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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

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

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

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

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

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

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

E HEALTH DEPARTMENT

60.E HEALTH. 2 USE- ECP PHASE II ESA REQUIRED RECOMMND

Prior to grading permit issuance, a Phase II Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at

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60.E HEALTH. 2 USE- ECP PHASE II ESA REQUIRED (cont.) RECOMMND
(951)-955-8980 for further information.

EPD DEPARTMENT

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

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

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

60.EPD. 2 EPD - MBTA SURVEYS RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department,

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60.EPD. 2 EPD - MBTA SURVEYS (cont.)

RECOMMND

Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

FIRE DEPARTMENT

60.FIRE. 2 USE-#75-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department".

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE MITCHARGE

RECOMMND

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

Conditional Use Permit 03707 is located within the limits of Murrieta Creek/Santa Gertrudis Valley and Murrieta Creek/Temecula Valley Area Drainage Plans for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 32.1 acres in Murrieta Creek/Santa Gertrudis Valley ADP and 6.4 acres in Murrieta

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60.FLOOD RI. 2 USE MITCHARGE (cont.)

RECOMMND

Creek/Temecula Valley ADP subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

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

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

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

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

5.Direction for any fossil discoveries to be immediately

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

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

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

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

9.Fossil identification and curation procedures to be employed.

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

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

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

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60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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

60.PLANNING. 2 USE - GRADING PLANS RECOMMND

The project must comply with the following:

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

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

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

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

60.PLANNING. 5 USE- LOT LINE ADJUSTMENT REQ RECOMMND

An application for Lot Line Adjustment shall be filed with the Planning Department for review and approval. The Lot Line Adjustment application shall relocate the common lot line between Assessor Parcel Nos. 943060011 and 943100085 & 943120026. Proof of recordation shall be submitted to the Planning Department within six (6) months of recorded deeds.

60.PLANNING. 7 USE- MITIGATION MONITORING RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 42718 which must be

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60.PLANNING. 7 USE- MITIGATION MONITORING (cont.)

RECOMMND

satisfied prior to the issuance of a grading permit.

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

60.PLANNING. 11 USE- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 90.0 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 16 USE- REQD APPLICATIONS (1)

RECOMMND

No grading permits shall be issued until Change of Zone No. 7845 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

60.PLANNING. 17 USE- AG PRES CANCEL (1)

RECOMMND

Prior to issuance of a grading permit, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. AG01047, located within RANCHO CALIFORNIA Agricultural Preserve No. 4, Map No. 1047, and shall have adopted a resolution diminishing the subject property from the boundaries of said agricultural preserve.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18

USE - ARCHAEOLOGICAL MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 19

USE - NATIVE MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Pechanga Band of Luiseno Indians who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the Pechanga Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19

USE - NATIVE MONITOR (cont.)

RECOMMND

American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

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

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

Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

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

TRANS DEPARTMENT

60.TRANS. 1

USE - PRIOR TO ROAD CONSTRUCT

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE - PRIOR TO ROAD CONSTRUCT (cont.) RECOMMND

acceptance of the improvements.

60.TRANS. 2 USE - FILE L&LMD APPLICATION RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.2 and 90.TRANS.6.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 3 USE - SUBMIT GRADING PLAN RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.

60.TRANS. 4 USE - SUBMIT WQMP AND PLANS RECOMMND

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

1. In first submittal of the Final WQMP, Applicant shall

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 USE - SUBMIT WQMP AND PLANS (cont.) RECOMMND

submit a project-specific document that is in general conformance with the approved Preliminary WQMP.

2. In first submittal of the Final WQMP, Applicant shall submit a landscape plan detailing all fencing and plant species and/or grasses proposed within the LID BMPs. The proposed species shall be consistent for use with any slopes proposed within the facilities.
3. In first submittal of the Final WQMP, Applicant shall submit a copy of the site's utility plan to verify that no proposed utilities or light structures, if applicable, will be located within the proposed LID BMPs.
4. In first submittal of the Final WQMP, Applicant shall demonstrate that the proposed bio-retention facilities are not ponding more than 6-inches on the surface before entering the proposed overflow system.

60.TRANS. 5 USE - WQMP MAINT DETERMINATION RECOMMND

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

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 USE - PALEO MONITORING REPORT (cont.) RECOMMND

Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

70.PLANNING. 2 USE - MONITORING REPORT RECOMMND

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

TRANS DEPARTMENT

70.TRANS. 1 USE - IMPLEMENT WQMP RECOMMND

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

70.TRANS. 2 USE - ESTABLISH MAINT. ENTITY RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

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

BS PLNCK DEPARTMENT

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

INEFFECT

GREEN BUILDING CODE WASTE REDUCTION (Non Residential):
Included within the building plan submittal documents to

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80. PRIOR TO BLDG PRMT ISSUANCE

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

the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.

2. Determines if materials will be sorted on site or mixed.

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

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

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

E HEALTH DEPARTMENT

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

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

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

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

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

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

80.E HEALTH. 4 USE - REMOVAL OF OWTS RECOMMND

Prior to building permit issuance, removal of on-site wastewater treatment system (OWTS) and connection to sewer must be provided and conducted under permit with the Department of Environmental Health. Please call (951)955-8980 for any questions.

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FLOOD RI DEPARTMENT

80.FLOOD RI. 2

USE MITCHARGE

RECOMMND

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

Conditional Use Permit 03707 is located within the limits of Murrieta Creek/Santa Gertrudis Valley and Murrieta Creek/Temecula Valley Area Drainage Plans for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 32.1 acres in Murrieta Creek/Santa Gertrudis Valley ADP and 6.4 acres in Murrieta Creek/Temecula Valley ADP subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

80.PLANNING. 2

USE- ALLOW UNDERGROUND UTIL.

RECOMMND

The permit holder shall submit to the Department of Building and Safety and the Planning Department a written statement from the Southern California Edison Company confirming whether or not the overhead electrical lines within CUP03707 are capable of being installed underground and that all financial arrangements to do so have been completed, or the permittee shall submit a definitive statement to the above departments from the utility refusing to allow underground installation of the overhead electrical lines, in which case any requirement of these conditions to install electrical lines underground is null and void.

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80.PLANNING. 5 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 6 USE- CONFORM TO ELEVATIONS RECOMMND

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

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

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

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 16 USE- MITIGATION MONITORING RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 42718 which must be satisfied prior to the issuance of a building permit.

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

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

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

80.PLANNING. 18 USE- HEIGHT LIMITATIONS RECOMMND

Building heights shall be in substantial conformance with those shown on APPROVED EXHIBIT B.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 USE- REQD APPLICATIONS (2)

RECOMMND

No building permits shall be issued until Change of Zone No. 7845 has been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designations and/or zones ultimately applied to the property.

80.PLANNING. 38 USE - FEE BALANCE

RECOMMND

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

80.PLANNING. 39 USE - AG PRES CANCEL (2)

RECOMMND

Prior to issuance of a building permit, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. AG01047, located within RANCHO CALIFORNIA Agricultural Preserve No. 4, Map No. 1047, and shall have adopted a resolution diminishing the subject property from the boundaries of said agricultural preserve. Compliance with this condition will satisfy a similar condition applied to this project within the 60. Series titled "USE - AG PRES CANCEL (1)"

TRANS DEPARTMENT

80.TRANS. 1 USE - LANDSCAPE PLAN SUBMITTAL

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall submit a combined on-site and off-site landscape plan to the Transportation Department, Landscape Section for review and approval. The submittal shall include the Agreement for Payment of Costs of Application Processing form with the applicable fee.

The landscaping plans shall be in conformance with the approved conceptual landscape exhibit; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California Licensed/Registered landscape architect;

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80.TRANS. 1

USE - LANDSCAPE PLAN SUBMITTAL (cont.)

RECOMMND

- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans;
- 4) Emphasis on native and drought tolerant plant species.

When applicable, plans shall include the following components:

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

The Transportation Department shall clear this condition.

All model home complexes and park sites with ADA path of travel issues or concerns shall be processed as a Minor Plot Plan through the Planning Department.

80.TRANS. 2

USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Rancho California Road.
- (2) Trails along Rancho California Road.
- (3) Traffic signals located on Rancho California Road at intersection of Butterfield Stage Road.

80.TRANS. 3 USE - LANDSCAPING/TRAIL COM

RECOMMND

Landscaping (and/or trails) within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Rancho California Road and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 4 USE - UTILITY PLAN

RECOMMND

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

80.TRANS. 5 USE - TS/DESIGN

RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE - TS/DESIGN (cont.)

RECOMMND

Signals not eligible for fee credit:

Buttefield Stage Road (NS) at
Rancho California Road (EW)

NOTE: At the time this condition was prepared, the City of Temecula was actively working on a traffic signal modification improvement plan. In the event the City's improvement plans are approved, this conditioned shall be deemed met.

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

80.TRANS. 6 USE - TS/GEOMETRICS

RECOMMND

The intersection of Butterfield Stage Road (NS) at Rancho California Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane, one shared through/right-turn lane
Southbound: one left-turn lane, one through lane, one shared through/right-turn lane
Eastbound: two left-turn lanes, one through lane, one right-turn lane
Westbound: one left-turn lane, one through lane, one shared through/right-turn lane

The intersection of Proposed West Project Access (NS) at Rancho California Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: N/A
Southbound: one shared left-turn/through/right-turn lane
Eastbound: one left-turn lane, one through lane
Westbound: one through lane, one accel/decel lane per Ord. 461, Std. No. 803

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - TS/GEOMETRICS (cont.)

RECOMMND

The intersection of Butterfield Stage Road (NS) at Rancho California Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: N/A

Southbound: one shared left-turn/through/right-turn lane

Eastbound: one left-turn lane, one through lane

Westbound: one through lane, one accel/decel lane per
Ord. 461, Std. No. 803

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

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

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D

RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

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

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

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

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

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

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

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7

USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

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

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

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

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

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

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

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

E HEALTH DEPARTMENT

90.E HEALTH. 1

USE - HAZMAT BUS PLAN

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMND

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

FIRE DEPARTMENT

90.FIRE. 1 USE*-#77-SUPER FH/FLOW

RECOMMND

Approved super fire hydrants (6"x4"x2-2 1/2") meeting the required fire flow shall be installed and approved prior to final.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2013 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

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90.FIRE. 3 USE-#83-AUTO/MAN FIRE ALARM

RECOMMND

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System as required by the California Fire Code, 2013 edition. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 4 USE-#27-EXTINGUISHERS

RECOMMND

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

90.FIRE. 5 USE-#36-HOOD DUCTS

RECOMMND

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

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

PLANNING DEPARTMENT

90.PLANNING. 1 USE- MITIGATION MONITORING

RECOMMND

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

90.PLANNING. 2 USE- HEIGHT LIMITATIONS

RECOMMND

Building heights shall be substantial conformance with those shown on APPROVED EXHIBIT B.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - COLOR/FINISH COMPLIANCE

RECOMMND

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING. 5 USE - COMPLY W/ ACOUSTIC STUDY

RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the eparment of Enviornmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study.

The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 6 USE- PARKING PAVING MATERIAL

RECOMMND

A minimum of 803 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 7 USE- ACCESSIBLE PARKING

RECOMMND

A minimum of 17 accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE- ACCESSIBLE PARKING (cont.)

RECOMMND

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

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

90.PLANNING. 9 USE- LOADING SPACES

RECOMMND

A minimum of 4 loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 11 USE - LIGHTING PLAN COMPLY

RECOMMND

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

90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

90.PLANNING. 15 USE - UTILITIES UNDERGROUND

RECOMMND

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

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90.PLANNING. 19 USE- TRASH ENCLOSURES

RECOMMND

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

90.PLANNING. 22 USE - REMOVE OUTDOOR ADVERTISE

RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING. 25 USE - CONDITION COMPLIANCE

RECOMMND

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

90.PLANNING. 29 USE- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 90 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently

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

RECOMMND

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

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

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3707 is calculated to be 90.0 net acres, in accordance with APPROVED EXHIBIT A. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 31 USE - NOISE NOI-3 (2)

RECOMMND

PRIOR TO BUILDING PERMIT FINAL INSPECTION the design of the amphitheater sound system shall minimize noise levels outside of the amphitheater facility consistent with the following:

- The speakers shall be oriented and focused towards the audience areas inside the amphitheater.
- The amphitheater sound system control panel shall include a decibel measurement device. The device shall include an indicator light that provides a visible stage 1 alert or yellow warning light when noise levels exceed 99 dBA when measured at 50 feet from the front of the speakers and a visible stage 2 alert or red warning light when noise levels exceed 102 dBA when measured at 50 feet from the front of the speakers. Amphitheater staff shall adjust speaker volumes if the visible stage 2 or red warning

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90.PLANNING. 31 USE - NOISE NOI-3 (2) (cont.)

RECOMMND

light is activated more than once per event such that the stage 2 or red warning light is no longer activated.

TRANS DEPARTMENT

90.TRANS. 1 USE - LNDSCP INSPECTION DEPOSI

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds in the IP/ST account to cover the costs of the applicable landscape inspection. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section.

The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 2 USE - LANDSCAPE INSPECTION RQM

RECOMMND

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

Upon successful completion of the installation inspection, the applicant will arrange for an 1-year installation inspection at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first, and comply with the Transportation Department's 80.TRANS condition entitled "USE-LANDSCAPE SECURITY" and the 90.TRANS condition entitled "LANDSCAPE INSPECTION DEPOSIT."

Upon successful completion of the installation inspection, the Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department. The Transportation Department shall clear this condition upon determination of compliance.

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90.TRANS. 3

USE - COMPLY WITH LNDSCP/IRRGT

RECOMMND

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

90.TRANS. 4

USE - WRCOG TUMF

RECOMMND

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

90.TRANS. 5

USE - UTILITY INSTALL

RECOMMND

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

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

90.TRANS. 6

USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the

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90.TRANS. 6

USE - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Rancho California Road.
- (2) Trails along Rancho California Road.
- (3) Traffic signals located on Rancho California Road at intersection of Butterfield Stage Road.

90.TRANS. 7

USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

90.TRANS. 8

USE - LANDSCAPING COMM

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Rancho California Road.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

02/29/16
14:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 59

CONDITIONAL USE PERMIT Case #: CUP03707

Parcel: 943-120-023

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Rancho California Road.

90.TRANS. 10 USE - SIGNING & STRIPING

RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

90.TRANS. 11 USE - IMPROVEMENT

RECOMMND

Interior streets are designated PRIVATE ROAD (privately maintained) and said streets shall be improved with 24' full-width AC pavement, within the 32' roadway and utility easements in accordance with County Standard No. 105, Section "B". (Modified for reduced improvement from 36' to 24' AC pavement, for type "C" rolled curb, reduced full-width road easement from 56' to 32', and no sidewalks.) (24'/32')

Service Street (Entry Street) is designated PRIVATE ROAD (privately maintained) and said street shall be improved with 30' full-width AC pavement, within the 34' roadway and utility easements in accordance with County Standard No. 105, Section "B". (Modified for reduced improvement from 36' to 30' AC pavement, reduced full-width road and utility easements from 56' to 34', and no sidewalks.) (30'/34')

Palomar Parkway (Entry Street) is designated PRIVATE ROAD (privately maintained) and said parkway shall be improved with 52' to 24' full-width AC pavement, within the 60' to 32' roadway and utility easements in accordance with County Standard No. 104, Section "B". (Modified for improvement from 44' to 24'-52' AC pavement, for type "C" rolled curb, reduced full-width road and utility easement from 66' to 32'-60', and no sidewalks.) (24'-52' AC Pavement/32'-62' Road Easement)

NOTE: 1. A 12' raised curb landscaping median shall be

02/29/16
14:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 60

CONDITIONAL USE PERMIT Case #: CUP03707

Parcel: 943-120-023

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 USE - IMPROVEMENT (cont.)

RECOMMND

constructed at the centerline.

2. The nose of the median shall be 35' radial from the flowline of Rancho California Road.
3. The radius of curb return shall be 35' minimum.
4. Construct transition AC pavement tapering at the driveways for acceleration and deceleration lane and join existing AC pavement per County Standard No. 803, Ordinance 461 and as approved by the Director of Transportation.
5. No on street parking allowed.
6. No bio-swell shall be allowed within the County road right-of-way.

90.TRANS. 13 USE - IMPLEMENT WQMP

RECOMMND

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

90.TRANS. 14 USE - BM MAINT AND INSPECTION

RECOMMND

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

90.TRANS. 15 USE - TS/INSTALLATION

RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

02/29/16
14:14

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 61

CONDITIONAL USE PERMIT Case #: CUP03707

Parcel: 943-120-023

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 15

USE - TS/INSTALLATION (cont.)

RECOMMND

Signals not eligible for fee credit:

Buttefield Stage Road (NS) at

Rancho California Road (EW)

NOTE: At the time this condition was prepared, the City of Temecula was actively working towards modifying the existing traffic signal. In the event the City modifies and installs the traffic signal consistent the with geometrics described in 80.TRANS.6, this conditioned shall be deemed met. If however, the signal is not installed by the City, the proposed project shall be responsible for its installation.

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

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

DATE: August 22, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – M. Osur
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Dept.
Riv. Co. Surveyor – B. Robinson
Riverside Transit Agency

Riv. Co. Waste Management
Valley Wide Parks & Recreation
P.D. Geology Section-D. Jones
P.D. Archaeology – H. Thompson
3rd District Supervisor
3rd District Planning Commissioner
Temecula Unified School District
City of Temecula
Rancho California Water District
Southern California Edison

Southern California Gas
San Diego Reg. Water Ctr. Board
South Coast Air Quality Mgmt.
California Fish & Game
U.S. Fish and Wildlife
Pechanga

GENERAL PLAN AMENDMENT NO. 1143, CHANGE OF ZONE NO. 7845, TENTATIVE TRACT MAP NO. 36795, AND CONDITONAL USE PERMIT NO. 3707 (FTA 2014-04) – EA42718 – Applicant: Louidar, LLC - Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – 409.2 Gross Acres – Location: Northerly of Rancho California Road, westerly of Calle Contento, and easterly of La Serena Way - Zoning: Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) – REQUEST: The General Plan Amendment proposes to amend the existing General Plan Land Use Designation of Agriculture (AG) to the proposed designation of Medium Density Residential (MDR) as well as amend the policies of the Southwest Area Plan to add a new overlay to the Temecula Valley Wine Country Policy Area. The Change of Zone proposes to change the zoning on 318.8 acres of the site from Citrus Vineyard (C/V) to Planned Residential (R-4), and to change the zoning on the remaining 90.4 acres from Citrus Vineyard - 10 Acre Minimum (C/V-10) to Wine Country - Winery (WC-W). The Tentative Tract Map is a Schedule A subdivision of 318.8 gross acres into 489 residential lots with an average lot size of 12,000 square feet, 73 landscape lots (including parks and basins) and construction of La Serena Way including a roundabout at La Serena Way and Rancho California. 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. – APN(s): 943-040-011, 943-060-010, 943-060-011, 943-110-009, 943-120-014, 943-120-024, 943-120-025, 943-120-026, 943-120-027, 943-120-028, 943-120-029, 943-120-030, 943-120-031, 943-120-032, 943-120-033

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 11, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

Should you have any questions regarding this project, please do not hesitate to contact **Matt Striate**, Contract Planner, at (951) 955-8631 or email at mstriate@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: March 11, 2015

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Landscaping Section-Mark Hughes
P.D. Archaeology Section-Heather Thomson

FAST TRACK 2014-04, CONDITONAL USE PERMIT NO. 03707 AMENDED NO. 1– EA 42718 – Applicant: Louidar, LLC- Third/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 **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. **NOTE: The tract map and GPA are no longer being proposed, the project is now only the CZ and the CUP.** APN(s): 943-040-011, 943-060-010, 943-060-011, 943-110-009, 943-120-014, 943-120-024, 943-120-025, 943-120-026, 943-120-027, 943-120-028, 943-120-029, 943-120-030, 943-120-031, 943-120-032, 943-120-033

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for an **LDC comment on March 26, 2015.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Transportation, Env. Health, Fire, Building & Safety Plan check, Building & Safety Grading, EPD, Parks, Landscape, Geology, Archaeo.

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

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Contract Planner, at (951) 955-8631 or email at mstraite@rctlma.org / MAILSTOP# 1070.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



VALLEY-WIDE RECREATION & PARK DISTRICT

P.O. Box 907 • 901 W. Esplanade Avenue
San Jacinto, CA 92581
(951) 654-1505 - District Office

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Steve Simpson
Director

Dean Wetter
General Manager

September 9, 2014

Matt Strait
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

**RE: GENERAL PLAN AMENDMENT NO. 1143, CHANGE OF ZONE NO. 7845,
TENTATIVE TRACT MAP NO. 36795, AND CONDITIONAL USE PERMIT
NO.3707**

Dear Mr. Matt:

Valley-Wide Recreation and Park District has reviewed the development packet for the above referenced projects and has the following comments:

1. This project will need to annex and create a CFD. It is within our jurisdictional boundaries so no LafCo annexation will be required.
2. Park requirements are five (5) acres per 1000 population.
3. Any noted open spaces that are not providing active park amenities will not be counted towards park credit.
4. In lieu of paying park fees, the developer will be required to construct approximately 7.63 acre of parkland.
5. All streetscapes, basins, parks, etc will need to be reviewed by Valley-Wide. Maintenance of said areas will need to be formally submitted and reviewed per our 2012 Standards and Specifications.

Should you have any questions, please feel free to contact me at (951) 654-1505.

Sincerely,

Dean Wetter, General Manager
Valley-Wide Recreation and Park District



September 10, 2014

VIA EMAIL TRANSMISSION AND REGULAR MAIL

Matt Straite, Contract Planner
County of Riverside
Planning Department
4080 Lemon Street, 12th Floor
Post Office Box 1409
Riverside, CA 92502-1409

**SUBJECT: LAND DEVELOPMENT COMMITTEE INITIAL CASE
TRANSMITTAL FOR GENERAL PLAN AMENDMENT
NO. 1143, CHANGE OF ZONE NO. 7845, TENTATIVE
TRACT MAP NO. 36795, AND CONDITIONAL USE
PERMIT NO. 03707 (FTA 2014-04) – EA42718**

Dear Mr. Straite:

Rancho California Water District (RCWD/District) appreciates the opportunity to provide comments for incorporation into the staff report relative to the subject case that will be reviewed by the Land Development Committee on September 11, 2014. Prior comments and/or conditions described by RCWD in previous water availability letters (notably letters dated July 21, 2014 and April 23, 2008, copies enclosed) that are in conflict with comments and/or conditions provided herein by RCWD are hereby superseded. Remaining provisions of said water availability letters shall remain in force or effect with respect to those matters covered therein.

The subject case involves a Change of Zone for 318.8 acres of the Citrus Vineyard (C/V) to Planned Residential (R-4) and 90.4 acres from C/V-10 Acre Minimum (C/V-10) to Wine Country – Winery (WC-W). The case involves Assessor Parcel Numbers (APNs): 943-040-011, 943-060-010, 943-060-011, 943-110-009, 943-120-014, and 943-120-024 through 943-120-033.

Tentative Tract Map No. 36795 is a Schedule A subdivision of 318.8 gross acres into 489 residential lots, with an average lot size of 12,000 square feet, 73 landscape lots (including parks and basins), and construction of La Serena Way, which includes a roundabout at La Serena Way and Rancho California Road. 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.

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Maintenance

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Chief Engineer

Kelli E. Garcia
District Secretary

James B. Gilpin
Best Best & Krieger LLP
General Counsel

Please accept the following comments from RCWD for incorporation into the staff report of the subject case:

1. The subject project may require a Water Supply Assessment pursuant to state law, which establishes a threshold size for development that would trigger the need for a Water Supply Assessment, as determined by the lead agency.
2. The subject project should be analyzed for the requirements to import additional water, the impacts to local water supplies, and water quality impacts related to salt and nutrient loading.
3. For the subject project, water service is provided by RCWD and sewer service is provided by Eastern Municipal Water District (EMWD); therefore, a "will serve" letter would be required from each agency. A service analysis will be required by RCWD in determining the needs for potable water distribution, possible recycled water distribution, fire protection, service pressures, and connection into RCWD's distribution systems.
4. Emphasis towards water conservation and water use efficiency will be paramount for the planning/design approval and operation of the subject project. Use of recycled water for landscape irrigation will need to be evaluated pursuant to RCWD's Resolution 2007-10-5 for the use of recycled water upon construction of required on-site and off-site recycled water facilities. As such, the use of landscaping compatible with recycled water will be important measures to consider, in conjunction with other mitigation measures for advanced water conservation for the efficient use of water.
5. Service to the subject project will be contingent upon the property owner(s) destroying all on-site wells and signing an Agency Agreement that assigns water management rights, if any, to RCWD. In addition, water availability is subject to water supply shortage contingency measures in effect, pursuant to RCWD's Water Shortage Contingency Plan or other applicable ordinances and policy. Measures should be identified for the subject project to demonstrate compliance with current water conservation and efficiency requirements per RCWD's Water Shortage Contingency Plan, County of Riverside's Water Efficient Landscape Requirements Ordinance (Ordinance No. 859), and Riverside County Policy OS 2.3 in consideration of RCWD's water-efficiency policies and programs.
6. Implementation projects should be identified for the subject project to use advanced water conservation pursuant to the intent of Riverside County Policy OS 2.5, through implementation of best management practices that may include, but are not limited to: irrigation system efficiency; irrigation system capacity; prevention of runoff, overspray, and low-head drainage; optimum emission device performance; scheduling irrigation based on soil moisture and evapotranspiration data; and irrigation system design considering uniform soil texture, solar orientation, and crop-specific water requirements.

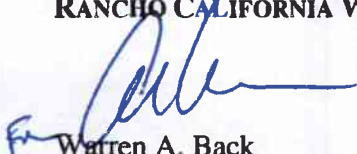


7. Other conservation measures for advanced water conservation and efficient use of water shall include consideration of the following measures designed to increase infiltration and reduce impacts to water quality within the upper aquifer of the underlying groundwater basin:
 - a. Require that all wastewater discharges conform to the San Diego Regional Water Quality Control Board Basin Plan groundwater quality objectives.
 - b. Require the use of cisterns and infiltrators to capture and reuse rainwater as a water conserving system (Riverside County Policy OS 2.1).
 - c. Require the use of natural drainage systems, permeable parking bays, and porous parking lots to provide rainwater detention (Riverside County Policy OS 2.2 and 4.4).
 - d. Require that adequate aquifer water recharge areas are preserved and protected and that rainwater is used to recharge the aquifers (Riverside County Policy OS 4.2 and 4.3).
 - e. Restrict pollutant discharge into the drainage systems and aquifer (Riverside County Policy OS 3.3).
 - f. Prohibit the practice of fertilizing, manure spreading, pesticide application, and prohibit runoff from animal/horse corrals within all drainage courses.
8. The project is within the Temecula Valley Wine Country Community Plan and subject to the Phase I and Phase II of the Wine Country (Sewer) Infrastructure Study for connection to the sanitary sewer system. The project shall also comply with the Wine Country Community Plan Environmental Impact Report Mitigation Monitoring and Reporting Program.

If you have any questions or need additional information, please contact me at the District office at (951) 296-6900.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT



Warren A. Back
Engineering Manager-Planning

Enclosures

cc: Rich Williamson, Assistant General Manager
Andy Webster, Chief Engineer
Corey Wallace, Engineering Manager-Design
Corry Smith, Engineering Services Supervisor
Phillip Dauben, Associate Engineer



WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org
163768

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

September 10, 2014

Riverside County
Planning Department
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

Attention: Matt Straite, Project Planner

Dear Mr. Straite:

Re: Change of Zone 07845
Area: Rancho California

Change of Zone 7845 is a proposal to change the current zoning on a 409.2-acre site in the Rancho California area as follows: 318.8-acre portion of the site from Citrus Vineyard (C/V) to Planned Residential (R-4) and the remaining 90.4-acre portion from Citrus Vineyard – 10-acre Minimum (C/V-10) to Wine Country – Winery (WC-W). This project is being processed concurrently with Tract Map (TR) 36795 and Conditional Use Permit (CUP) 3707.

The District has reviewed this case and has the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Michele Martin of this office at 951.955.2511.

Very truly yours,

A handwritten signature in blue ink, appearing to read "H. Olivo".

HENRY OLIVO
Engineering Project Manager

c: Tract 36795
CUP 03707

MMM:blj



State of California - Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764
(909) 484-0459
www.wildlife.ca.gov

EDMUND G. BROWN, Jr., Governor
CHARLTON H. BONHAM, Director



September 11, 2014

Mr. Matt Straite
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Subject: Riverside County Planning Department
Land Development Committee, Initial Case Transmittal
General Plan Amendment No. 1143, Change of Zone No. 7845, Tentative
Tract Map No. 36795, and Conditional Use Permit No. 3707 (FTA 2014-
04) – EA42718

Mr. Straite:

Thank you for providing the Initial Case Transmittal for General Plan Amendment No. 1143, Change of Zone No. 7845, Tentative Tract Map No. 36795, and Conditional Use Permit No. 3707 (FTA 2014-04) – EA42718. Due to lack of information provided with the submittal the Department of Fish and Wildlife (CDFW), at this point in time, is unable to provide specific comments as a Trustee Agency for fish and wildlife resources pursuant to the California Environmental Quality Act (CEQA; California Fish and Game Code sections 711.7 and 1802, and CEQA Guidelines Section 15386) or as a Responsible Agency regarding any discretionary actions (CEQA Guidelines Section 15381), such as the issuance of a Lake or Streambed Alteration Agreement (California Fish and Game Code Sections 1600 *et seq.*) and/or a California Endangered Species Act (CESA) Permit for Incidental Take of Endangered, Threatened, and/or Candidate species (California Fish and Game Code Sections 2080 and 2080.1). In the future CDFW recommends that when providing information related to General Plan Amendments, Change of Zone, Tentative Tract Maps, and/or Conditional Use Permits, the Riverside County Planning Department also include a copy of a circulated CEQA document.

Circulation of Initial Case Transmittals by Riverside County Planning Department is insufficient for public notice and Agency review. CDFW encourages Riverside County Planning Department to review the State Clearinghouse (SCH) Handbook, available here: http://opr.ca.gov/docs/SCH_Handbook_2012.pdf. Please note, as described in the SCH Handbook, "All draft Environmental Impact Reports and draft Negative Declarations for projects that involve a State Responsible or Trustee Agency or are of statewide, regional, or area-wide significance must be submitted to the SCH."

From review of the documents submitted CDFW understands that the "project" is described as a change to the current land use designation of agriculture to medium density residential; an amendment to the Southwest Area Plan to add a new overlay to the Temecula Valley Wine Country Policy Area; and the subdivision of Tentative Tract Map No. 36795 into 489 residential lots and 73 landscape lots, plus the construction of La Serena Way, and associated infrastructure. CDFW assumes that the "project" will also include the grading and development of the 489 residential lots and 73 landscape lots.

Because the Initial Case Transmittal includes minimal information, this letter's purpose is to provide guidance on how Riverside County Planning Department should proceed on identifying, analyzing, and mitigating effects of the "project" on environmental factors subject to CDFW's statutory authority.

CDFW assumes that an environmental impact report (EIR) was prepared for the General Plan that encompasses this geographic area. The Initial Case Transmittal submitted to the Department outlines changes within the General Plan area, which need to be addressed in an update to the associated EIR. CDFW assumes that Riverside County Planning Department will assess whether the changes can be appropriately assessed under a Supplement to the EIR, or if a Subsequent EIR is more appropriate. Please note that CEQA requires that the lead agency examine the "whole" of the project; in this case, the "project" also includes future land development and construction, and is not limited to a General Plan Amendment, Change of Zone, changes to a Tentative Tract Map, and/or a Conditional Use Permit. Please note that failure to also assess land development and construction in the update to the associated EIR may be considered piece-mealing, which is prohibited by CEQA.

Comments and Recommendations Pertaining to this Project

CDFW recommends that Riverside County Planning Department prepare an update to the current CEQA document that adequately identifies and/or mitigates the project's significant, or potentially significant, impacts on biological resources. These comments and recommendations are based on the requirement for the environmental document to include the following information:

- A project description, including reasonably foreseeable future phases of the proposed project, that contains sufficient information to evaluate and review the project's environmental impact (CEQA Guidelines, §§ 15063, 15124 & 15378);
- A description of the environmental setting that contains sufficient information to understand the project's, and its alternative's (if applicable), significant impacts on the environment (CEQA Guidelines, §§ 15063, 15125 & 15360);
- Identification of environmental impacts of the proposed project (CEQA Guidelines, §§ 15063, 15065, 15126, 15126.2, 15126.6 & 15358); and

- A description of feasible mitigation measures to avoid potentially significant impacts, and/or mitigate significant impacts, of the proposed project on the environment (CEQA Guidelines, §§ 15021, 15063, 15071, 15126.2, 15126.4 & 15370).

Biological Resources and Impacts

The CEQA document should contain sufficient, specific, and current biological information on the existing habitat and species at the Project site; measures to minimize and avoid sensitive biological resources; and mitigation measures to offset the loss of native flora and fauna and State waters. The CEQA document should not defer impact analysis and mitigation measures to future regulatory discretionary actions, such as a Lake or Streambed Alteration Agreement.

If state or federal endangered or threatened species have the potential to occur on the project site, species specific surveys should be conducted using methods approved by the Department or assume the presence of the species throughout the project site. The CEQA document should include recent survey data (CEQA Guidelines Section 15125(a)). The CEQA document should also address species of special concern and federal critical habitat. To assist with review, an accompanying map showing the areas of impact should be included in the subsequent CEQA document. Additional maps detailing the location of endangered, threatened, or special of special concern should also be included in the subsequent CEQA document.

Natural Community Conservation Program (NCCP) and California Endangered Species Act (CESA)

The Department is responsible for ensuring appropriate conservation of fish and wildlife resources including threatened, endangered, and/or candidate plant and animal species, pursuant to the CESA, and administers the Natural Community Conservation Plan Program (NCCP Program). Within the Inland Deserts Region, the Department issued Natural Community Conservation Plan Approval and Take Authorization for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) per Section 2800, *et seq.*, of the California Fish and Game Code on June 22, 2004. The MSHCP establishes a multiple species conservation program to minimize and mitigate habitat loss and provides for the incidental take of covered species in association with activities covered under the permit.

Compliance with approved habitat plans, such as the MSHCP, is discussed in CEQA. Specifically, Section 15125(d) of the CEQA Guidelines requires that the CEQA document discuss any inconsistencies between a proposed Project and applicable general plans and regional plans, including habitat conservation plans and natural community conservation plans. An assessment of the impacts to the MSHCP as a result of this project is necessary to address CEQA requirements. To obtain additional information regarding the MSHCP please go to: <http://rctlma.org/epd/WR-MSHCP>.

The proposed project occurs within the MSHCP area and is subject to the provisions and policies of the MSHCP. In order to be considered a covered activity, Permittees must demonstrate that proposed actions are consistent with the MSHCP and its associated Implementing Agreement. The County of Riverside is the Lead Agency and is signatory to the Implementing Agreement of the MSHCP. The project is located in the Southwest Area Plan Area. MSHCP policies and procedures that will apply to this project include: Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (MSHCP Section 6.1.2), and Additional Survey Needs and procedures for burrowing owl (MSHCP section 6.3.2).

Lake and Streambed Alteration Program

The Department has regulatory authority with regard to activities occurring in streams and/or lakes that could adversely affect any fish or wildlife resource. For any activity that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of a river or stream or use material from a streambed, the project applicant (or "entity") must provide written notification to the Department pursuant to Section 1602 of the Fish and Game Code. Based on this notification and other information, the Department then determines whether a Lake and Streambed Alteration (LSA) Agreement is required. The Department's issuance of an LSA Agreement is a "project" subject to CEQA (see Pub. Resources Code 21065). To facilitate issuance of an LSA Agreement, if necessary, the environmental document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, and monitoring and reporting commitments. Early consultation with the Department is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. To obtain a Lake or Streambed Alteration notification package, please go to <http://www.dfg.ca.gov/habcon/1600/forms.html>.

Although the proposed project is within the MSHCP, a Notification of Lake or Streambed Alteration may be required by the Department, should the site contain jurisdictional areas, and the project proposes impacts to these areas. Additionally, the Department's criteria for determining the presence of jurisdictional waters are more comprehensive than the MSHCP criteria in Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools).

The following information will be required for the processing of a Notification of Lake or Streambed Alteration and the Department recommends incorporating this information into the CEQA document to avoid subsequent documentation and project delays. Please note that failure to include this analysis in the project's environmental document could preclude the Department from relying on the Lead Agency's analysis to issue an LSA Agreement without the Department first conducting its own, separate Lead Agency subsequent or supplemental analysis for the project:

- 1) Delineation of lakes, streams, and associated habitat that will be temporarily and/or permanently impacted by the proposed project (include an estimate of impact to each habitat type);
- 2) Discussion of avoidance and minimization measures to reduce project impacts; and,
- 3) Discussion of potential mitigation measures required to reduce the project impacts to a level of insignificance. Please refer to section 15370 of the CEQA Guidelines for the definition of mitigation.

Summary of Department Recommendations

In summary, the Department has the following concerns about the project, and requests that these concerns be addressed in the CEQA document:

1. The CEQA document should quantify impacts to habitats and species as per the informational requirements of CEQA. An accompanying map showing the areas of impact should also be included.
2. The CEQA document should include recent biological surveys for fauna and flora (CEQA Guidelines Section 15125(a)). The Department recommends that the Lead Agency contact the Department's California Natural Diversity Database (CNDDB) in Sacramento, (916) 327-5960, to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the California Fish and Game Code. If state or federal threatened or endangered species may occur within the project area, species specific surveys, conducted at the appropriate time of year and time of day, should be included with the CEQA document. Acceptable species specific surveys have been developed by the Department, and by the U.S. Fish and Wildlife Service, and are accessible through each agencies websites. Assessments for rare plants and rare plant natural communities should follow the Department's 2009 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. If the Department's 2009 guidelines were not used, surveys conducted after the issuance of the 2009 guidance should be updated following the 2009 guidelines. The guidance document is available here:
http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/protocols_for_surveying_and_evaluating_impacts.pdf
3. The CEQA document should provide an analysis of habitat conservation plans and natural community conservation plans, including the MSHCP. The CEQA document should include a discussion of how the project will affect reserve assembly; how the project will affect the goals and objectives of the NCCP; the applicable policies and procedures that pertain to the project; a discussion of survey requirements; and a list of proposed mitigation measures pursuant to the NCCP. A copy of any documents discussing the project's consistency with the

NCCP (e.g., Determination of Biologically Equivalent or Superior Preservation) should be included with the CEQA document.

4. The analysis in the CEQA document should satisfy the requirements of the Department's Lake and Streambed Alteration Program and CESA (if deemed necessary).
5. The CEQA document should provide a thorough analysis of direct, indirect, and cumulative impacts and identify specific measures to offset such impacts.
6. The CEQA document should analyze a range of fully considered and evaluated alternatives to the Project (CEQA Guidelines Section 15126.6).
7. CDFW assumes that Riverside County Planning Department will assess whether this project can be appropriately assessed under a Supplement to the EIR, or if a Subsequent EIR is more appropriate. CDFW also assumes that the "whole" of the project will be assessed in the preparation of the update to the current CEQA document.

Filing Fees

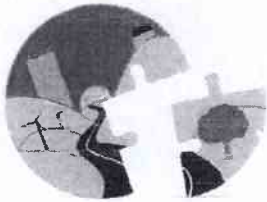
CDFW anticipates that the project will likely have an impact on fish and/or wildlife habitat, and as such an assessment of filing fees is necessary (Pub. Resources Code, § 21089; Fish and G. Code, § 711.4). Fees are payable upon filing of the Notice of Determination by the lead agency and serve to help defray the cost of environmental review by CDFW.

Future Coordination

If you should have questions pertaining to this letter or require further coordination, please contact Joanna Gibson at (909) 987-7449 or Joanna.Gibson@wildlife.ca.gov.

Sincerely,


Kimberly Nicol
Regional Manager



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Hotel, Spa, Restaurant, Winery, Tasting Room Wedding Pavilion, Chapel, Outdoor Amphitheater

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Section 14.71

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

CASE NUMBER: CUP03707

DATE SUBMITTED: 8/7/2014

APPLICATION INFORMATION

Applicant's Name: Louidar, LLC Attn: Kris May, Project Manager

E-Mail: kris@mountpalomar.com

Mailing Address: 33820 Rancho California Road

Temecula, CA, 92591
City State ZIP

Daytime Phone No: (951) 676-5047 Fax No: (951) 676-8928

Engineer/Representative's Name: Hunsaker & Associates Attn: Brad Hay

E-Mail: bhay@hunsaker.com

Mailing Address: 2900 Adams Street, Suite A-15

Riverside CA 92504
City State ZIP

Daytime Phone No: (951) 509-7079 Fax No: (951) 352-8659

Property Owner's Name: Louidar, LLC

E-Mail: kris@mountpalomar.com

Mailing Address: 33280 Rancho California Road

Temecula, CA, 92591
City State ZIP

Daytime Phone No: (951) 676-5047 Fax No: (951) 676-8928

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

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APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

LOUIS DARWISH
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

LOUIS DARWISH
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 943-040-011, 943-060-010, 943-060-011, 943-110-009, 943-120-014, 943-120-024, 943-120-025, 943-120-026, 943-120-027, 943-120-028, 943-120-029, 943-120-030, 943-120-031, 943-120-032, 943-120-033

Section: 27,28,34

Township: T7S

Range: 2W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 90.4 acres +/-

General location (nearby or cross streets): North of Rancho California Rd., South of Vista Del Monte Rd., East of Butterfield Stage Rd., West of Calle Contento

Thomas Brothers map, edition year, page number, and coordinates: 2006 Riverside Co. Ed., Page 959
Grid: E2, F2, G1, G2, H1, H2, H3

Project Description: (describe the proposed project in detail)

The proposed project includes a hotel, winery, tasting room, restaurant, wedding pavilion, chapel and outdoor amphitheater.

Related cases filed in conjunction with this application:

GPA01143, CZ07845, EA42718, CFG06104, AG01047, DA00081, LLA05495

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

If yes, provide Case No(s) PM31953, TR35924 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA39563 E.I.R. No. (if applicable): N/A

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

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

Is water service available at the project site: Yes ☒ No ☐

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

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

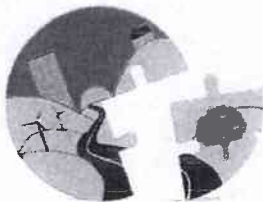
Is sewer service available at the site? Yes ☒ No ☐

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 428,665



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☒ **Standard Change of Zone**

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- ☐ **Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- ☐ **Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- ☐ **Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ07845 DATE SUBMITTED: 8/7/2014

APPLICATION INFORMATION

Applicant's Name: Louidar, LLC Attn: Kris May, Project Manager E-Mail: kris@mountpalomar.com

Mailing Address: 33820 Rancho California Road

<u>Temecula</u>	<u>Street</u>	<u>92591</u>
<u>City</u>	<u>CA</u>	<u>ZIP</u>
	<u>State</u>	

Daytime Phone No: (951) 676-5047 Fax No: (951) 676-8928

Engineer/Representative's Name: Hunsaker & Associates Attn: Bray Hay E-Mail: bhay@hunsaker.com

Mailing Address: 2900 Adams Street, Suite A-15

<u>Riverside</u>	<u>Street</u>	<u>92504</u>
<u>City</u>	<u>CA</u>	<u>ZIP</u>
	<u>State</u>	

Daytime Phone No: (951) 509-7079 Fax No: (951) 352-8659

Property Owner's Name: Louidar, LLC E-Mail: kris@mountpalomar.com

Mailing Address: 33280 Rancho California Road

<u>Temecula</u>	<u>Street</u>	<u>92591</u>
<u>City</u>	<u>CA</u>	<u>ZIP</u>
	<u>State</u>	

Daytime Phone No: (951) 676-5047 Fax No: (951) 676-8928

Riverside Office • 4080 Lemon Street, 12th Floor
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Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

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APPLICATION FOR CHANGE OF ZONE

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

LOUIS DARNISH

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

LOUIS DARNISH

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

943-040-011, 943-060-010, 943-060-011, 943-110-009, 943-120-014, 943-120-024, 943-120-025, 943-120-026

Assessor's Parcel Number(s): 943-120-027, 943-120-028, 943-120-029, 943-120-030, 943-120-031, 943-120-032, 943-120-033

Section: 27,28,34

Township: 7S

Range: 2W

Approximate Gross Acreage: 318.8 acres +/-

General location (nearby or cross streets): North of Rancho California, South of

Vista Del Monte Rd.

East of Butterfield Stage Rd.

West of Calle Contento

APPLICATION FOR CHANGE OF ZONE

2006 Riverside Co. Ed., Pg 945

Thomas Brothers map, edition year, page number, and coordinates: Grid: E2, F2, G1, G2, H1, H2, H3

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

TTM 36795 existing zoning is C/V and the proposed zoning designation is R4 Planned Development. The remainder parcel's zoning designation is C/V-10 and the proposed zoning designation is WC Wine Country Zone.

Related cases filed in conjunction with this request:

TTM 36795, GPA01143, EA42718, CFG06104, AG01047, DA00081, LLA05495

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Louidar, LLC, an Arizona Limited Liability Company registered with the State of California ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 943-040-011, 943-060-010, 943-060-011, 943-110-009, 943-120-024, 943-120-025, 943-120-026, 943-120-027, 943-120-028, 943-120-029, 943-120-030, 943-120-031, 943-120-032 and 943-120-033 ("PROPERTY"); and,

WHEREAS, on August 8, 2015, PROPERTY OWNER filed an application for Conditional Use Permit No. 3707, Tract Map No. 36795 and General Plan Amendment No. 1143 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Loudar, LLC
Attn: Louis Darwish
38820 Rancho California Road
Temecula, CA 92591

With a copy to:
Hunsaker & Associates
Attn: Brad Hay
2900 Adams St., Ste. A-15
Temecula, CA 92591

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an

original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:

COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: Steven Weiss
Steven Weiss
Riverside County Planning Director

Dated: 3/1/16

PROPERTY OWNER:

Louidar, LLC, an Arizona Limited Liability Company

By: Louis Darwish
Louis Darwish
Managing Member

Dated: 2/01/2016

FORM APPROVED COUNTY COUNSEL

By: Michelle Clack
MICHELLE CLACK

DATE

2/29/16

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

Feb. 1st, 2016

before me,

MAKROUHI K. May

(insert name and title of the officer)

personally appeared

Louis Darwish

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

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

WITNESS my hand and official seal.

Signature

MAKROUHI K. May (Seal)



PALOMAR

Mt. Palomar Winery Resort

August 1st, 2015

Prepared For:

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Parking Demand Study

For

Mount Palomar Winery Resort

FTA No. 2014-04

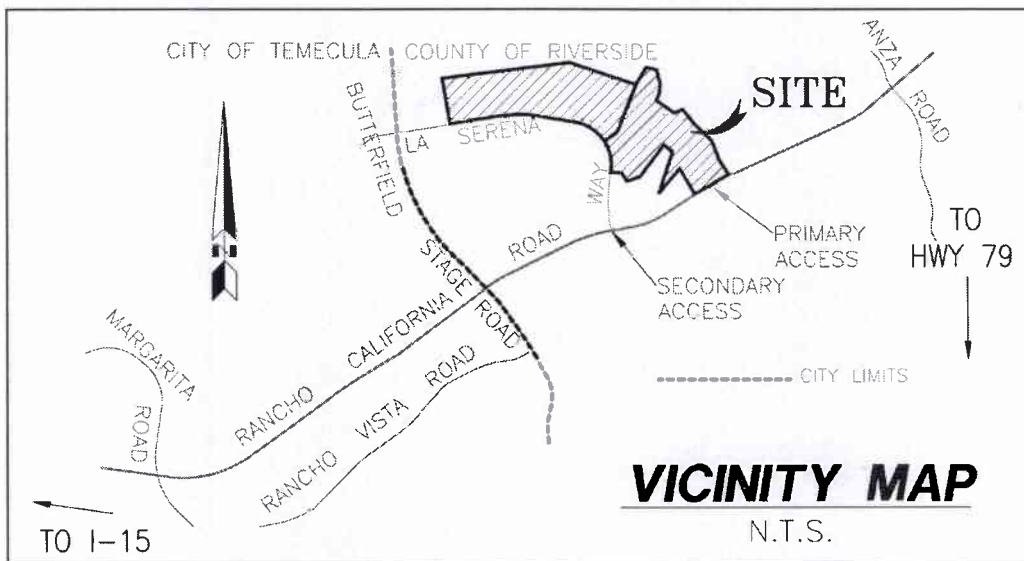
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Prepared by:

Farah Khorashadi, PE.

PROJECT DESCRIPTION AND LOCATION

The Mount Palomar Winery Resort expansion project is a proposed mixed-use hotel, retail, restaurant, spa, wine tasting, amphitheater, and banquet development located on the northwest corner of Rancho California and La Serena Way in the County of Riverside, California. **Figure 1**, presents a Vicinity Map, which illustrates the general location of the project. Mount Palomar Winery Resort project, as presented in **Figure 2**, consists of 180-room leisure hotel with 10,604 square-foot (SF) Spa, 7,350 SF Hotel food and beverage, 10,000 SF Banquet room, 5,600 SF Wine tasting room, 2,400 SF Entertainment lounge, 10,800 SF Signature restaurant, 2,400 SF Wine club meeting room, 2,800 SF Promenade Snack Bar, 4,200 SF Wine cave special event, 5,600 SF Promenade retail and deli, 1,400 SF Winery administration office, 1,800 seat Outdoor amphitheater, 2,500 SF Wedding Venue, and 27,200 SF of Winery production.





COUNTY OF RIVERSIDE PARKING CODE REQUIREMENTS

Table 1, summarizes the County parking code requirements for the proposed project. As shown, direct application of County parking ratios to each land use results in 2,044 parking spaces, which significantly overstates the amount of parking that will be needed to accommodate the mix of uses within the proposed project.

Parking Demand Analysis

This parking demand study is prepared to determine the expected parking needs based on size and development components for the Mount Palomar Winery Resort project. As a result, this shared parking analysis is prepared based on the methodology outlined in Urban Land Institute's (ULI) shared parking, second Edition. A committee of the Institute of Transportation Engineers (ITE) also endorsed the ULI methodology and reported that almost half of all local governments had incorporated shared parking into local codes either directly or as an option, and many of those codes cited the ULI shared parking methodology.

Table 1				
Parking rates for all land uses based on County of Riverside Code Requirements				
Land Use	Unit	Rate	Number of Employee	Parking Requirement
Hotel	180	1 space/room & 2 space/Resident Manager	2	182
Hotel Food and Beverage	4,200 SF	1 space/45 SF of serving area & 1 space/2 employee	8	101
Hotel Spa & Wellness Center	10,604 SF	1 space/200 SF		53
Hotel Banquet	10,000 SF	1 space/30 SF		333
Wedding Venue	2,500 SF	1 space/35 SF of assembly area		72
Entertainment lounge	2,400 SF	1 space/30 SF		80
Signature Restaurant	6,640 SF	1 space/ 45 SF of serving area 1 space /2 employee &	15	163
Wine Club Meeting Room	2,400 SF	1 space/30 SF		80
Promenade Snack Bar	2,800 SF	1 space /45 SF of serving area & 1 space /2 employee	4	66
Wine Tasting	5,600 SF	1 space/45 SF of serving area& 1 space/2 employee	10	135
Promenade Retail and Deli	5,600 SF	5 1/2 Space /1000 SF of net leasable floor		31
Wine Cave Special Event	4,200 SF	1 space/30 SF		140
Winery Administration Office	1,400 SF	1 space/250 SF of office area		6
Outdoor Amphitheater	1,800 seats	1 space/3 seat		600
Winery Production	27,200 SF		4	2
Total			43	2,044

The concept of the shared parking is widely recognized in the transportation industry and is based on the use of a parking space to serve two or more individual land uses without conflict or encroachment. The ability to share parking spaces is the result of two conditions:

- a. Variations in the accumulation of vehicles by hour, day, or by season at the individual land uses, and

- b. Relationship among the land uses that result in visiting multiple land uses on the same trip.

According to ULI, “the key goal of shared parking analysis is to find the balance between providing adequate parking to support a development from a commercial viewpoint and minimizing the negative aspects of excessive land area or resources devoted to parking.”

Shared parking methodology is certainly applicable to a development such as the proposed Mount Palomar Winery Resort project, as the individual land uses (i.e., hotel, retail, restaurant, spa, and amphitheater) experience peak demand at different times of the day. Experience indicates that combining different land uses whose parking demands peak at different times of the day or week generally results in combined parking demand that is significantly lower than the summation of individual peak demand factors or County parking code requirement for each use.

Definition of Terms

Parking ratio is the number of parking spaces that should be provided per unit of land use, if parking serves only that land use. The ratio recommended in ULI are based on the expected peak parking accumulation of vehicles at the peak hour on a design day, assuming nearly 100 percent modal split by auto and minimal ridesharing. The recommended ratios also include consideration of effective parking supply.

Parking accumulation is the total number of vehicles observed at a site.

Parking supply is the total number of spaces available to serve a destination.

Effective parking supply is the number of occupied spaces at optimum operating efficiency. A parking facility will be perceived as full at somewhat less than its actual capacity, generally in the range of 85-95 percent occupancy. The range is because regular users learn where spaces are likely to be available at a particular time of the day and thus require less of an extra cushion than unfamiliar users.

A design day or design hour is one that recurs frequently enough to justify providing spaces for that level of parking activity. One does not build for an average day and have insufficient supply for the peak. ULI uses the 85th percentile of peak-hour observations for recommended parking ratios, unless otherwise noted in the manual. The Institute of Transportation Engineers committee recommended use of the 85th percentile as an appropriate design standard.

Weekday is defined to be the period from midnight Monday morning to 5 p.m. Friday afternoon.

Weekend is defined to be the period from Friday evening and all day Saturday.

Noncaptive ratio is an estimate of the percentage of parkers at a land use in a mixed-use development who are not already counted as being parked at another of the land uses.

GLA is gross leasable area.

Shared Parking Analysis

Based on the mix uses of the proposed development, the parking demand can be calculated using shared parking criteria as established by the Urban Land Institute (ULI) which lays out a calculation matrix for computing the project's realistic needs. The shared parking calculations included in this report are based on the proposed land uses of the Mount Palomar Winery Resort project and reflect the development program presented in **Table 2**.

Table 2 -- Mount Palomar Winery Resort Land Use Proposal			
Land Use	Size	Hours of Operation	Management Operation policy
Hotel	180 rooms	24 hours	
Hotel Food & Beverage	7,350 sq.ft (Kitchen area is included)	7:00 a.m. to 2:00 p.m. (M-Th) 7:00 a.m.-8:00 p.m. (Fri-Sun)	
Hotel Banquet	10,000 sq.ft	8:00 a.m.-1:00 a.m.	
Spa	10,604 sq.ft	8:00 a.m.-9:00 p.m.	
Signature Restaurant	10,800 sq.ft (kitchen area is included)	11:00 a.m. to 10:00 p.m.	
Entertainment Lounge	2,400 sq.ft	7 p.m. to Midnight	
Wedding Venue	2,500 sq.ft	10:00 a.m.-8:00 pm	Wedding Venue will be used for Wedding ceremonies only
Wine Club Meeting Room	2,400 sq.ft	10:00 a.m. – 10:00 p.m.	
Promenade Snack Bar	2,800 sq.ft	10:30 a.m.-5:00 p.m.	
Office Space	1,400 sq.ft	8:00 a.m. - 5:00 p.m.	
Wine Tasting Room	5,600 sq.ft	10:00 a.m.-8:00 p.m.	Modal split: 50% Auto 50% Bus
Wine Cave Special Event	4,200 sq.ft	10:00 a.m.-1:00 p.m.	
Promenade Retail and Deli	5,600 sq.ft	10:00 a.m. - 5:00 p.m.	
Outdoor Amphitheater	1800 seats	7:30 p.m.-10:00 p.m.	No concert will be scheduled during wedding events or major events for banquet facilities after 5 p.m.
Winery production	27,200 Sq.ft		

Table 3: Recommended Base Ratio Per Unit of Land Use (Spaces per unit land Use)

Land Use	Size	Weekday			Weekend			Unit	Source
		Visitor	Employee	Parking space	Visitor	Employee	Parking Space		
Hotel	180 rooms	0.9	0.25	207	1	0.18	212	/Room	1
Hotel Food & Beverage	7,3500 sq.ft	10		74	10		74	/Ksf GLA	1
Hotel Banquet	10,000 sq.ft	30		300	30		300	/Ksf GLA	1
Spa	10,604sq.ft	5		53	5		53	/Ksf GLA	2
Signature Restaurant	10,800sq.ft	15.25	2.75	194	17	3	216	/Ksf GLA	1
Entertainment Lounge	2,400 sq.ft	15.25	1.25	40	17.5	1.5	46	/Ksf GLA	1
Wedding Venue	2,500 sq.ft	29		73	29		73	/Ksf	2
Wine Club Meeting Room	2,400 sq.ft	30		72	30		72	/Ksf	1
Promenade Snack Bar	2,800 sq.ft	10		28	10		28	/Ksf GLA	1
Wine Tasting room	5,600 sq.ft	12	2	78	12.75	2.25	84	/Ksf GLA	1
Wine Cave Special Event	4,200 sq.ft	30		126	30		126	/Ksf GLA	1
Outdoor Amphitheater	1,800 seats	1		600			600	/3 seats	2
Winery Administration Office	1,400 sq.ft	0.3	3.5	5	0.03	0.35	1	/KSF GLA	1
Promenade wine and Deli	5,600 sq.ft	5.5		31			31	/Ksf GLA	2
Winery Production	27,200 Sq.ft		4	4		4	4		
		Total Parking Spaces/Weekday							
		1885			1920				

Note:

Source 1: Urban Land Institute

Source 2: County of Riverside Ord.348

The hourly parking demand profiles expressed in percent of the Peak demand are based on profiles developed by the Urban Land Institute (ULI) parking shared study. The ULI publication presents hourly parking demand profiles for ten general land uses. These factors present a profile of parking demand over time and have been used directly, by land use type, in the analysis. The internal capture factor has been applied to many of the uses to account for hotel guests utilizing the banquet room, spa, restaurant, retail, and hotel cafe. Hourly parking demands for weekday and weekend were calculated using rates presented in the Urban Land Institute (ULI) shared parking report and County code rates for some uses not listed in ULI report. **Table 3**, shows ULI parking ratios for each land use. The peak demands shown in **Table 3** are not additive in nature because they will occur at different times of the day. For example, fine dining restaurant experiences its peaks in the evening hour, the spa peaks in the mid-day. Thus the spaces provided at the site will be shared throughout the day by different users of the various components of the proposed development. It is assumed that concerts and weddings will not be scheduled on the same day. During the wedding event the banquet facility will be available for the wedding reception.

The Hotel profile is directly derived from ULI. The ULI parking rates for hotel rooms include the parking demands generated by both guests and employees of the hotel, thus covering the hotel facilities and hotel employees. Unlike the traffic generation rates presented in the ITE report, which include all components of the hotel, the ULI report provide parking demand data for each of the individual hotel components. This analysis provides a more conservative estimate of the project parking demands on an additive basis than the use of a composite parking rate, since it considers the size of the on-site banquet facility and restaurants in forecasting the project's parking requirements. For weekday, 0.90 spaces per room are used for guest and 0.25

for employee. The parking ratio for weekend is 1.0 and 0.18 space per room for guest and employee respectively.

The Hotel food service use profile is directly derived from ULI restaurant/lounge category. The peak parking ratio for weekday and weekend is 10 spaces / Ksf GLA.

The Signature restaurant use profile is based on the fine/casual restaurant. The weekday peak parking ratio for customers is 15.25 spaces and 2.75 spaces for employees / ksf GLA. Weekend parking ratios are 17 and 3 spaces per Ksf GLA for customers and employees respectively.

Banquet room profile is based on ULI conference/banquet peak ratio of 30 spaces per Ksf GLA for weekday and weekend.

Wine Club meeting room parking ratio is based on ULI conference/banquet ratio of 30 spaces per Ksf GLA for weekday and weekend.

The spa use profiles are not included in the ULI studies. Therefore, the parking ratio is based on the County parking code requirements of 5 spaces /KSF GFA.

Winery administration office peak parking ratio and profile is directly derived from ULI. Weekday rate is 0.3 spaces per visitor and 3.5 spaces for employees.

The wine tasting use is not included in the ULI studies. However, wine tasting operation is very similar to fast food restaurant. Therefore, fast food restaurant rates have been used with modifying hourly profile use for this project. Fifty percent of customers will visit the wine tasting facility by bus per direction from Mt.Palomar management. Therefore, modal split of 50% auto and 50% bus is used for the shared parking analysis.

The entertainment lounge use ratio is directly derived from the ULI nightclub category. The weekday ratio of 15.25 spaces / Ksf GLA for customer and 1.25 spaces / Ksf GLA for employee is used to calculate peak parking demand. The weekend ratio of 17.5 and 1.5 spaces / Ksf GLA are used for customer and employee respectively. The hourly profile adjusted based of the hour of operation for this facility.

The wedding venue parking ratio is derived from the County code parking requirements of 1 space per 35 sq.ft of assembly area. The wedding venue will be used for wedding ceremony events only. For the shared parking analysis, the wedding venue parking spaces have not been included because 100 percent of guests will utilize the banquet facility parking spaces and the management of the Mount Palomar will not schedule the banquet facility for another function during the wedding event.

The outdoor amphitheater parking ratio is based on the County parking code requirements of 1 space per 3 seats. The peak hourly parking demand is based on the hours of operation of 7:30 pm to 10:00 pm for a concert event.

The wine cave special event parking ratio is based on ULI conference/banquet peak ratio of 30 spaces per Ksf GLA for weekday and weekend. The hourly profile has been adjusted based on the hours of operation.

The Promenade retail and deli parking ratio is based on the County retail parking code requirements of 5.5 spaces per Ksf GLA.

The Promenade snack bar parking ratio is based on ULI restaurant/lounge category. The peak parking ratio is 10 spaces/KSF GLA.

Wine production facility is not included in the shared parking analysis since 2 parking spaces are reserved for 4 employees.

The project is proposing 830 auto parking spaces and 4 bus/limo spaces. 828 spaces are used in the shared parking analysis.

Shared Parking Demand Results

Parking demands were estimated for the proposed project assuming 3 different scenarios during peak summer weekends when the hotel, restaurant, spa, wine tasting and other facilities are the busiest and 2 scenarios for weekday. Scenario 1 was developed when all facilities are in use except amphitheater (no concert). Scenario 2 assumes that banquet, wine cave, and wine club meeting room are not available after 5 p.m. during a concert event. Scenario 3 assumes the all events will be held with no restrictions. Scenario 4 shows peak parking demand for a weekday with concert and limited use for banquet, and cave facility after 5 p.m. Scenario 5 shows the weekday parking demand when the amphitheater is not in use.

Appendix A contains the shared parking analysis calculation worksheets for weekday and weekend day parking.

SUMMARY OF FINDINGS AND CONCLUSIONS

The project is proposing to provide 830 auto parking spaces (2 spaces reserved for wine production facility) and 4 bus parking spaces which is 1,210 spaces fewer than required by the County of Riverside. This parking demand analysis demonstrates that the proposed parking supply of 834 parking spaces will be adequate for the intended mixed use development. Scenarios 1 - 3 (attached) have been developed for peak weekend parking demand, based on

the percentage of use by non-guests for each land use and the policy of scheduling of events for this site by Mount Palomar Winery Resort Management. Scenario 1 demonstrates that all events can run concurrently if there is no concert held. Scenario 2 shows that during concert there is restriction of use on banquet, wine cave special event, and wine club meeting room facility after 5 p.m. Scenario 3 demonstrates that all events cannot be held at the same time. Scenario 4 and 5, developed for weekday, are attached. Scenario 4 indicates that during amphitheater use restrictions are placed on wine cave special event, wine club meeting room, and banquet events after 5 p.m. Scenario 5 limits concert events when all other facilities are in use.

Based on this parking demand analysis 834 spaces are sufficient for intended mixed use of facilities as long as not all events are held concurrently. This concludes our parking analysis for the proposed Mount Palomar Winery Resort project. Please contact me if you have any questions or need additional information.

Farah Khorashadi, PE