requirements. Environmental Health has added a condition requiring live monitoring of 5 concerts during the first year to assure the details provided in the noise study are accurate. Additionally, the Environmental Impact Report No. 524 for the Wine Country Community Plan requires several conditions of approval be added regarding outdoor events. Such conditions have been added to the project (COA's 10.Planning.41, 42, 43, 44, and 90.Planning.31).

As a point of clarification, condition of approval 10.Planning.40 has been added to the project to explain that the Noise Ordinance Exception is for the amphitheater use and its amplified sound. The exception does not apply to the rest of the project site. The exception will not permit outdoor amplified sound for conventions, weddings, banquets or any other use outside the amphitheater.

Limits to events

There is no limit proposed on the number of weddings because the project site (the wedding area of the project site) is isolated from any residential uses and no noise conflict is anticipated; particularly with the restriction on outdoor amplified sound on weddings.

The applicant did not propose a limit on the number of concerts/events that can be held at the amphitheater; however, the Noise Study indicated that approximately 50 to 52 concerts are expected between the May to October season. For this reason, the project description adds the number of concert events to assure consistency with the CEQA analysis.

Williamson Act Preserve Boundary Change

The project is currently within the Rancho California Agricultural Preserve No. 4 ("Preserve"). The hotel and resort are not allowed to be within the Preserve. As a result, as part of the previously approved winery, land where the hotel and resort were to be located was removed from the Preserve. However, the previous winery was never constructed. The applicant is now proposing a different design for the winery. This new use requires modifications to the Preserve's boundary to ensure only compatible uses are within the Preserve.

AG01047

AG01047 proposes to diminish the Rancho California Agricultural Preserve No. 4 by removing 16.60 acres from it. This diminishment is needed to accommodate non-agricultural uses related to the proposed expansion of winery/resort.

On August 27, 2015, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered the application to diminish Rancho California Agricultural Preserve No. 4, Map No. 1047. CAPTAC recommended denial of the proposed application citing that the cancellation was not consistent with the provisions of the Agricultural Land Conservation Act of 1965; however, the Planning Department does not concur with CAPTAC's conclusion and is recommending APPROVAL of the diminishment of the agricultural preserve and cancellation of the land conservation contract based upon the conditions of approval, findings, and conclusions set forth in Resolution No. 2016-071. The further expansion of the Mount Palomar Winery will help ensure that the land will remain under cultivation by making grape growing a profitable enterprise. Therefore, the Planning Department considers this proposal the best use of the land.

Should the Board of Supervisors tentatively approve the proposed cancellation and diminishment, the applicant would be required to comply with the conditions of approval set forth in Resolution No. 2016-071 prior to the issuance of a Certificate of Final Cancellation as outlined in Government Code Section 51283.4.

AG01048

AG01048 proposes to restore 3.25 acres to the Rancho California Agricultural Preserve No. 4 which were removed as a result of the approved Agricultural Case No. 1020. As part of Agricultural Case No. 1020, the applicant served Agricultural Case Non-renewal No. 161 recorded 11-09-2010 (2010-0537879) for the Preserve's entire 38.27 acres. As a result of the notice of non-renewal, the land conservation contract on the 38.27 acres will expire automatically on January 1, 2020. However, in order to cancel the land conservation contract before that date, the land conservation contract was tentatively canceled on November 9, 2010 as part of Agricultural Case No. 1020. At this time, the applicant has not fulfilled the conditions on the tentative cancellation; therefore, the Certificate of Final Cancellation has not been issued by the County. With the proposed re-design of the project, the applicant is requesting that 3.25 acres of the 38.27 acres be put back into the Preserve, and keep the

remaining 35.02 acres out of the Preserve. Agricultural Preserve Case No. 1048 will accomplish this by putting the 3.25 acres back into the Preserve as shown on the map entitled "Rancho California Agricultural Preserve No. 4 Map No. 1048." Additionally, since a notice of non-renewal was served on the entire 38.37 acres, it is necessary for the applicant and the County to enter into a new 10 year land conservation contract for the 3.25 acres. The 3.25 acres is currently under cultivation and will remain under cultivation. The land conservation contract for the remaining 35.02 acres will continue until either January 1, 2020 or when the applicant obtains the Certificate of Final Cancellation, whichever is soonest.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #6): Agriculture: Agriculture (AG:AG) (10 Acre Minimum).
2. Surrounding General Plan Land Use (Ex. #6): Surrounded by Agriculture: Agriculture (AG:AG) (10 Acre Minimum to the south, east, west, and (AG:AG) (10 Acre Minimum followed by Agriculture: Rural Community Estate Density Residential (AG: RC-EDR) to the north.
3. Existing Zoning (Ex. #3): Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10).
4. Proposed Zoning (Ex. #3): Wine Country - Winery (WC-W).
5. Surrounding Zoning (Ex. #3): Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) followed by Residential Agriculture – 2 Acre Minimum (R-A-2) to the north, and Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) to the south, east and west.
5. Existing Land Use (Ex. #1): Vineyard and Winery.
6. Surrounding Land Use (Ex. #1): Rural residential homes to the north, open space with existing winery to the south, open space, rural residential homes with orchard farming (i.e., peaches) and existing winery to the east, and orchard farming (i.e., citrus, peaches), existing winery and rural residential homes to the west.
7. Project Data: Total Acreage (CUP No. 03707): 90.0 gross acres
Total Acreage (CZ No. 7845): 90.0 gross acres

FAST TRACK NO. 2014-04
CONDITIONAL USE PERMIT NO. 3707
CHANGE OF ZONE NO. 7845
NOISE ORDINANCE EXCEPTION NO. 8
VARIANCE NO. 1898
AGRICULTURAL CASE NO. 1047 and 1048
Board of Supervisors Staff Report: March 15, 2016
Page 5 of 9

Total Lot Coverage: 4.9 acres (5.6%).
Total Building Area: 271,600 sq. ft.
Number of Rooms: 134 Hotel Rooms
34 Cottage Suites
12 Wedding Suites.

8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42718**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE CHANGE OF ZONE NO. 7845 amending the zoning classification of the subject property from Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) to Wine Country - Winery (WC-W), as illustrated on exhibit No. 2 and based upon the findings and conclusions set forth in the staff report; and,

ADOPT ORDINANCE NO. 348.4825 amending the zoning in the Rancho California Area shown on Map No. 2.2388 Change of Zone No. 7845, attached hereto and incorporated herein by reference; and,

ADOPT RESOLUTION NO. 2016-071 approving Agricultural Preserve Case No. 1047, issuing a Certificate of Tentative Cancellation and diminishing Rancho California Agricultural Preserve No. 4, Map No. 1047; and,

APPROVE AGRICULTURAL PRESERVE CASE NO. 1047, a proposal to diminish Rancho California Agricultural Preserve No. 4, Map No. 1047 and cancel a land conservation Contract as depicted on Map No. 1047 subject to the conditions in Resolution No. 2016-17; and,

ADOPT RESOLUTION NO. 2016-072 restoring 3.25 acres to the Rancho California Agricultural Preserve No. 4, Map No. 1020; and,

APPROVE AGRICULTURAL PRESERVE CASE NO. 1048, to restore 3.25 acres to Rancho California Agricultural Preserve No. 4, Map No. 1048 based on the findings and conclusions in Resolution No. 2016-072; and,

APPROVE and AUTHORIZE the Chairman of the Board of Supervisors to execute the attached land conservation contract for the real property located within the Rancho California Agricultural Preserve No. 4, Map No. 1048, as shown on Rancho California Agricultural Preserve No. 4 Map No. 1048; and,

DIRECT the Clerk of the Board to record the land conservation contract with the County Recorder and transmit copies thereof to the Riverside County Planning Department, the Director of Conservation, State of California, and the Office of the Assessor of Riverside County; and,

APPROVE NOISE ORDINANCE EXCEPTION NO. 8, as per Section 7. of Ordinance No. 847, requesting exception from the standards in Sections 4 and 6 (GENERAL SOUND LEVEL STANDARDS and SPECIAL SOUND SOURCES STANDARDS) based upon the findings and conclusions set forth in the staff report; and,

APPROVE VARIANCE NO. 1898, permitting a 124 foot tower element on the winery building, based upon the findings and conclusions set forth in the staff report; and,

APPROVE CONDITIONAL USE PERMIT NO. 3707, subject to the attached conditions of approval, and based upon the findings and conclusions set forth in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is currently designated Agriculture: Agriculture (AG:AG) (10 Acre Minimum) in the Southwest Area Plan.
2. The proposed use, a Class VI Winery and Hotel Resort, is consistent with the existing land use designation of Agriculture: Agriculture (AG:AG) (10 Acre Minimum).
3. The project site is surrounded by properties which are designated Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) followed by Residential Agriculture – 2 Acre Minimum (R-A-2) to the north, and Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) to the south, east and west.
4. The current zoning for the subject site is Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10).
5. The proposed use, a Class VI Winery, is a permitted use, subject to approval of a conditional use permit, in the Wine Country - Winery (WC-W) zone. Pursuant to Section 14.91.i. of Ordinance No. 348, a Class VI Winery may include, among others, wine tasting areas, wine club activities, wine club events, retail and gift sales, special occasion facility, Wine Country Resort, spas and restaurants. Additionally, as provided in Section 14.91.cc. of Ordinance No. 348, Wine Country Resorts may include commercial and recreational uses such as spas, amphitheaters, conference rooms and banquet halls. The Project includes a wedding pavilion and event center which are considered special occasion facilities as well as an amphitheater.
6. Based on a review by staff, the proposed use, a Class VI Winery is consistent with the development standards set forth in the proposed Wine Country - Winery (WC-W) zone, except the height, see variance finding below.
7. Variance No. 1898 is requesting that a 124 foot architectural feature exceeds the maximum height prescribed in Ordinance No. 348 Section 14.93.a.(6)b. which is 75 feet for an architectural projection. The subject property's topography includes a hill that separates the project's buildings and structures from Rancho California Road. The hill prevents people on Rancho California Road from seeing the project. Rancho California Road which the main roadway in and out of the

Wine Country. The project design could not be altered because of the existing topography of the project's site and would require major alterations to the site's terrain. In comparison, other resorts and wineries that front Rancho California Road do not have ridgelines that block their visibility from the road way. As such, the project is proposing an architectural feature that will allow potential customers to identify the winery from the road way, thus allowing the applicant to enjoy the same privileges as other properties that are not challenged by topography.

8. Pursuant to the Noise Study, the project is consistent with the provisions of Ordinance No. 847, Section 4 (and Table 1) which lists the specific noise level permitted in the General Plan Land Use Designation, which in this case is Agriculture: Agriculture (AG:AG); however, a noise ordinance exception is required pursuant to Ordinance No. 348 Section 14.93 subsection C(4), which is the General Development Standards for all Wine Country Zones. This section specifically requires an exception in order to have amplified sound.
9. Sound emanating from sound amplifying equipment or live music at any other time will not be audible to the human ear at a distance greater than two hundred (200) feet from the equipment or music.
10. Section 7 of Ordinance No. 847 allows exceptions from the standards set forth in Section 4 and Section 6 of Ordinance No. 847.
11. A continuous events exception, per section 7.a.3 of the Ordinance, has been requested as part of the project.
12. Section 7 of Ordinance No. 847 explains that the noise ordinance exception can be approved if the applicant demonstrates that the activities described in the application would not be detrimental to the health, safety and welfare of the community. Because the activities were shown in the project Noise Study to be less than the requirements of Ordinance No, 847, the project has demonstrated that the noise from the amphitheater will not be detrimental to the public health, safety and welfare. The project meets this requirement.
13. The project site is surrounded by properties which are zoned Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) followed by Residential Agriculture – 2 Acre Minimum (R-A-2) to the north, and Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) to the south, east and west.
14. Similar uses (wineries and orchards) have been established and are operating within the project vicinity.
15. This project is located within the Western Multiple Species Habitat Conservation Plan (WRMSHCP) Fee Area but not within a designated Criteria Cell of the WRMMSHCP.
16. This project is not located within a City Sphere of Influence.

17. Agricultural Case No. 1047 and Agricultural Case No. 1048 are consistent with Resolution No. 84-526, the Rules and Regulations Governing Agricultural Preserves in Riverside County, based on the findings and conclusions in Resolution No. 2016-071 and Resolution No. 2016-072.
18. Environmental Assessment No. 42718 identified the following potentially significant impacts:
 - Agriculture & Forest Resources
 - Noise
 - Biological Resources

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Agriculture: Agriculture (AG:AG) (10 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan with the approval of General Plan Amendment No. 1058.
2. The proposed project is consistent with the zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348 with the approval of Change of Zone No. 7845.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Historic District;
 - b. Tribal Land;
 - c. The March Air Reserve Base Influence Area;
 - d. A Specific Plan;
 - e. A Fault Zone;
 - f. A High Fire Area;
 - g. A 100-year flood plain;

- h. A Conservation Area; and,
- i. Not in an area drainage plan, or dam inundation area;

3. The project site is located within:

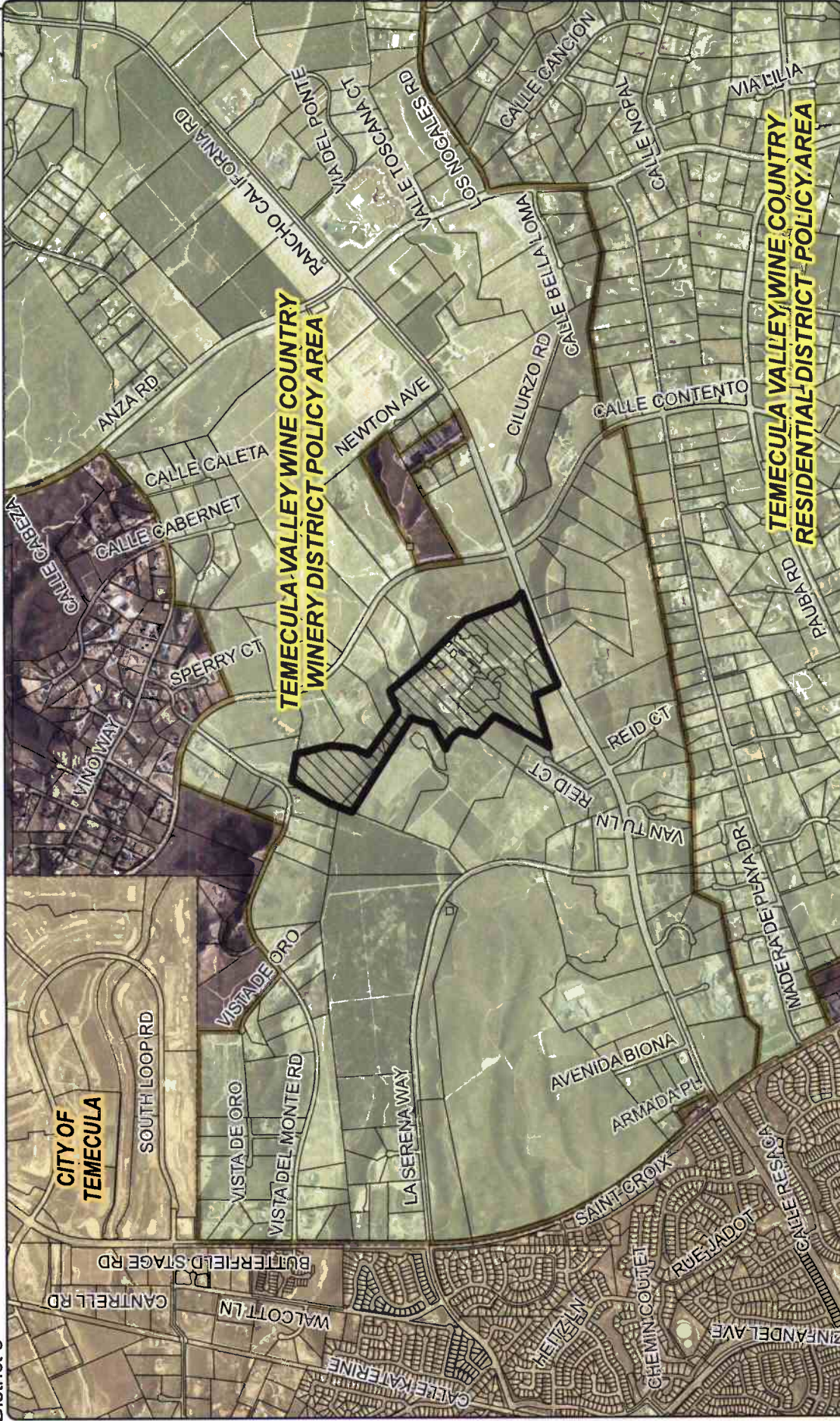
- a. Southwest Area Plan
- b. The March Air Reserve Base Influence Area;
- c. An Agriculture Preserve;
- d. A General Plan Policy Area;
- e. The General Plan Community Center Overlay
- f. County Service Area No.149 (Wine Country);
- g. Very Low Liquefaction area;
- h. The Mt. Palomar Observatory Area;
- i. High Paleontological Sensitivity area;
- j. The Stephens Kangaroo Rat Fee Area; and,
- k. The boundaries of the Temecula Valley Unified School District (TUSD).

The subject site is currently designated as Assessor's Parcel Number No's: 943-110-009; 943-120-014; 943-120-027 through – 033 and portions of 943-120-025.

RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07845 CUP03707 VICINITY/POLICY AREAS

Supervisor: Washington
District 3

Date Drawn: 01/06/2016
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 1, 2002, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. The new designations were adopted by the Board of Supervisors. The County Planning Department is currently reviewing the new designations and providing for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County) or in Palm Desert at (760) 864-8777 (Eastern County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

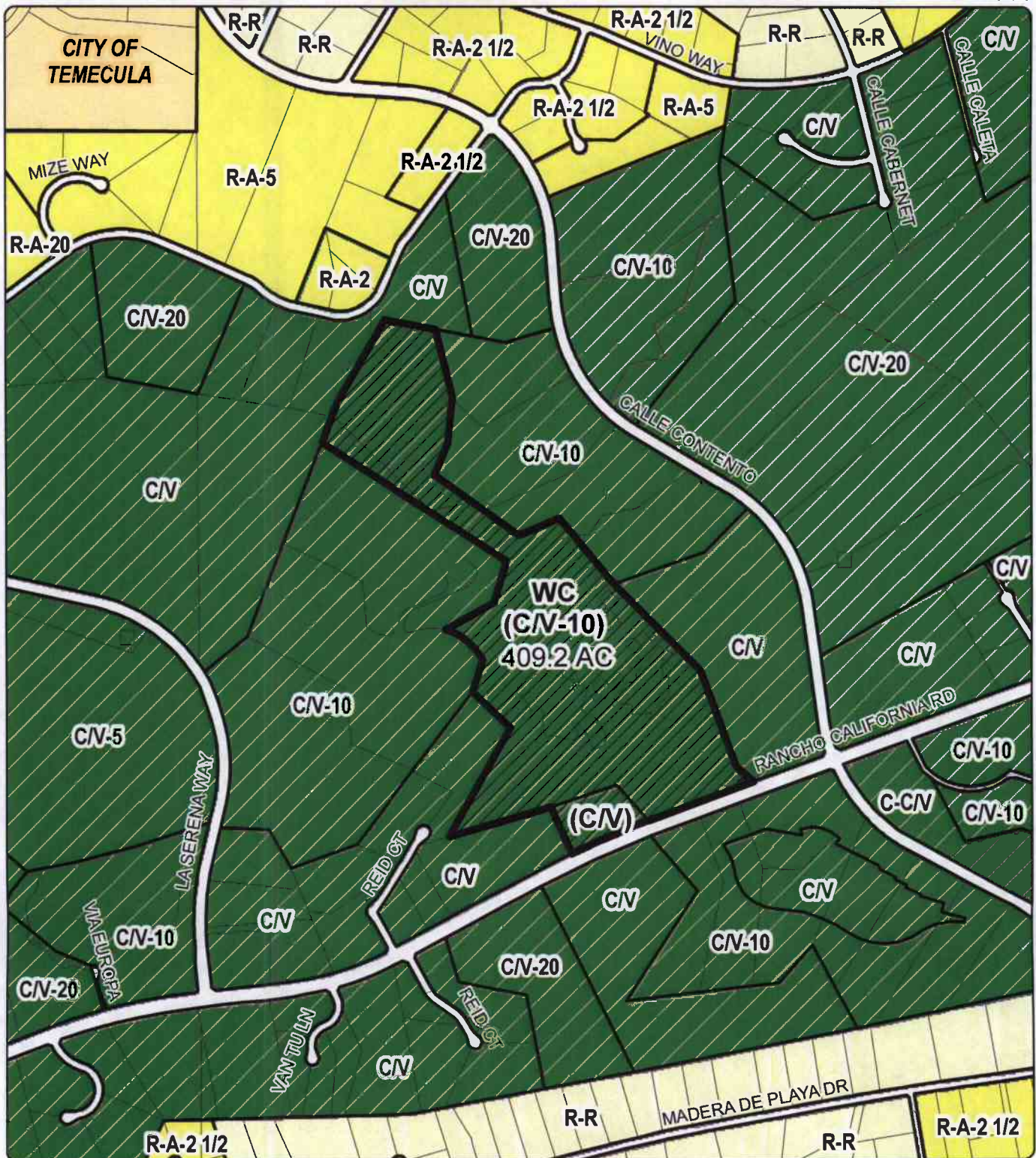
CZ07845 CUP03707

Supervisor: Washington
District 3

Date Drawn: 01/06/2016

Exhibit 3

PROPOSED ZONING



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://cdonipw.rctdema.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

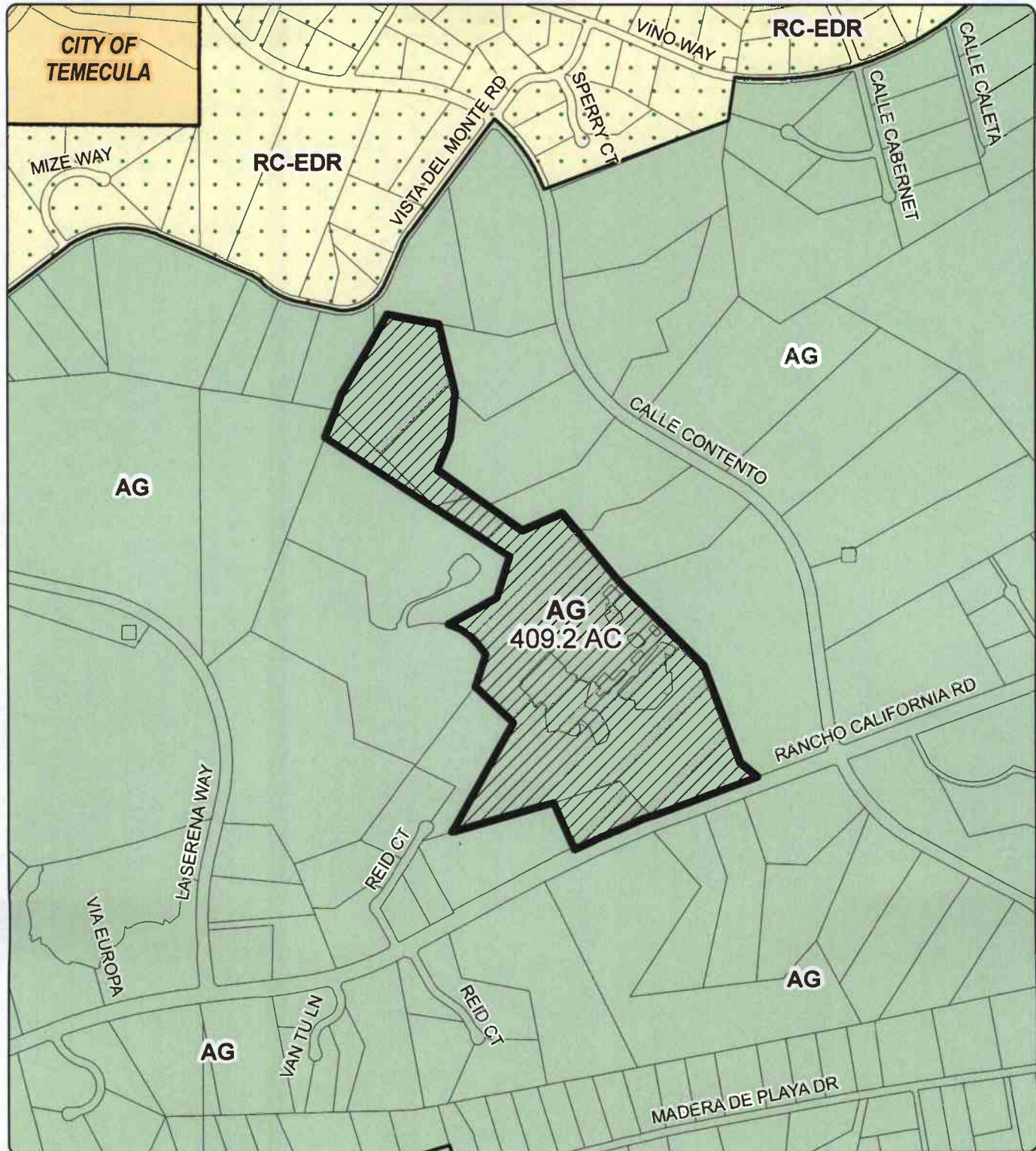
CZ07845 CUP03707

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 01/06/2016

Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07845 CUP03707

Supervisor: Washington
District 3

LAND USE

Date Drawn: 01/06/2016

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT BE CONSIDERED A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



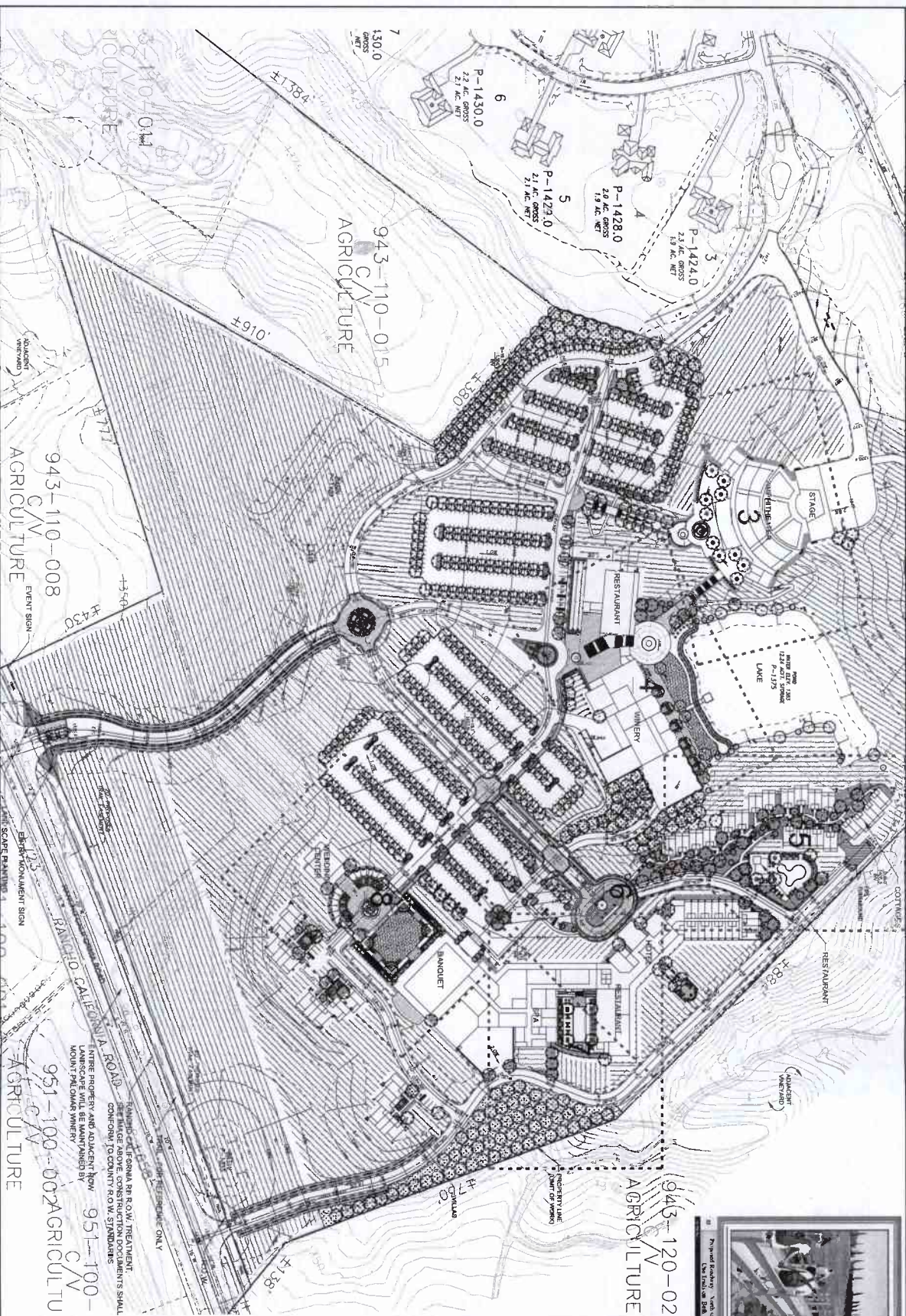
DATE BY J.M.R.
ENGINEER
REVISIONS
PROJECT DATE
COUNTY



PREPARED BY:
2400 HISTORIC DECATUR RD
SUITE 100
BIRMINGHAM, AL 35203
CERT NO. 4547, EXP. 11/2015
DATE: 02/20/15

SCALE:
H: 1"=90'
V: N/A
NORTH

TRACT 35924
COUNTY OF WINTERSTOWN
MT. PALOMAR WINERY RESORT
PLANNING SUBMITTAL - CONCEPTUAL LANDSCAPE
CONCEPTUAL LANDSCAPE PLAN
SHEET NO. 2



- PLANTING NOTES**
1. PROVIDE 3" LAYER OF MULCH/MAN IN LAYER OF MULCH IN GROUND COVER AREAS; 3" LAYER OF SHEPHERD STABILIZING MULCH FOR SLOPES
 2. TREES SHALL BE STAKED WITH 2.5" STAKES AND 8 TREE TIES PER COUNTY STANDARD DETAILS. USE THREE STAKING WITH 7" DIAMETER STAKES IN HIGH WIND AREAS
 3. ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6" (MIN.) OF FOUNDATION. ROOT BARRIERS SHALL NOT ENCIRCLE THE TREE TRUNK BUT SHALL BE LOCATED AT EDGE OF CENTER OF TREE A MINIMUM OF 3" IN EACH DIRECTION
 4. TREES SHALL HAVE SPACING 7' TIMES PER COUNTY STANDARD DETAILS
 5. PLANTER ISLAND ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE TO AND INTEGRAL WITH OR DOWNEID INTO THE 6" WIDE CURB
 6. TREES SHALL BE LOCATED DURING FINAL DESIGN TO COMPLY WITH LORRYWAY AND SIGHT DISTANCE REQUIREMENTS
 7. BROWSALES SHALL BE COMPLIANT WITH COUNTY STANDARD DETAILS
 8. ALL PLANT MATERIAL ADJACENT TO NATURAL SLOPES WILL BE NON-INVASIVE OR NATIVE PLANTS
- IRRIGATION NOTES:**
THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS: GAGE WITH ACCESS TO REAL-TIME ET PLAN CONTROLLER IRATING SHALL BE LIGHT COMMERCIAL AND FLOW SENSOR DOWN SENSING DEVICE
3. PRESSURE CHECK VALVES
4. PRESSURES WILL BE PROVENLY NO OVERHEAD IRRIGATION WITHIN 24" OF NONPERMEABLE SURFACES, ADJACENT TO PERMEABLE SURFACE WITH NO RUNOFF/OVERSPRAY
7. SUBSURFACE OR LOW-VOLUME IRRIGATION SHALL BE USED ON AREAS LESS THAN 8 FEET IN WIDTH

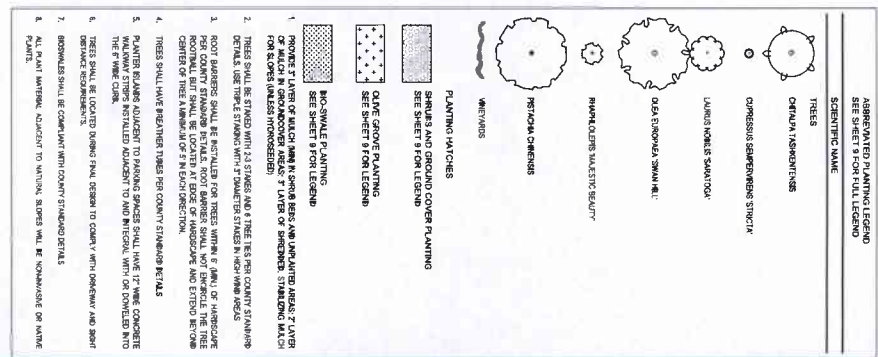
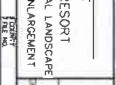
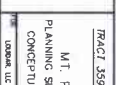
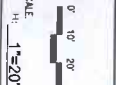
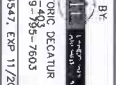
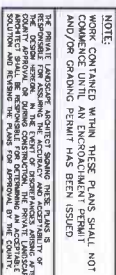


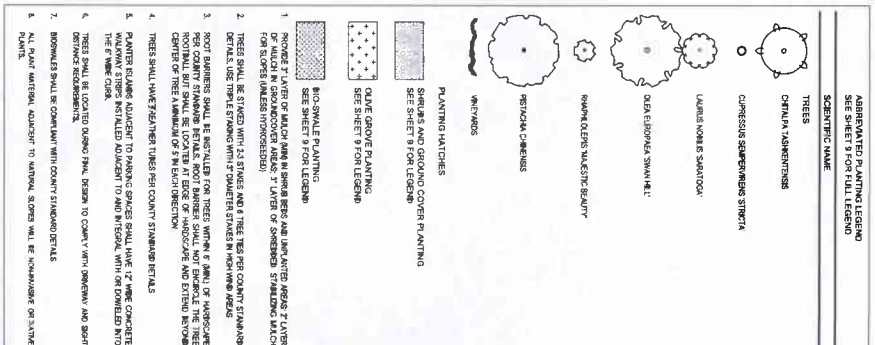


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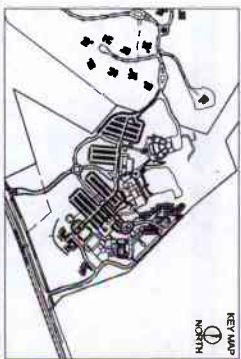
TRACT 35924	COUNTY OF RIVERSIDE	SHEET NO.
MT. PALOMAR WINERY RESORT PLANNING SUBMITTAL - CONCEPTUAL LANDSCAPE CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT		3
DATE	SCALE	OF 13 SHEETS
COLUMB, LLC	DATE NO.	

TRACT 35924	COUNTY OF RIVERSIDE	SHEET NO.
MT. PALOMAR WINERY RESORT PLANNING SUBMITTAL - CONCEPTUAL LANDSCAPE CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT		3
DATE	SCALE	OF 13 SHEETS
COLUMB, LLC	DATE NO.	





TRACT 35924	COUNTY OF RIVERSIDE	SHEET 5
M.T. PALOMAR WINERY RESORT PLANNING SUBMITAL - CONCEPTUAL LANDSCAPE CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT		SHEET 12
LABARGE, LLC	1800	10/10/2010

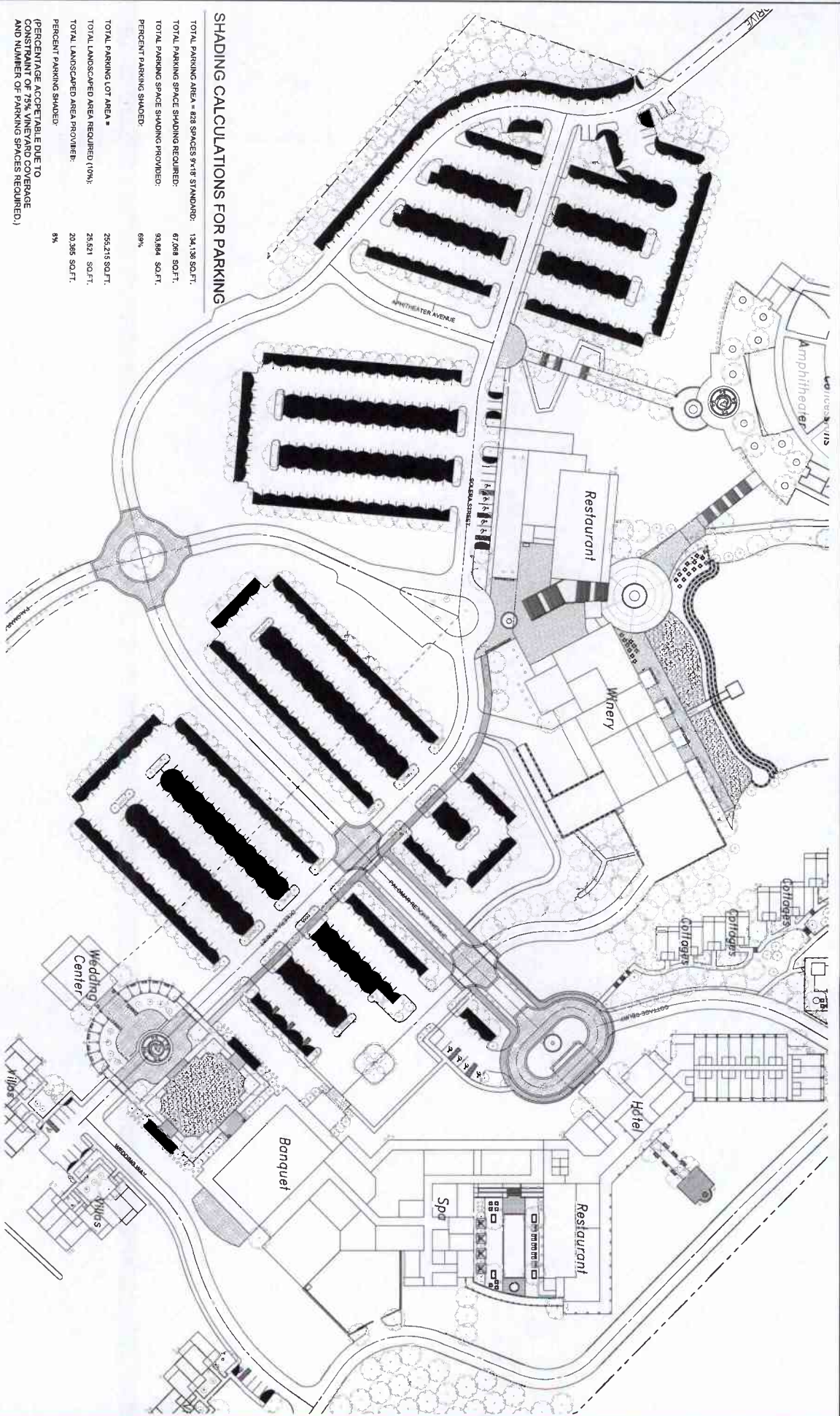


- | | | |
|---|---------------------|-----------|
| TRACT 36975 | COUNTY OF RIVERSIDE | SHEET NO. |
| M. PALOMAR WINERY RESORT | | 6 |
| PLANNING SUBMITTAL - CONCEPTUAL LANDSCAPE | | |
| CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT | | |
| LANDING, LLC | REG. | DATE |
| | | 12 SHEETS |



- [illegible]

SHEET NO
8



SHADING CALCULATIONS FOR PARKING

TOTAL PARKING AREA = 828 SPACES 9'x18' STANDARD:	134,136 SQ. FT.
TOTAL PARKING SPACE SHADING REQUIRED:	67,068 SQ. FT.
TOTAL PARKING SPACE SHADING PROVIDED:	93,884 SQ. FT.
PERCENT PARKING SHADED:	69%
TOTAL PARKING LOT AREA =	256,215 SQ. FT.
TOTAL LANDSCAPED AREA REQUIRED (10%):	25,621 SQ. FT.
TOTAL LANDSCAPED AREA PROVIDED:	20,385 SQ. FT.
PERCENT PARKING SHADED:	5%
(PERCENTAGE ACCEPTABLE DUE TO CONSTRAINT OF 75% VINEYARD COVERAGE AND NUMBER OF PARKING SPACES REQUIRED.)	

NOTE:

NOT CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR GRADING PERMIT HAS BEEN ISSUED.

THE PLANS, SPECIFICATIONS, AND NOTES ARE THE PROPERTY OF THE DESIGNER AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. NO PART OF THESE PLANS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

DIGALERT

NO SITE VISIT REQUIRED

NO SITE VISIT REQUIRED

NO SITE VISIT REQUIRED

DATE BY / MAP

ENGINEER

REVISIONS

APPROPRIATE

COUNTY

PREPARED BY

2400 HISTORIC DECATUR RD

PO BOX 612-035-7603

02/20/15

DATE

SCALE

H: 1"=50'

V: N/A

NORTH

TRACT 35924

COUNTY OF RIVERSIDE

MT. PALOMAR WINERY RESORT

PLANNING SUBMITTAL - CONCEPTUAL LANDSCAPE

PARKING LOT SHADE REQUIREMENT

10

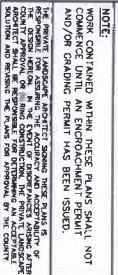
12 SHEETS

TOTAL WINNERY NET SITE AREA: 87.8 ACRES

REQUIRED VINEYARD COVERAGE: 75% (65.7 ACRES)
TOTAL VINEYARD COVERAGE: 75% (65.7 ACRES)
ALLOWABLE LIVE ORCHARD COVERAGE OF 75% REQUIREMENT: 15% (9.86 ACRES)
TOTAL OLIVE ORCHARD COVERAGE: 3.8% (2.5 ACRES)
NOTE: PROPORTION OF OLIVES TO VINEYARD MAY VARY SLIGHTLY DURING FINAL DESIGN BUT REQUIRED PERCENTAGES WILL BE ADHERED TO.

VINEYARD COVERAGE: VINES

VINEYARD COVERAGE: OLIVE ORCHARD




DATE BY	MAR 20 1997
ENGINEER	

REVISIONS

[illegible]

PREPARED BY
2400 HISTORIC DECATUR RD.
SUITE 107-403
PHONE 619-793-7603
CIRT NO.5447, EXP 11/2015

SCALE
H: 1"=200'
V: N/A

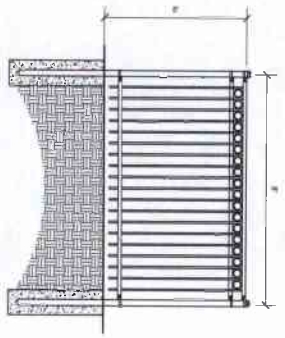


0' 200' 400'

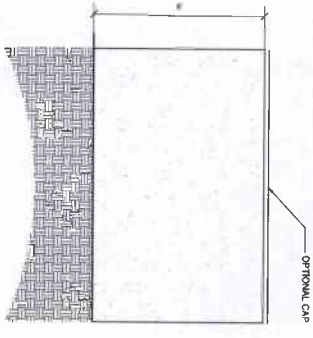
NORTH

TRACT J5924
COUNTY OF RIVERSIDE
M/T PALOMAR WINERY RESORT
PLANNING SUBMITTAL - CONCEPTUAL LANDSCAPE
VINEYARD COVERAGE PLAN

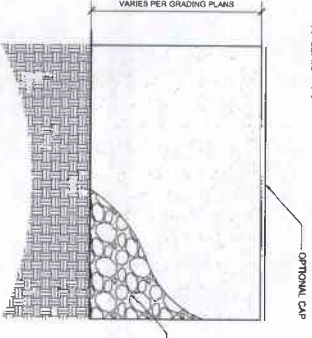
SHEET NO.	11
OF 13 SHEETS	



TUBULAR STEEL POOL FENCE
5' HEIGHT
SCALE: 1/2" = 1'-0"



CMU STUCCO SCREEN WALL
6' HEIGHT
SCALE: 1/2" = 1'-0"



CMU STUCCO RETAINING WALL
WITH OPTIONAL STONE VENEER
SCALE: 1/2" = 1'-0"

NOTE:
NOTES CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR GRADING PERMIT HAS BEEN ISSUED.
THE PLANNING AND DESIGN SERVICES FIRM IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE COUNTY. THE PLANNING AND DESIGN SERVICES FIRM SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE COUNTY.

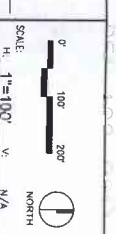


DATE BY	DATE BY	DATE BY	DATE BY
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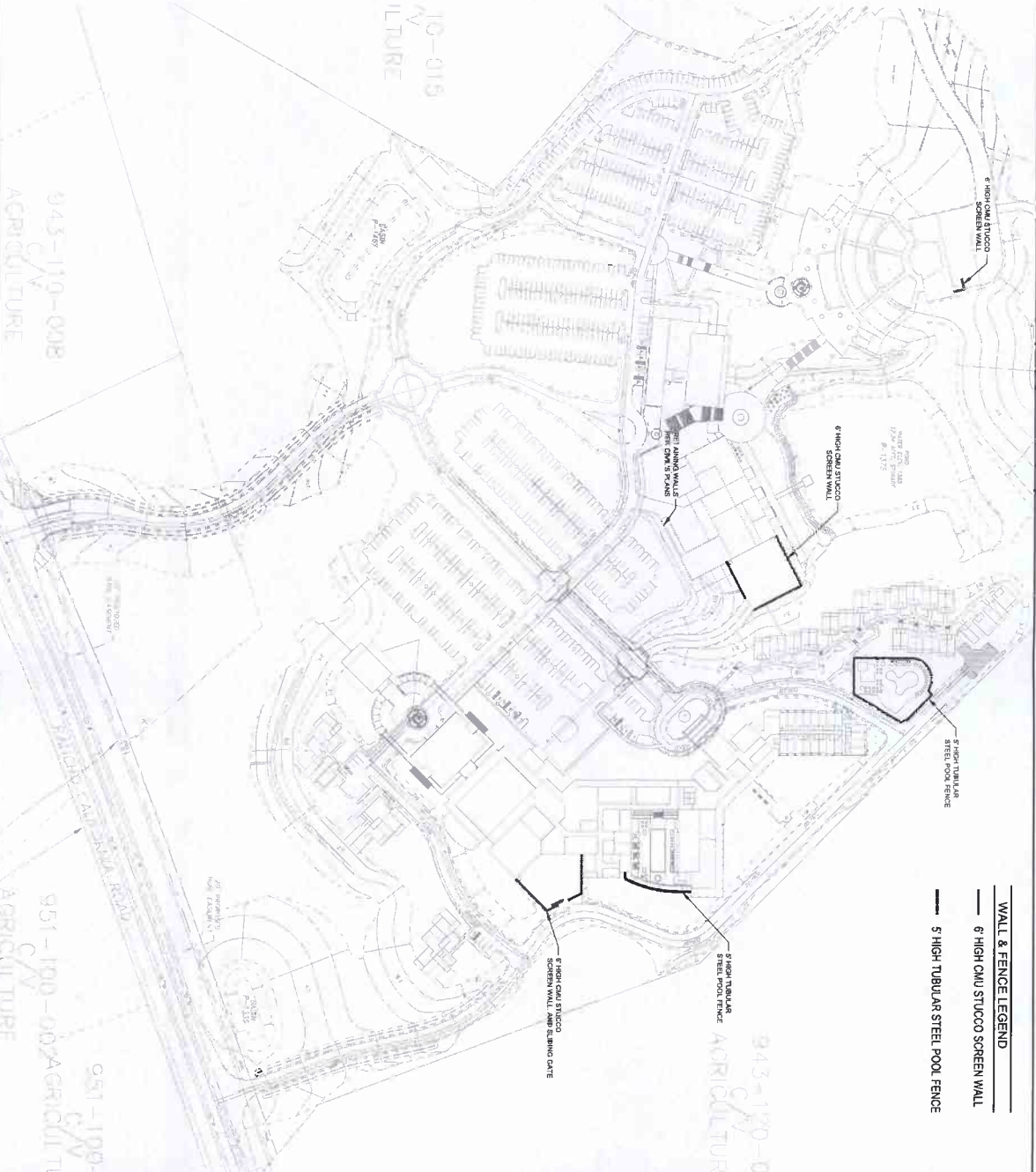
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REVISIONS	REVISIONS	REVISIONS	REVISIONS
REVISIONS	REVISIONS	REVISIONS	REVISIONS



PREPARED BY:
2400 HISTORIC DECATUR RD
SUITE 101-105-7603
02/20/15
DATE



TRACT 35924
COUNTY OF RIVERSIDE
M.T. PALOMAR WINERY RESORT
PLANNING SUBMITTAL - CONCEPTUAL LANDSCAPE
WALL AND FENCE PLAN
SHEET NO. 13
OF 13 SHEETS



- WALL & FENCE LEGEND**
- 6' HIGH CMU STUCCO SCREEN WALL
 - 5' HIGH TUBULAR STEEL POOL FENCE

**MOUNT
PALOMAR
WINERY
TEMECULA, CA**

**RESORT
HOTEL**

SOUTH ELEVATION



KEY PLAN



EAST ELEVATION



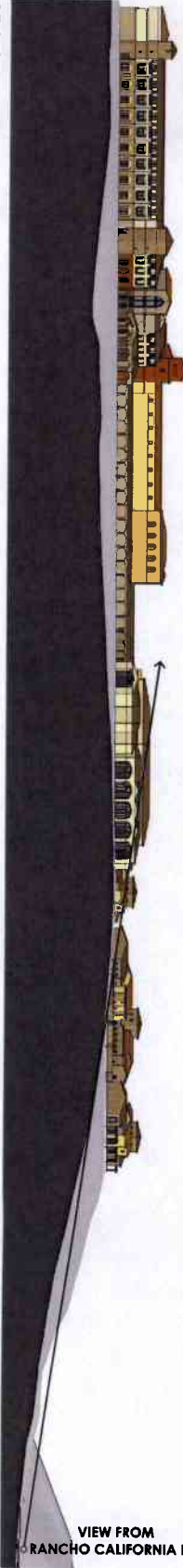
NORTH ELEVATION



WEST ELEVATION



SECTION



VIEW FROM
RANCHO CALIFORNIA RD.

**RESORT
ELEVATIONS**

SCALE: 1" = 50'-0"
Printed on 22x34

SHEET:
A01

NADEL
ARCHITECTURE +
PLANNING
MARCH 09, 2015

CASE COPYRIGHT AND NO. 1
EXHIBIT C
PLATE 37 OF 37
PLANNING IN STREETS

**MOUNT
PALOMAR
WINERY
TEMECULA, CA**

**RESORT
HOTEL**

**VILLAS
FLOOR &
ROOF PLAN**

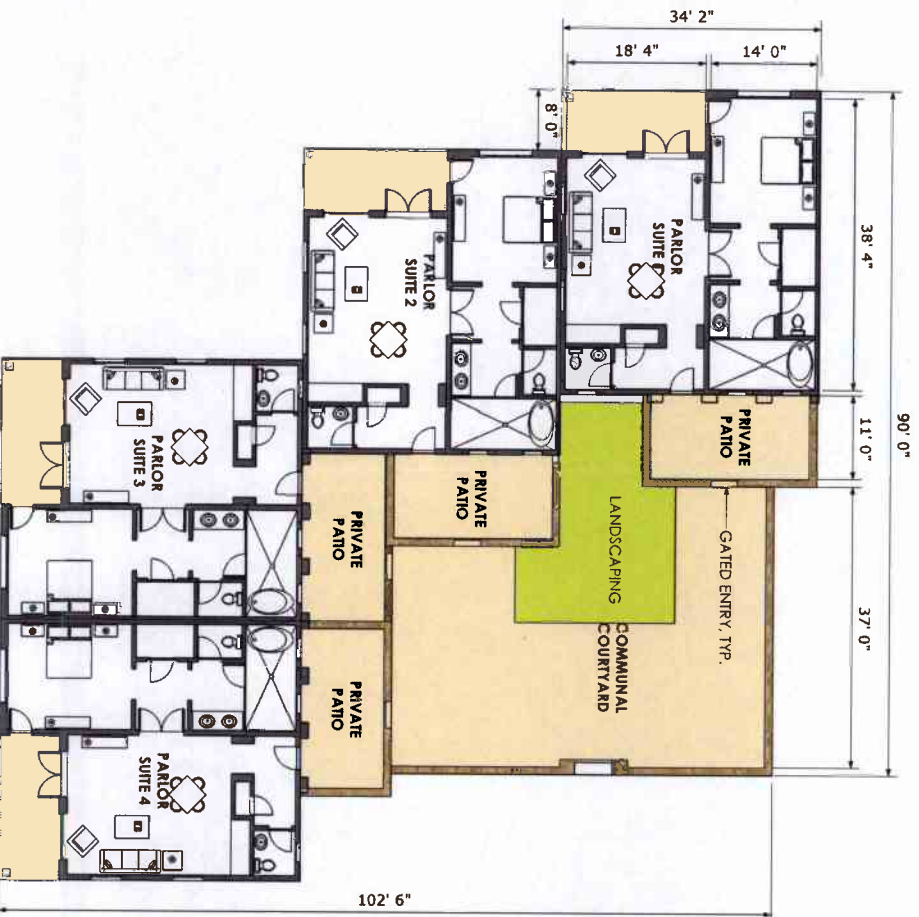
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printed on 22 X 34

SHEET:
A51

NADEL
ARCHITECTURE +
PLANNING
MARCH 09, 2015

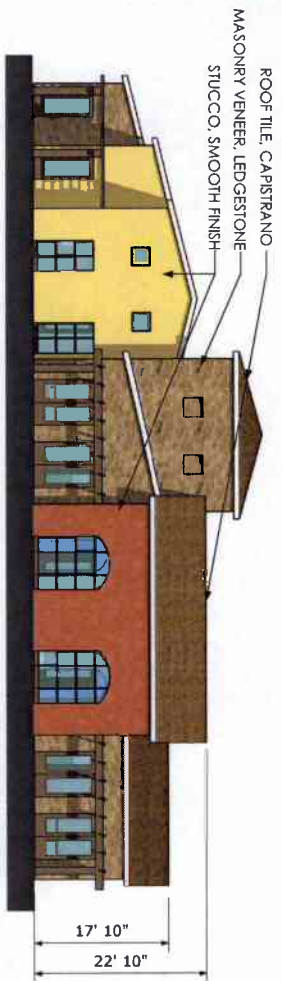


KEY PLAN

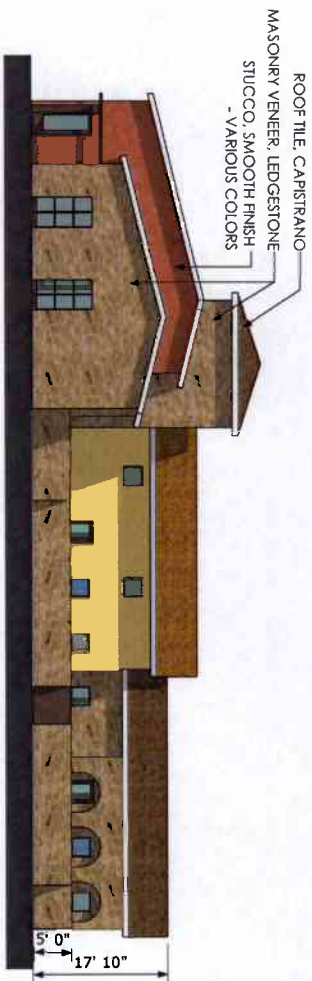


FLOOR PLAN, TYPICAL

COURT COURTESY/PAINT NO. 1
DATE: 01/16/2015
PLANNER: M. Smith



SOUTH ELEVATION



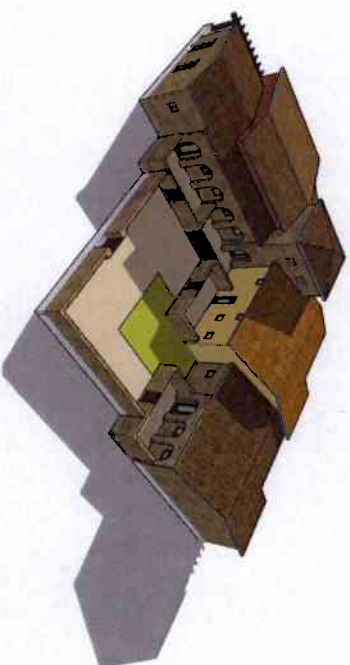
EAST ELEVATION



WEST ELEVATION



KEY PLAN



PERSPECTIVES

**MOUNT
PALOMAR
WINERY**
TEMECULA, CA

**RESORT
HOTEL**

**VILLA
ELEVATIONS**

SCALE 1/8" = 1'-0"
printed on 22 X 34

SHEET:
A52

NADEL
ARCHITECTURE +
PLANNING
MARCH 09, 2015

**MOUNT
PALOMAR
WINERY
TEMECULA, CA**

**RESORT
HOTEL**

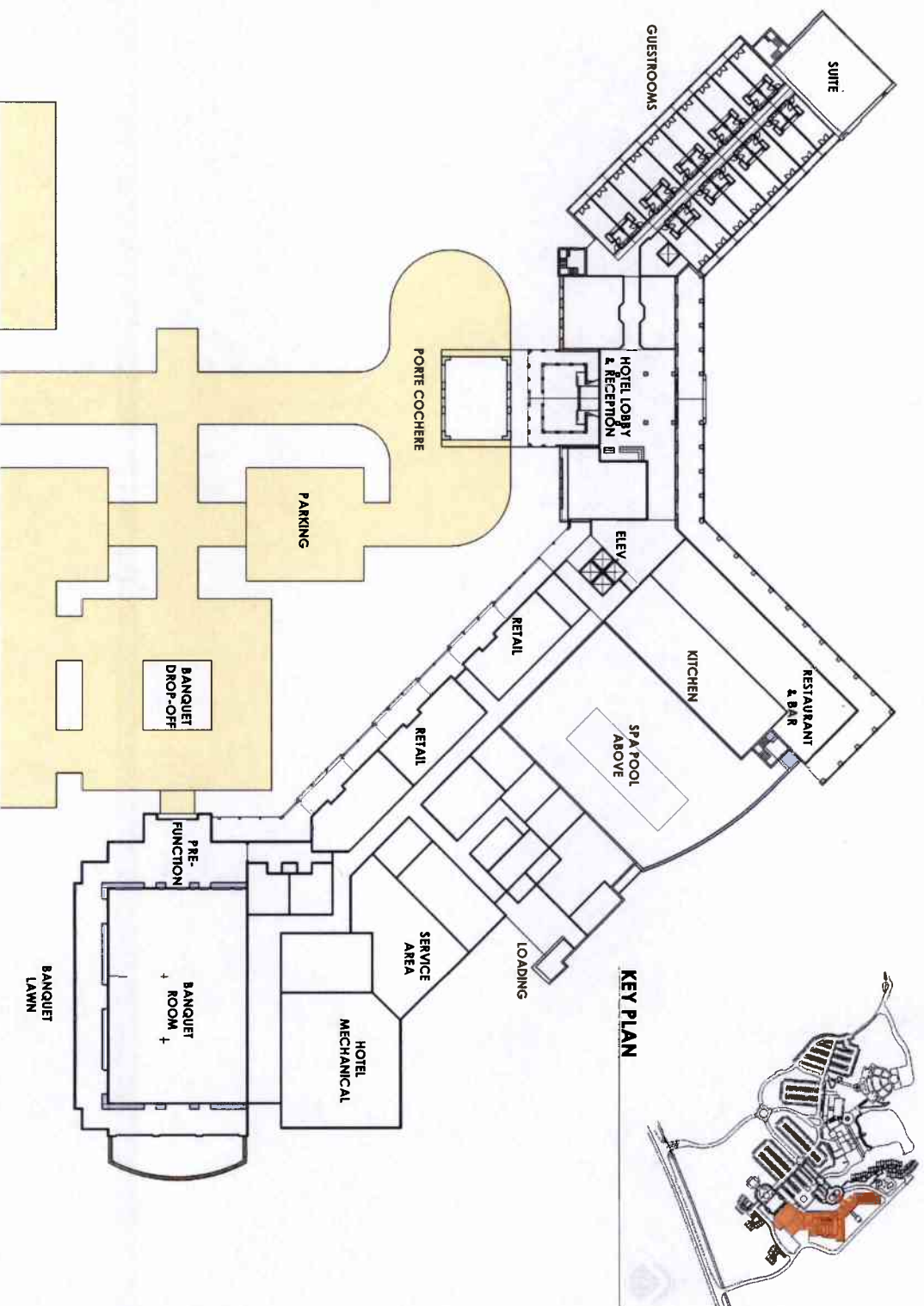
**FIRST
FLOOR PLAN**

SCALE: 1" = 30'-0"
Printed on 22x34

SHEET:
A21

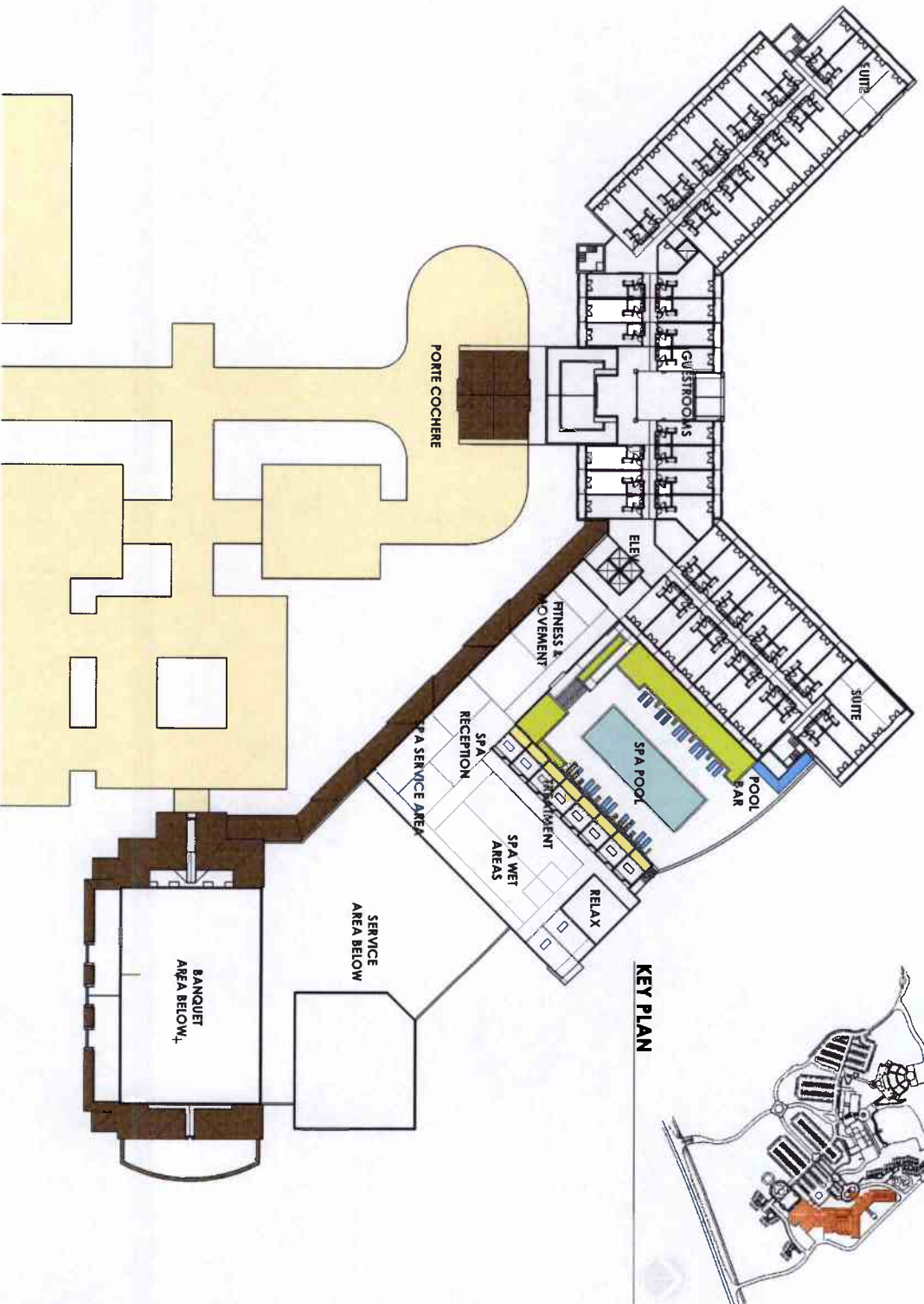
NADEL
ARCHITECTURE +
PLANNING
MARCH 09, 2015

FIRST FLOOR



CAD: DWG/REV. 1
DATE: 3/11/15
DRAWN: M. Strick

SECOND FLOOR



**MOUNT
PALOMAR
WINERY
TEMECULA, CA**

**RESORT
HOTEL**

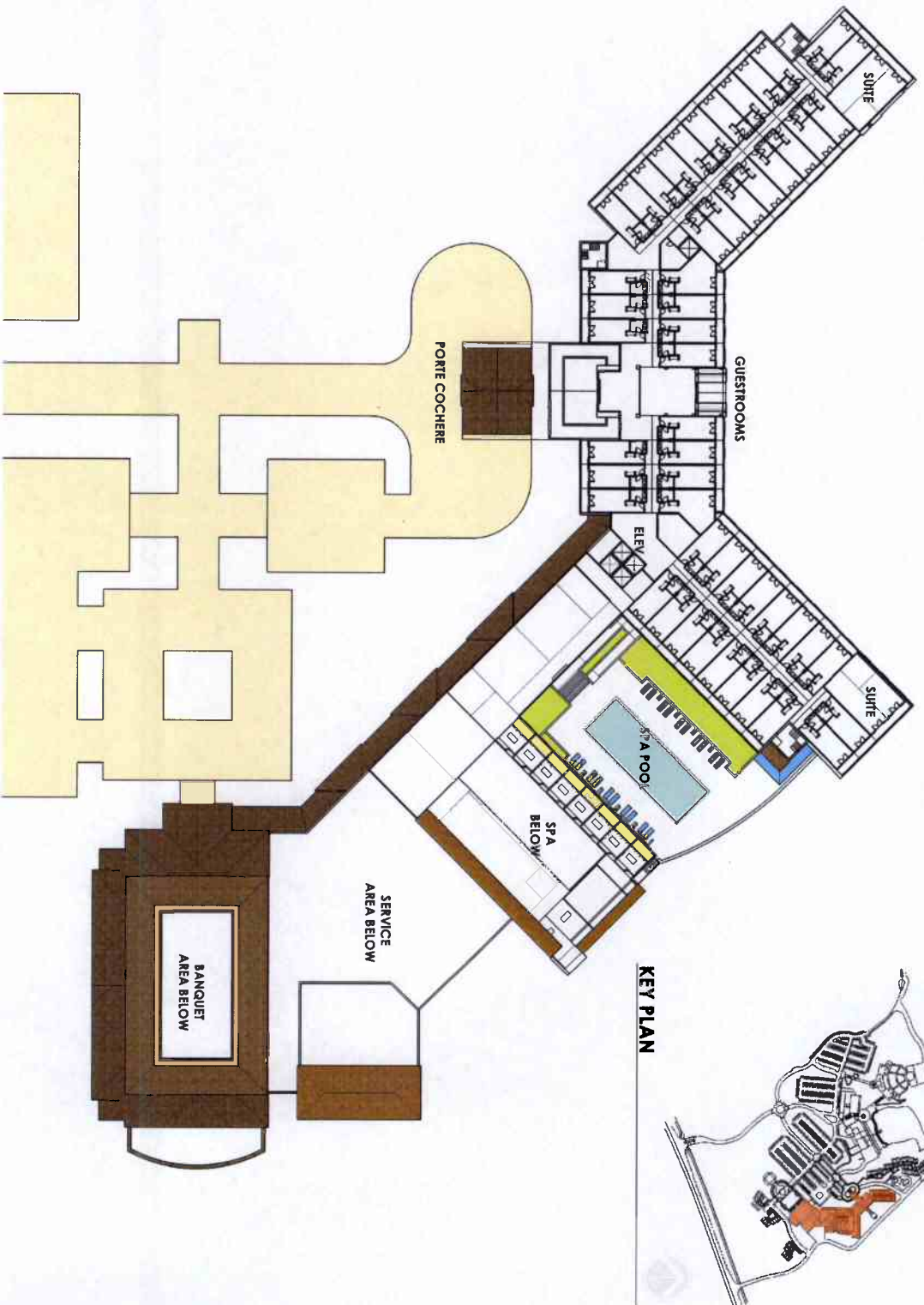
**SECOND
FLOOR PLAN**

SCALE: 1" = 30'-0"
printed on 22x34

SHEET:
A22

NADEL
ARCHITECTURE +
PLANNING
MARCH 09, 2015

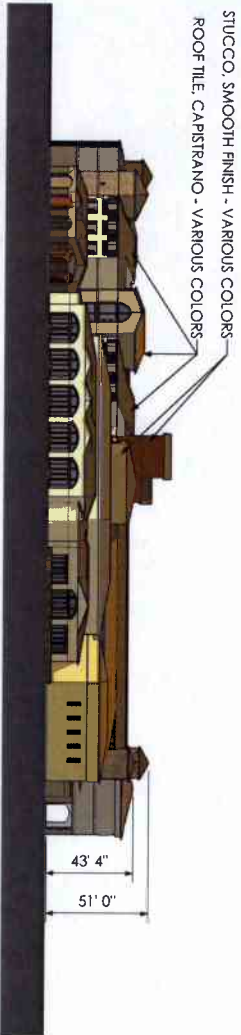
THIRD FLOOR



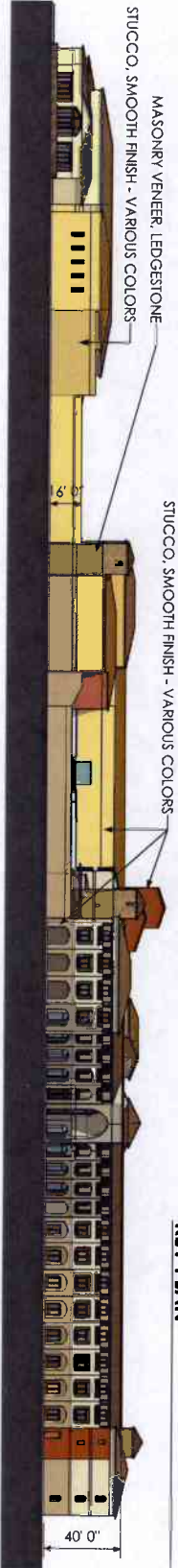
MOUNT
PALOMAR
WINERY
TEMECULA, CA

RESORT
HOTEL

THIRD
FLOOR PLAN



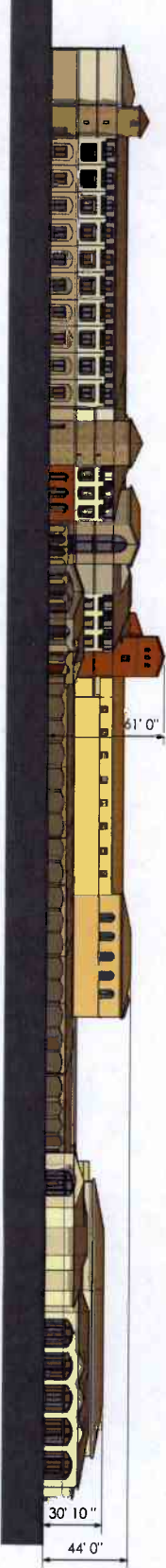
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



KEY PLAN

**MOUNT
PALOMAR
WINERY
TEMECULA, CA
RESORT
HOTEL**

**RESORT
ELEVATIONS**

SCALE: 1" = 30'-0"
Printed on 22x34

SHEET:
A24

NADEL
ARCHITECTURE +
PLANNING
MARCH 09, 2015

FLOOR PLAN SCALE 1" = 20'-0"

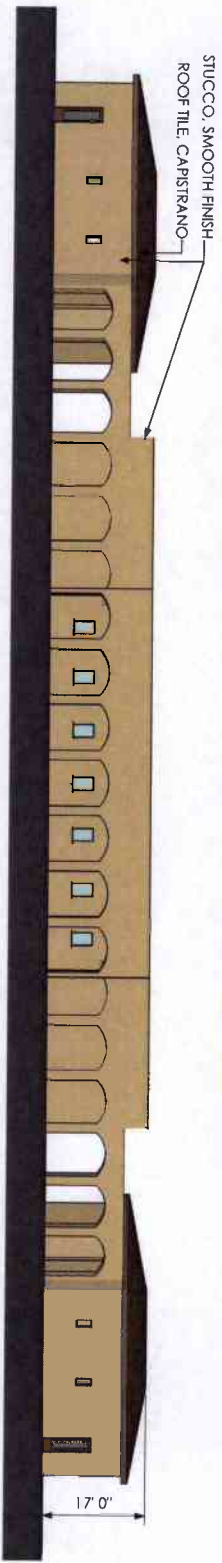


KEY PLAN

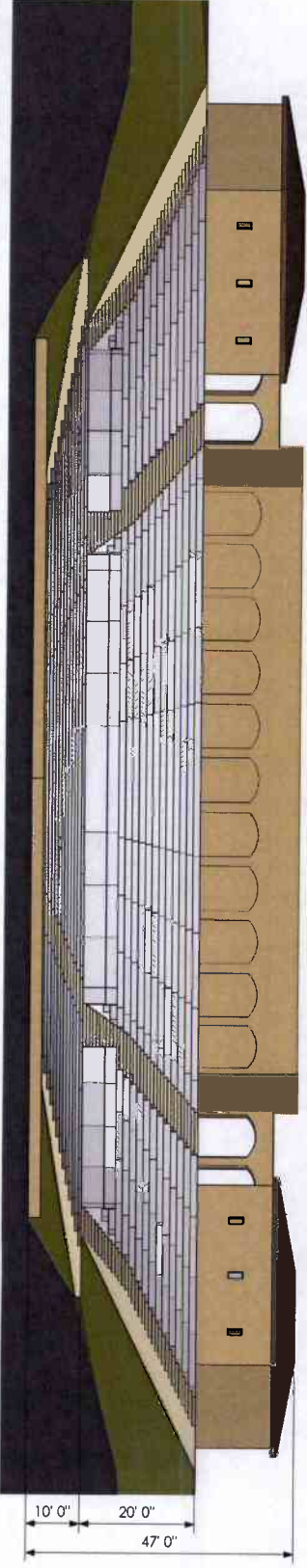


**MOUNT
PALOMAR
WINERY
RESORT
HOTEL
TEMECULA, CA**

ENTRY ELEVATION



INTERIOR ELEVATION



**AMPHITHEATER
ELEVATIONS**

SCALE 1" = 10'-0"
printed on 22 X 34

SHEET:
A61

NADEL
ARCHITECTURE +
PLANNING
MARCH 09, 2015

GRACE GUNSTADT AMK, NO. 1
ARCHITECTS & ASSOCIATES
PLANNERS, INC.
PLANNING, INC.

**MOUNT
PALOMAR
WINERY
TEMECULA, CA**

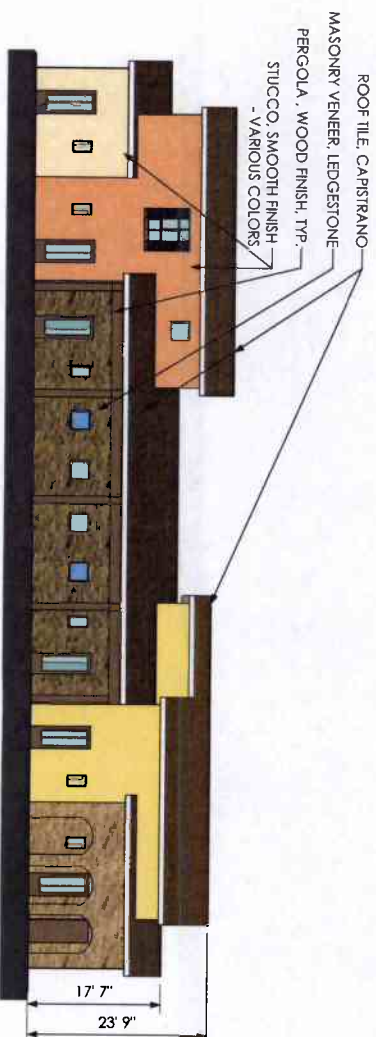
**RESORT
HOTEL**



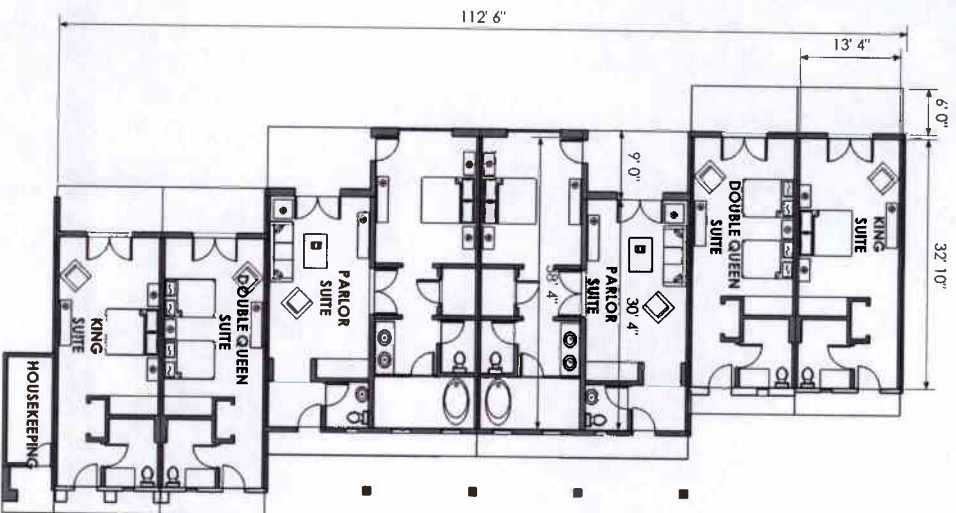
KEY PLAN



REAR ELEVATION



FRONT ELEVATION



FLOOR PLAN

SCALE 1/8" = 1'-0"
printed on 22 X 34

SHEET:
A31

NADEL
ARCHITECTURE +
PLANNING
MARCH 09, 2015

CALIF. CIRC03177 / A.M.C. NO. 1
DRAWN BY: S & C
CHECKED BY: S & C
PLANNER: M. Smith



KEY PLAN

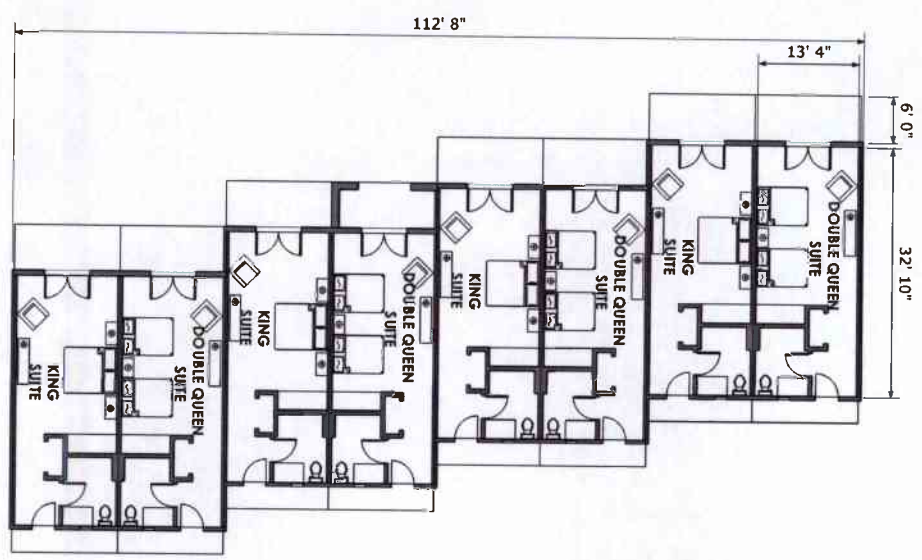


REAR ELEVATION

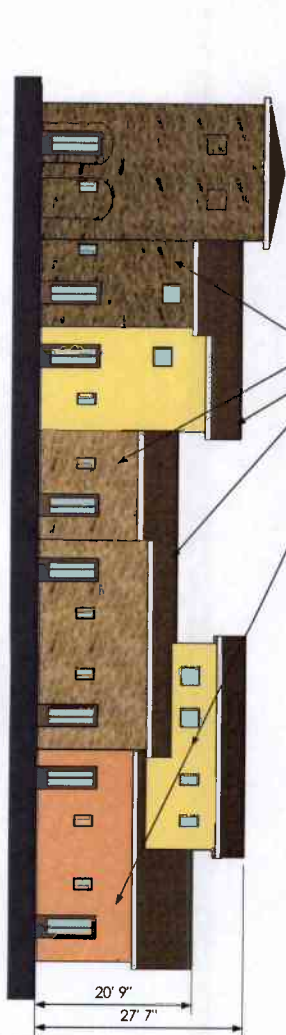
STUCCO, SMOOTH FINISH - VARIOUS COLORS
ROOF TILE, CAPISTRANO - VARIOUS COLORS
MASONRY VENEER, LEDGESTONE

SCALE 1/8" = 1'-0"
printed on 22 X 34

SHEET:
A32



FLOOR PLAN



FRONT ELEVATION

**MOUNT
PALOMAR
WINERY**
TEMECULA, CA

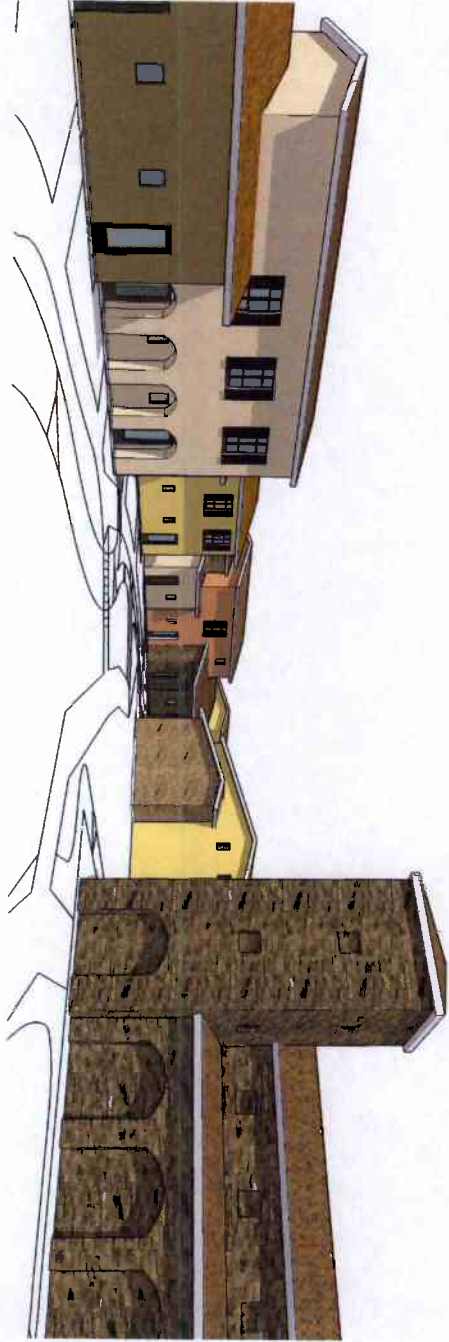
**RESORT
HOTEL**



KEY PLAN



**COTTAGES
PERSPECTIVES**



PERSPECTIVES

SCALE: NTS
Printed on 22 X 34

SHEET:
A33

NADEL
ARCHITECTURE +
PLANNING
MARCH 09, 2015

**MOUNT
PALOMAR
WINERY**
TEMECULA, CA

**RESORT
HOTEL**



KEY PLAN



**COTTAGES
PERSPECTIVES**



PERSPECTIVES

NADEL
ARCHITECTURE +
PLANNING
MARCH 09, 2015

SCALE: NTS
printed on 22 X 34

SHEET:
A34

**MOUNT
PALOMAR
WINERY
TEMECULA, CA**

**RESORT
HOTEL**

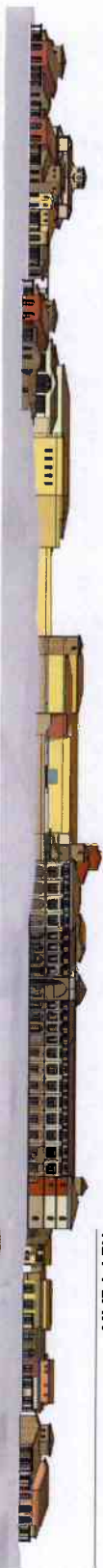
SOUTH ELEVATION



KEY PLAN



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SECTION



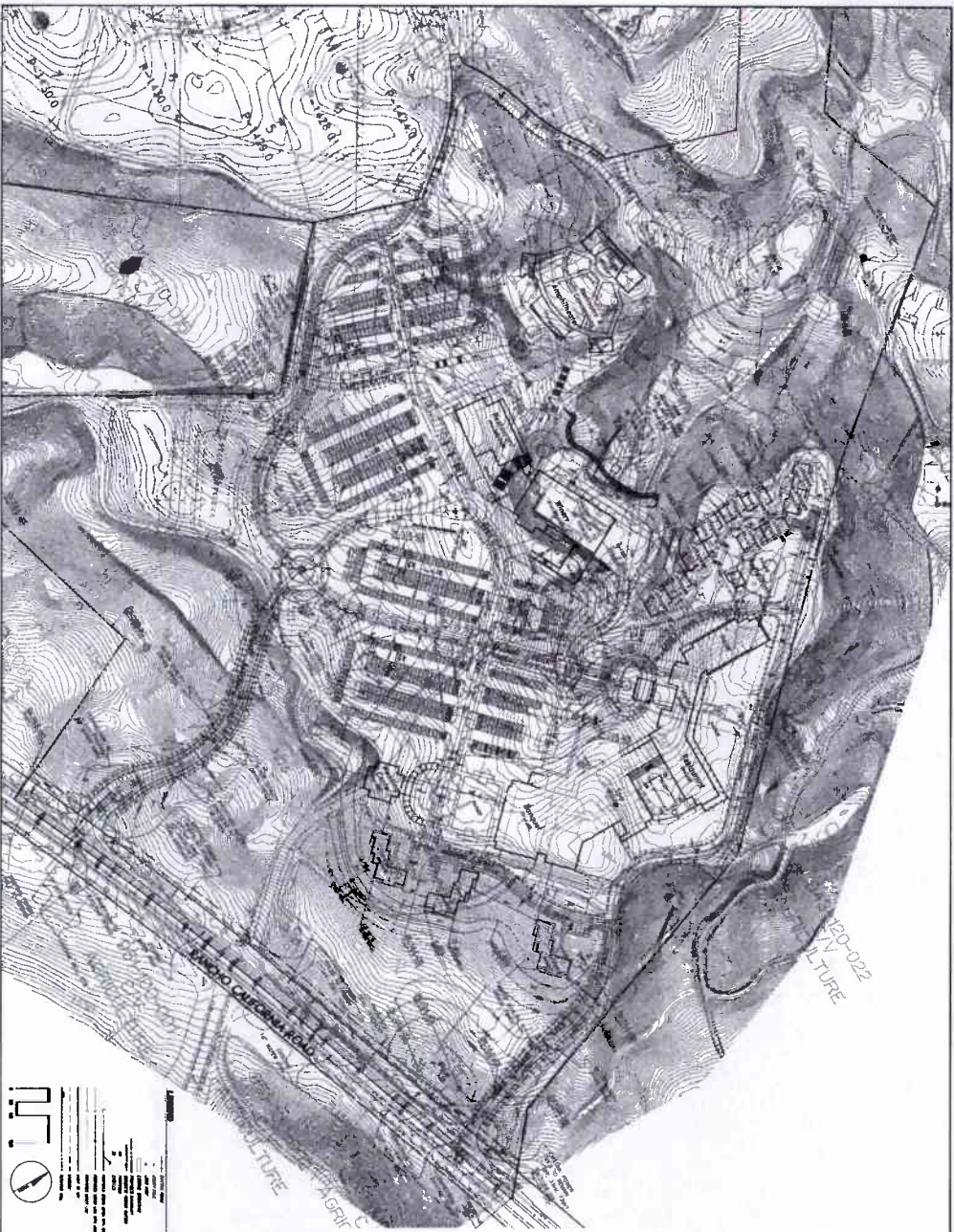
VIEW FROM
RANCHO CALIFORNIA RD.

**RESORT
ELEVATIONS**

SCALE: 1" = 50'-0"
Printed on 22x34

SHEET:
A01

NADEL
ARCHITECTURE +
PLANNING
MARCH 09, 2015



TYPICAL STREET SECTIONS



PARKING SUMMARY

Category	Count
Surface	100
Structure	50
Other	20
Total	170

SITE COVERAGE BREAKDOWN

Category	Percentage
Impervious	45%
Permeable	55%
Total	100%



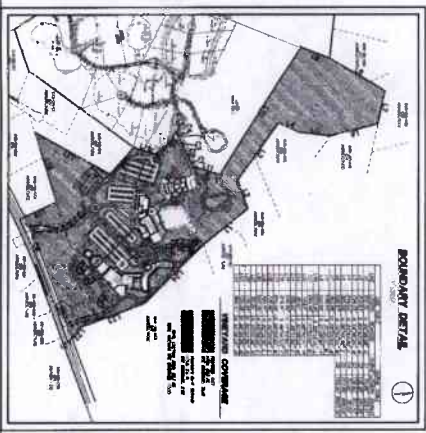
ZONING AND LAND USE SUMMARY

Zone	Area (sq ft)	Use
Residential	100,000	Single-Family
Commercial	50,000	Office/Store
Industrial	20,000	Manufacturing
Total	170,000	

PERMITS AND APPROVALS

Agency	Permit Type	Status
City of San Jose	Building Permit	Approved
County of Santa Clara	Health Department	Approved
State of California	Water Right	Approved
Total	3	3

BOUNDARY DETAIL



LAND OWNER/APPLICANT

LAND OWNER/APPLICANT
 [Name]
 [Address]
 [City, State, Zip]

GENERAL NOTES

1. All construction shall conform to the City of San Jose Building Code.
 2. The applicant shall obtain all necessary permits from the appropriate agencies.
 3. The applicant shall maintain access to all adjacent properties at all times.

LEGAL DESCRIPTION

ALL THAT CERTAIN PARCELS OF LAND, TO-WIT: [Legal Description]
 Situated in the County of Santa Clara, State of California.

Prepared by: [Name]
 Date: [Date]
 Scale: [Scale]



REVISION LOG

Rev	Description
1	Initial Design
2	Revised Design
3	Final Design

CONDITIONAL
USE PERMIT 03707
 FTA No. 2014-04 FLOT PLAN
 TO ACCOMPANY
 TTA 2004 AMENDED NO. 2
 MENARD COUNTY, CA

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42718

Project Case Type (s) and Number(s): Fast Track No. 2014-04, Conditional Use Permit No. 3707, Change of Zone No. 7845, Noise Ordinance Exception No. 8, Variance No. 1898, and Agricultural Case NO. 1047 and 1048

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Matt Straite, Contract Planner

Telephone Number: (951) 955-8631

Applicant's Name: Loudar, LLC

Applicant's Address: 33820 Rancho California Road, Temecula, California 92591

Engineer's Name: Hunsaker & Associates Irvine, Inc.

Engineer's Address: 3 Hughes, Irvine, California 92618

I. PROJECT INFORMATION

A. Project Description:

The Change of Zone proposes to change the zoning on 318.8 acres of the site from Citrus Vineyard (C/V) to Wine Country- Winery (WC-W). The Conditional Use Permit proposes a 90.4 acre winery complex that will include a hotel, Spa, Winery, Tasting Room, restaurant, wedding pavilion (including a chapel for weddings only), retail uses, detached cottages and villas, event center, and amphitheater. Agricultural Case No. 1047 proposes to remove 16.60 acres from Rancho California Agricultural Preserve No. 4. Agricultural Case No. 1048 proposes to add 3.25 acres to Rancho California Agricultural Preserve No. 4. The Noise Ordinance Exception proposes to grant an exception to the noise requirements of the County regarding the amphitheater. The Variance proposes to exceed the height development standard outlined in Ordinance No. 348 Section 14.93 for a tower element of the proposed winery.

More specifically, the project proposes to develop a 90.4-acre Class VI Winery complex to include a hotel, spa and fitness club, winery, tasting room, restaurant, wedding pavilion, retail uses, detached cottages and villas, event center, and a 1,800-seat amphitheater. The proposed project will expand and redevelop the existing Mount Palomar Winery into a winery and resort as a Class VI Winery Complex in the Wine Country Winery zone designation. Table 1 provides a summary of the planned land uses for the proposed project.

Table 1
Winery and Resort Land Use Abstract

Land Use	Proposed Net Building Area (SF)
Wine Tasting and Retail	16,700
Winery Restaurant and Kitchen	11,200
Wine Club and Banquet Space	18,800
Wedding Venue	12,500
Cottages/Wedding Suites (46 units)	34,200
Production Winery (Below Ground)	28,600
Hotel (134 Rooms)	128,200
Amphitheater and Support Buildings	7,700
Spa	10,600
Fitness Club	3,100

Total	271,600
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The winery portion of the project consists of a restaurant and bar, wedding venue, wine club, banquet and special event space, winery sales area, winery production area (gravity flow wine production), amphitheater, administrative offices, wine tasting, deli, and retail areas; and an 1,800-seat amphitheater and box office, with access to overall parking and access roads. The remainder of the site is agriculture and landscaped areas. The vineyards, olive trees, and similar grove types covers 75 percent of the site and will not be less than 65.7 acres of the net area. Additionally, there are decorative and aesthetic landscaping areas totaling approximately 0.6 acres and parking and access road areas totaling approximately 11.3 acres.

There are two proposed access points for the project from Rancho California Road to provide direct access to the winery and resort area. The westerly entrance will serve as a service road to supply goods and services to the hotel, spa, and event areas near the eastern side of the property. The southerly entrance will be the formal main entry to the project providing circulation for guests to the hotel, restaurant, winery, and amphitheater.

The project site is currently zoned as Citrus Vineyard – 10 acre minimum (C/V-10). The project area is located in an unincorporated area of Riverside County under the Southwest Area Plan, located on 8 parcels: 943-110-009; 943-120-014; 943-120-027 through – 033 and portions of 943-120-025. The project site is located approximately 1.32 miles east of the City of Temecula and located east of Butterfield Stage Road, north of Rancho California Road, west of Calle Contento Road, and south of Vista Del Monte Road.

The project is not located within a city or city sphere. The project is not located within a Specific Plan Area, Historic Preservation District, tribal land, or a Conservation Area. The project is located within the Influence Area for March Air Reserve Base, an agricultural preserve, a General Plan Policy Area, the General Plan Community Center Overlay, and the County Service Area No. 149 (Wine Country). The proposed project will not require additional construction of utilities or public facilities as it is in an already developed area with existing water, sewer, gas, and electricity services.

The project is currently within a Williamson Act Agricultural Preserve. The hotel and resort are not allowed to be within the preserve. A previous design for the winery was previously removed from the preserve, in essence making a hole in the preserve. However, that design was never constructed. The applicant is now proposing a different design that also requires the boundary of the preserve to be modified to assure the resort is not in the preserve. The two agricultural changes are revising the boundaries from the previous cut out to form a new cut out for the new design.

B. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

C. Total Project Area: 90.0 gross acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg Area: 18,800	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg Area: 28,600	Est. No. of Employees:
Other: Hotel Units: 134; Cottage Suites: 34; Wedding Suites: 12; Spa and Fitness Club Sq Ft.: 13,700			

D. Assessor's Parcel No(s): 943-110-009; 943-120-014; 943-120-027 through – 033 and portions of 943-120-025.

E. Street References: Easterly of Butterfield Stage Road, northerly of Rancho California Road, westerly of Calle Contento Road, and southerly of Vista Del Monte Road.