EXHIBIT "A"

PARCEL 2:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT "A"

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT "A"

thence North 00°00'00" West 63.65 feet, said point hereinafter referred to as **Point "D"**;

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

thence North 59°49'40" East 9.71 feet;

thence North 00°00'00" West 50.66 feet;

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

thence North 84°42'01" East 1.77 feet;

thence North 00°00'00" West 46.11 feet;

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

thence North 43°53'53" East 39.77 feet;

thence North 00°00'00" West 2.89 feet;

thence North 44°33'35" East 73.27 feet to the **True Point of Beginning**.

Excepting therefrom the following described parcels:

EXCEPTION 1:

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

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

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

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

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

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

Containing 0.08 acres, more or less.

EXCEPTION 2:

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

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

EXHIBIT "A"

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

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

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

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

Containing 0.09 acres, more or less.

EXCEPTION 3:

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

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

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

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

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

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

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

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

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

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

Containing 0.19 acres, more or less.

EXCEPTION 4:

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

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

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

EXHIBIT "A"

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Containing 0.49 acres, more or less.

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

All Parcels combined contain 16.60 acres, more or less.

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

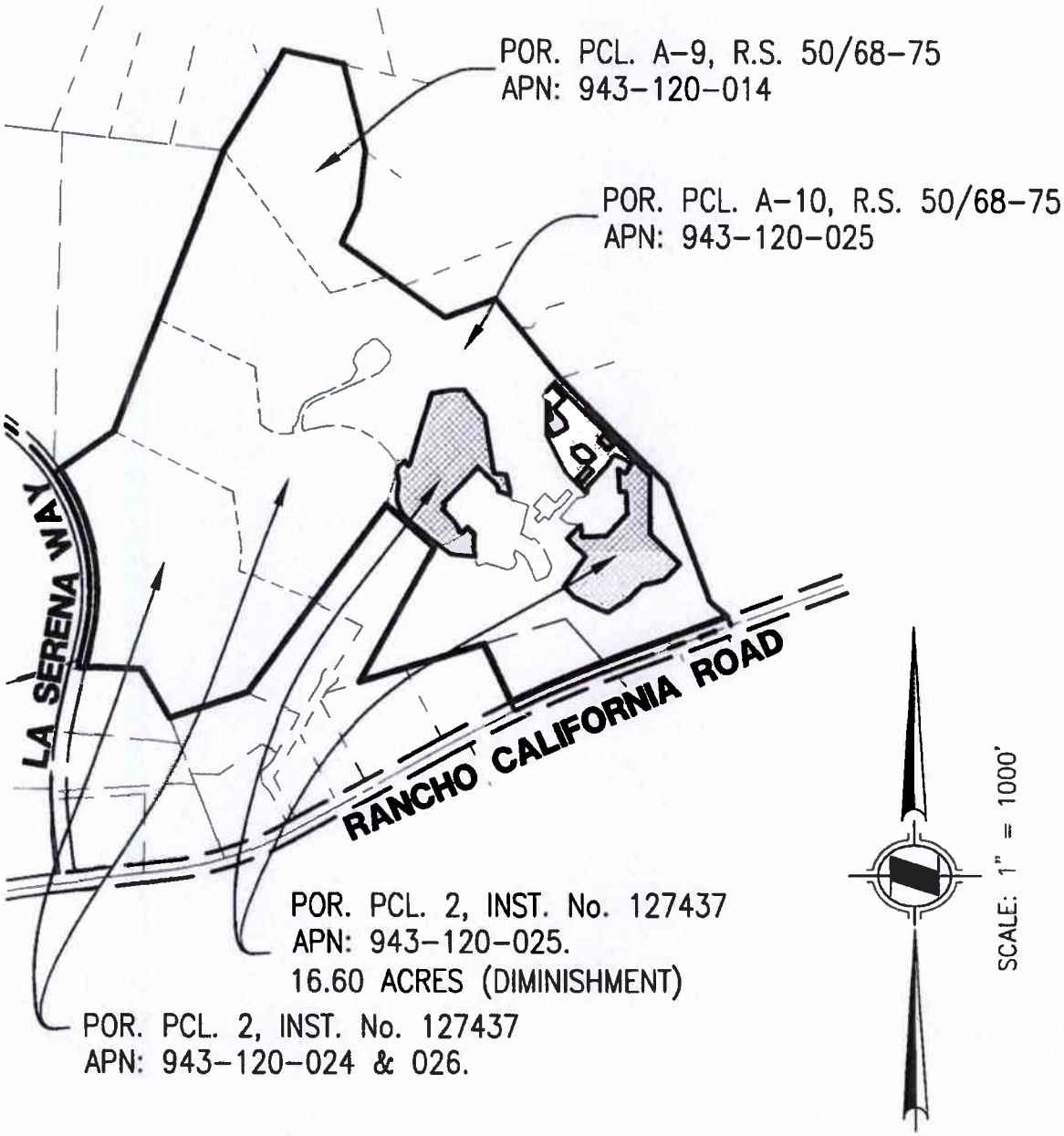
Prepared under the supervision of:

2/24/15

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

LICENSED LAND SURVEYOR
PAUL R. HUDDLESTON JR.
No. 7083
STATE OF CALIFORNIA

EXHIBIT "B-1"



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

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

PREPARED BY	CHECKED BY	DATE	SHEET 1 OF 8
R.Beuschlein	B.Hay	2/23/2015	

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

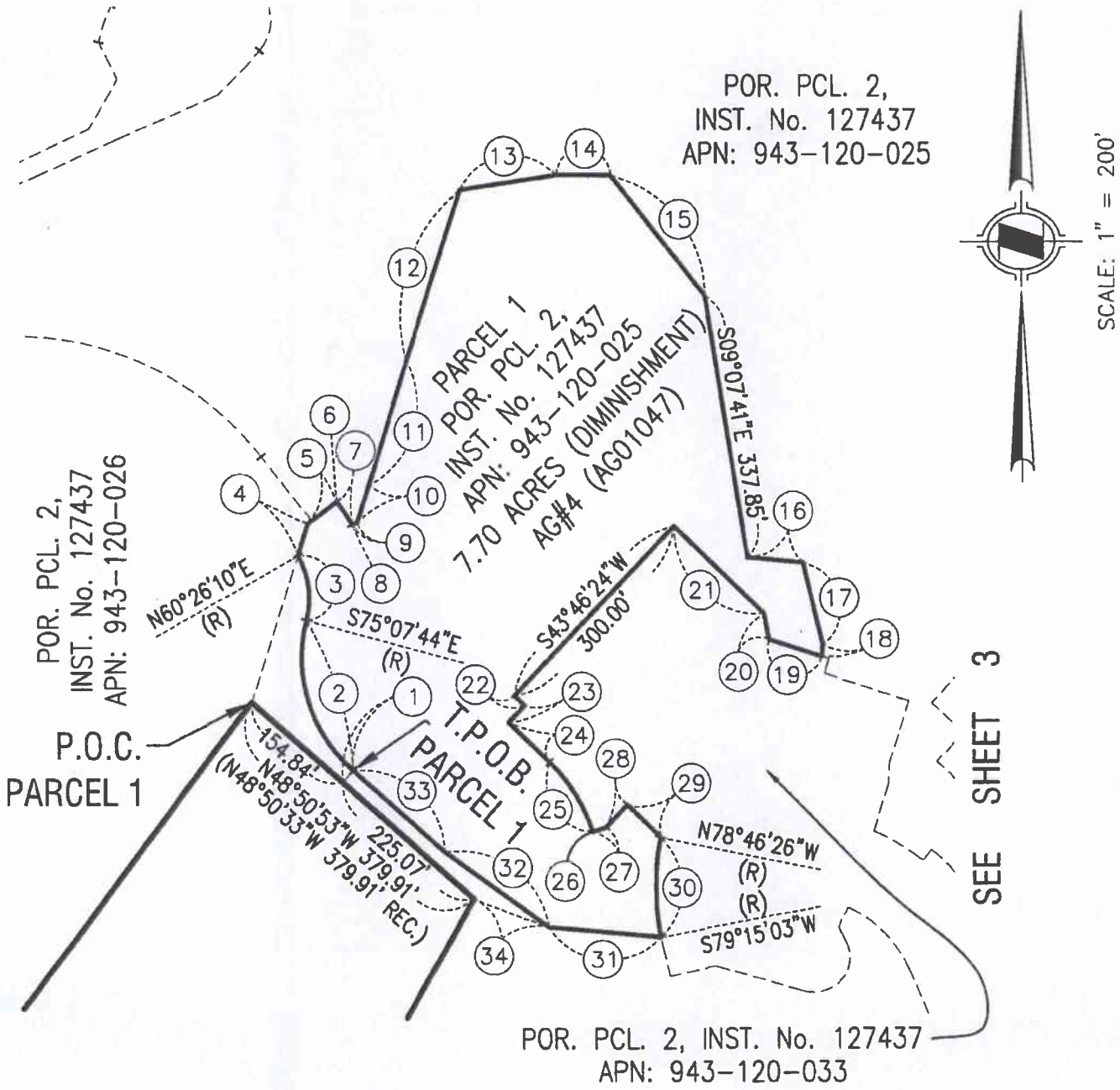
W.O.: 3069-4

SCALE: 1"=1000'

LICENSED LAND SURVEYOR
PAUL R. HUDDLESTON JR.
No. 7083
STATE OF CALIFORNIA

PAUL R. HUDDLESTON, JR., PLS 7083

EXHIBIT "B-1"



SEE SHEET 7 FOR DATA TABLE

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

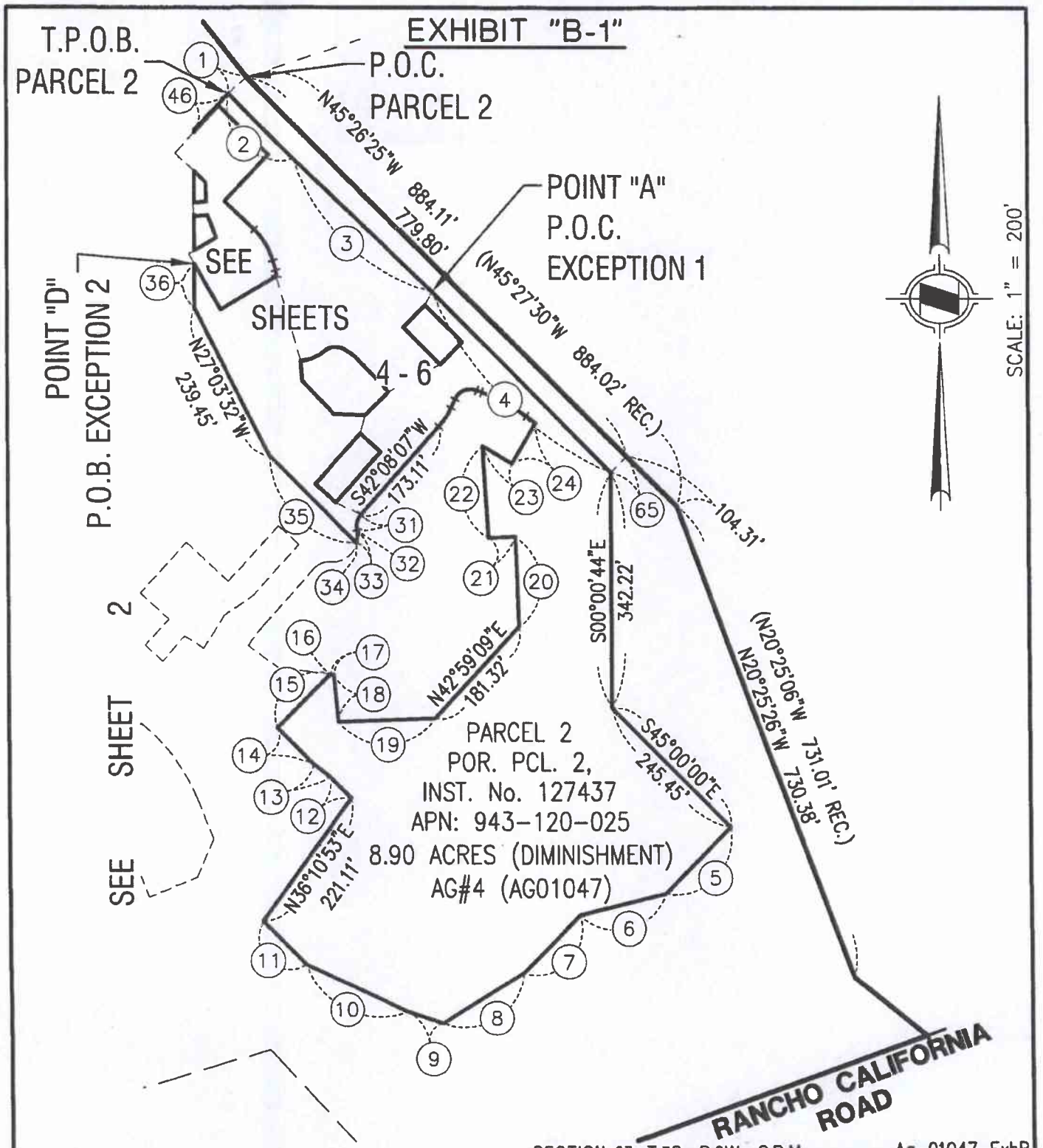
PLAT OF A PORTION OF RANCHO CALIFORNIA NO. 4 (AG01047) APN: 943-120-024 & 025 (DIMINISHMENT)

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

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

W.O.: 3069-4

SCALE: 1"=200'



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

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

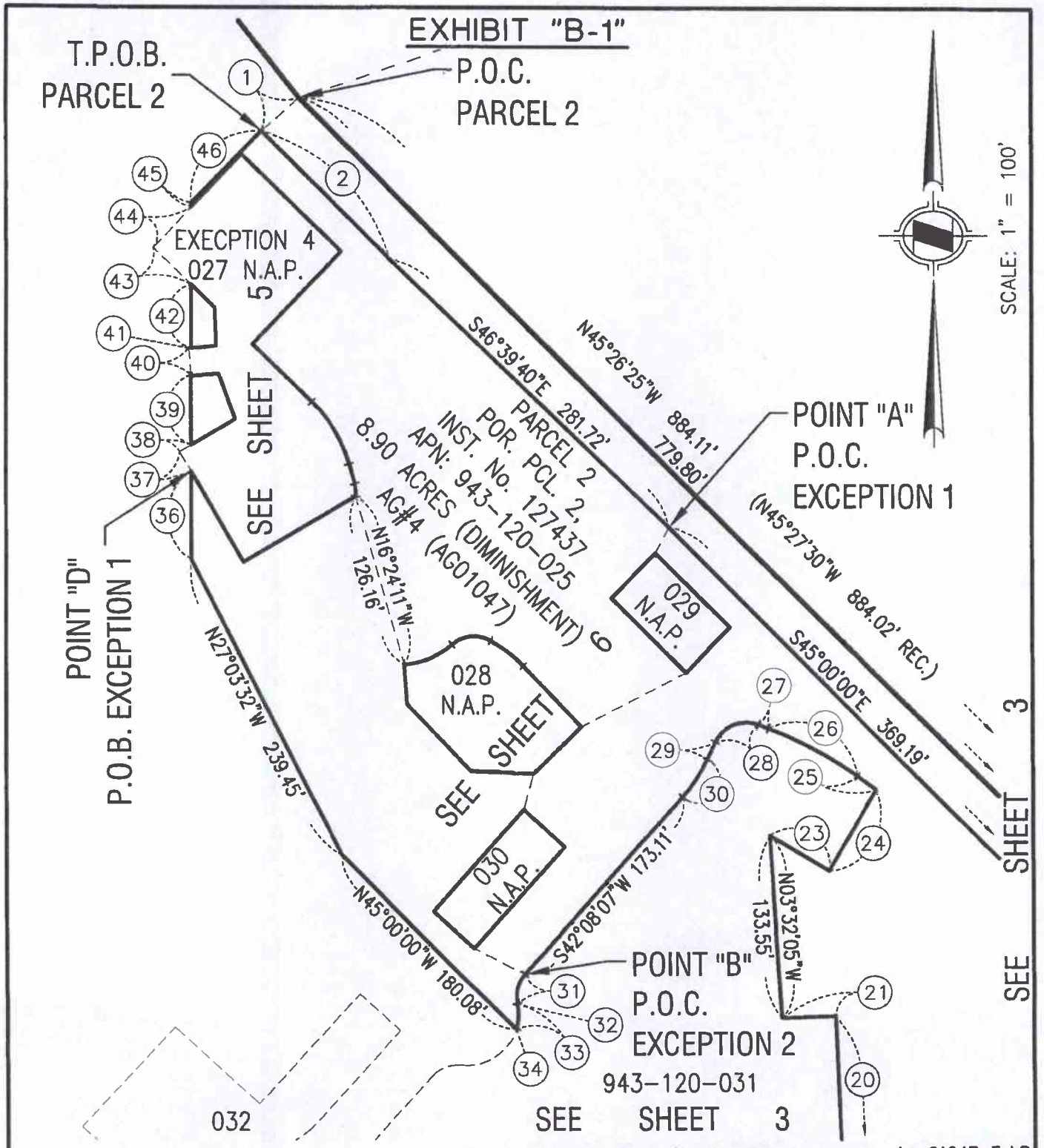
PREPARED BY	CHECKED BY	DATE	SHEET 3 OF 8
R.Beuschlein	B.Hay	2/23/2015	

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

W.O.: 3069-4

SCALE: 1"=200'

SEE SHEET 8 FOR DATA TABLE



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

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

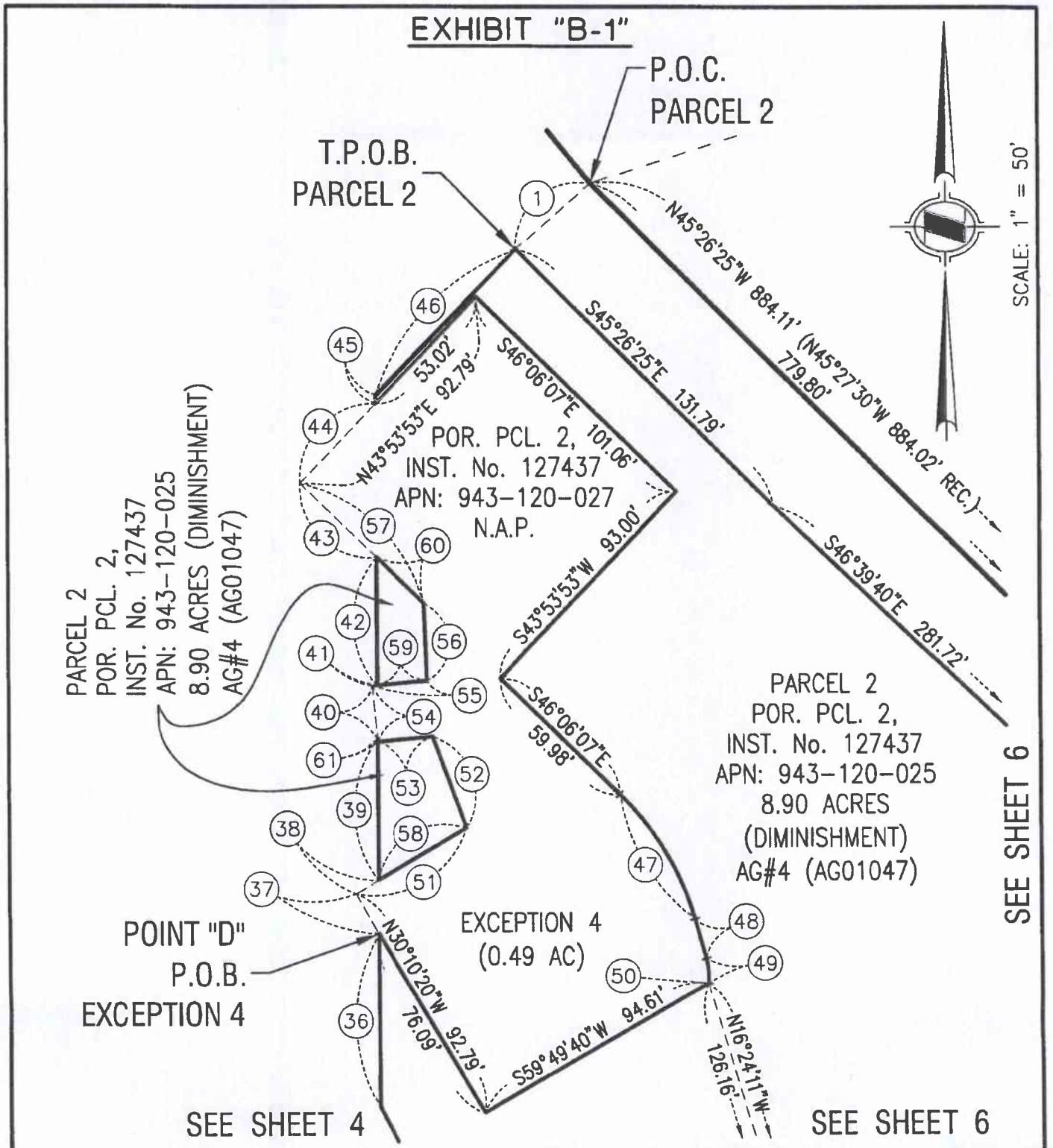
PREPARED BY	CHECKED BY	DATE	SHEET 4 OF 8
R.Beuschlein	B.Hay	2/23/2015	

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

W.O.: 3069-4

SCALE: 1"=100'

EXHIBIT "B-1"



SEE SHEET 8 FOR DATA TABLE

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

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

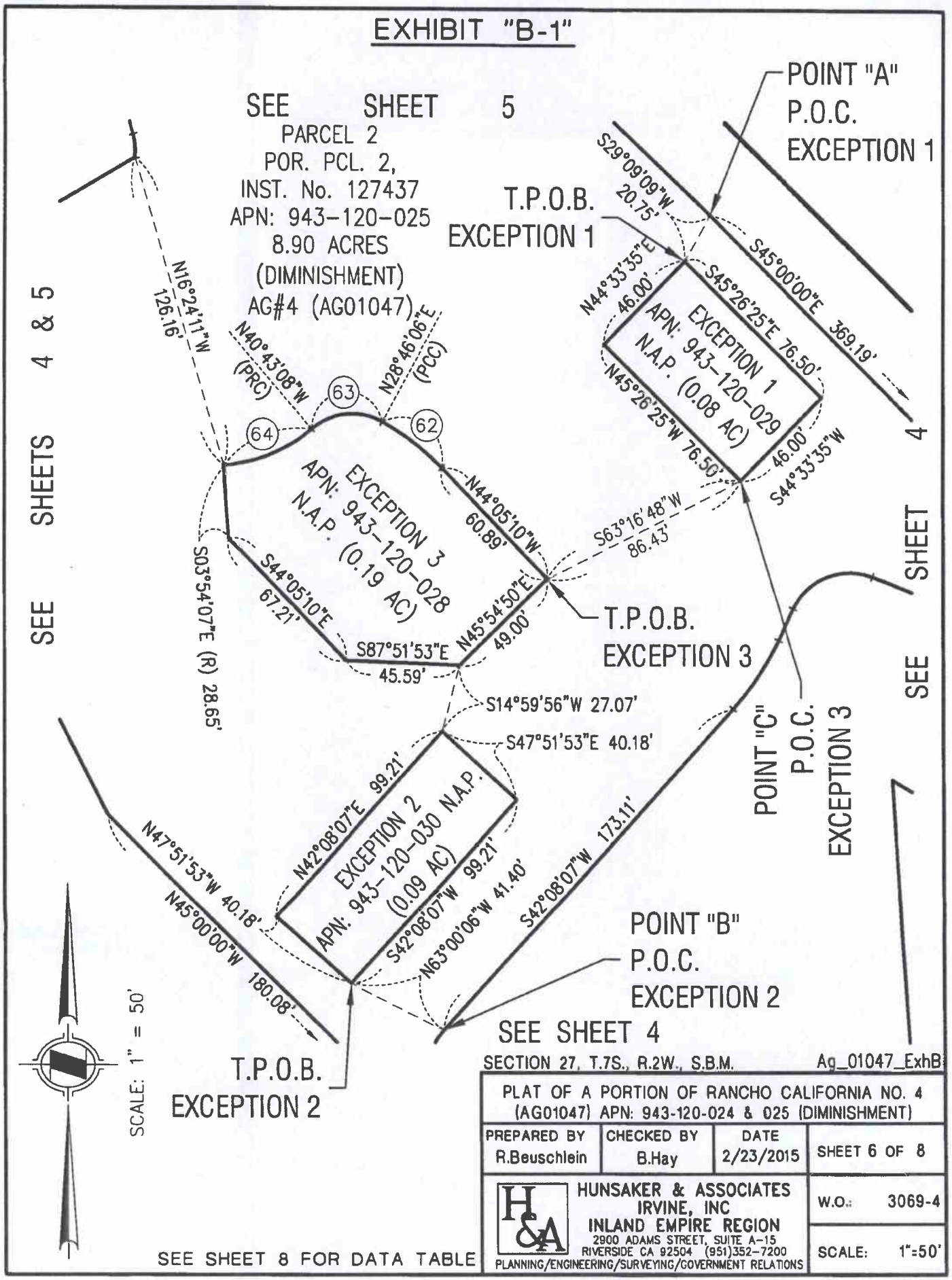
PREPARED BY	CHECKED BY	DATE	SHEET 5 OF 8
R.Beuschlein	B.Hay	2/23/2015	

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

W.O.: 3069-4

SCALE: 1"=50'

EXHIBIT "B-1"



SEE SHEET 8 FOR DATA TABLE

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

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

PREPARED BY	CHECKED BY	DATE	SHEET 6 OF 8
R.Beuschlein	B.Hay	2/23/2015	

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

W.O.: 3069-4

SCALE: 1"=50'

EXHIBIT "B-1"

PARCEL 1 DATA TABLE

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

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

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

PREPARED BY	CHECKED BY	DATE	SHEET 7 OF 8
R.Beuschlein	B.Hay	2/23/2015	

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

W.O.: 3069-4

SCALE: N.T.S.

EXHIBIT "B-1"

PARCEL 2 DATA TABLE

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

PARCEL 2 DATA TABLE

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

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

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

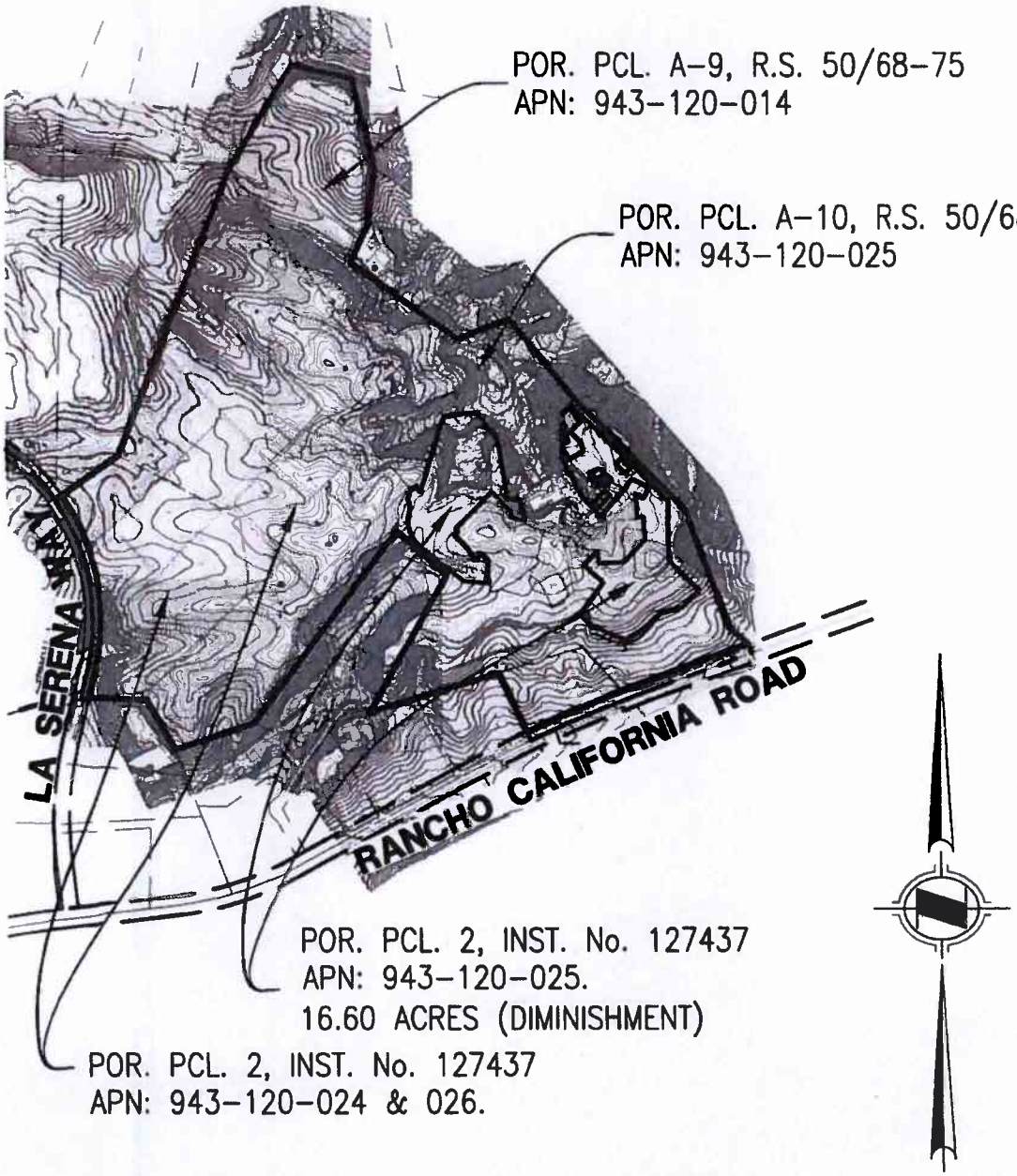
PREPARED BY	CHECKED BY	DATE	SHEET 8 OF 8
R.Beuschlein	B.Hay	2/23/2015	

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

W.O.: 3069-4

SCALE: N.T.S.

EXHIBIT "C"



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

Ag_01047_ExhC

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

PREPARED BY	CHECKED BY	DATE	SHEET 1 OF 1
R.Beuschlein	B.Hay	2/23/2015	

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

W.O.: 3069-4

SCALE: 1"=1000'

LICENSED LAND SURVEYOR
PAUL R. HUDDLESTON JR.
No. 7083
STATE OF CALIFORNIA

PAUL R. HUDDLESTON, JR., PLS 7083

ORDINANCE NO. 348.4825

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2388, Change of Zone Case No. 7845" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By:_____
Chairman, Board of Supervisors

ATTEST:
KECIA HARPER-IHEM
Clerk of the Board

By: _____

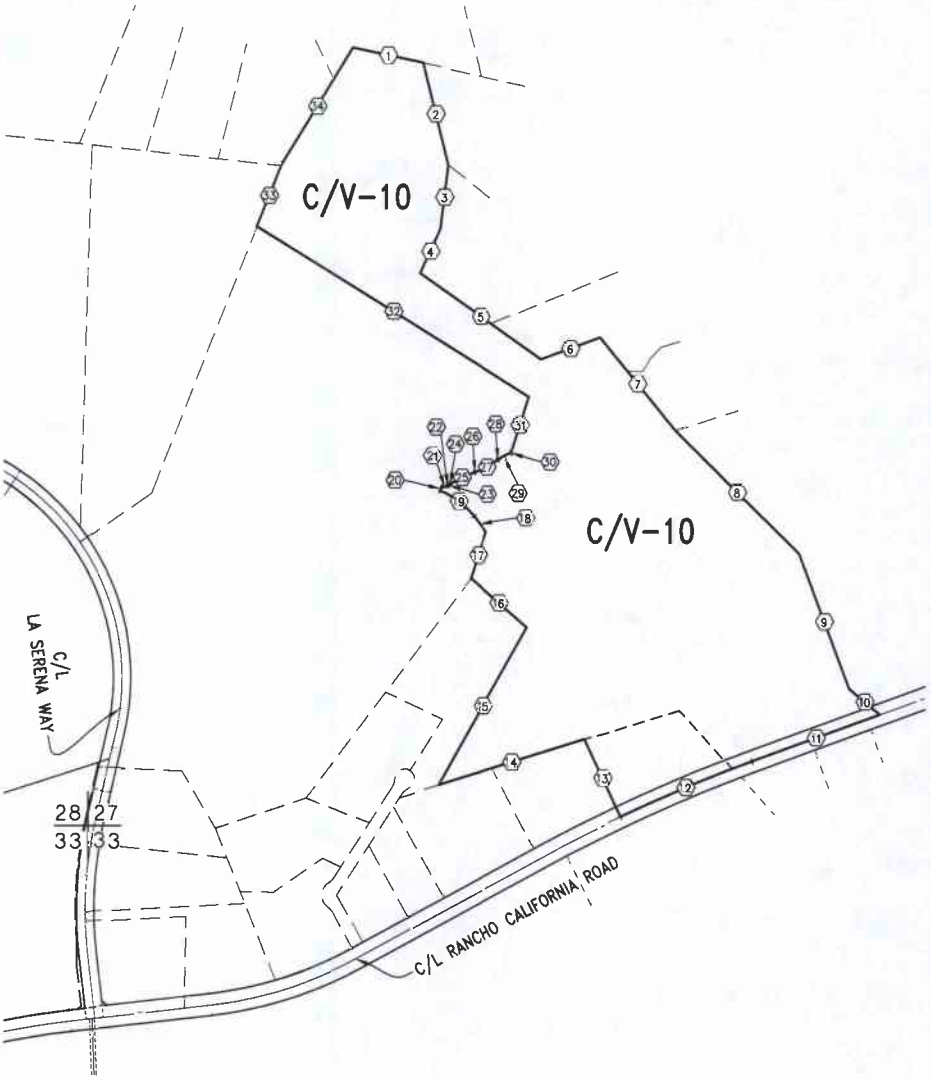
(SEAL)

APPROVED AS TO FORM
February 29, 2016

By:_____
MICHELLE CLACK
Deputy County Counsel

MPC:sk
2/11/16
G:\Property\MDusek\CZ ZONING ORD & FORM11\FORMAT.348\4825.doc

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



DATA TABLE

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

LEGEND

C/V-10 CITRUS Vineyard, 10 AC Min

MAP NO. 2.2388

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

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

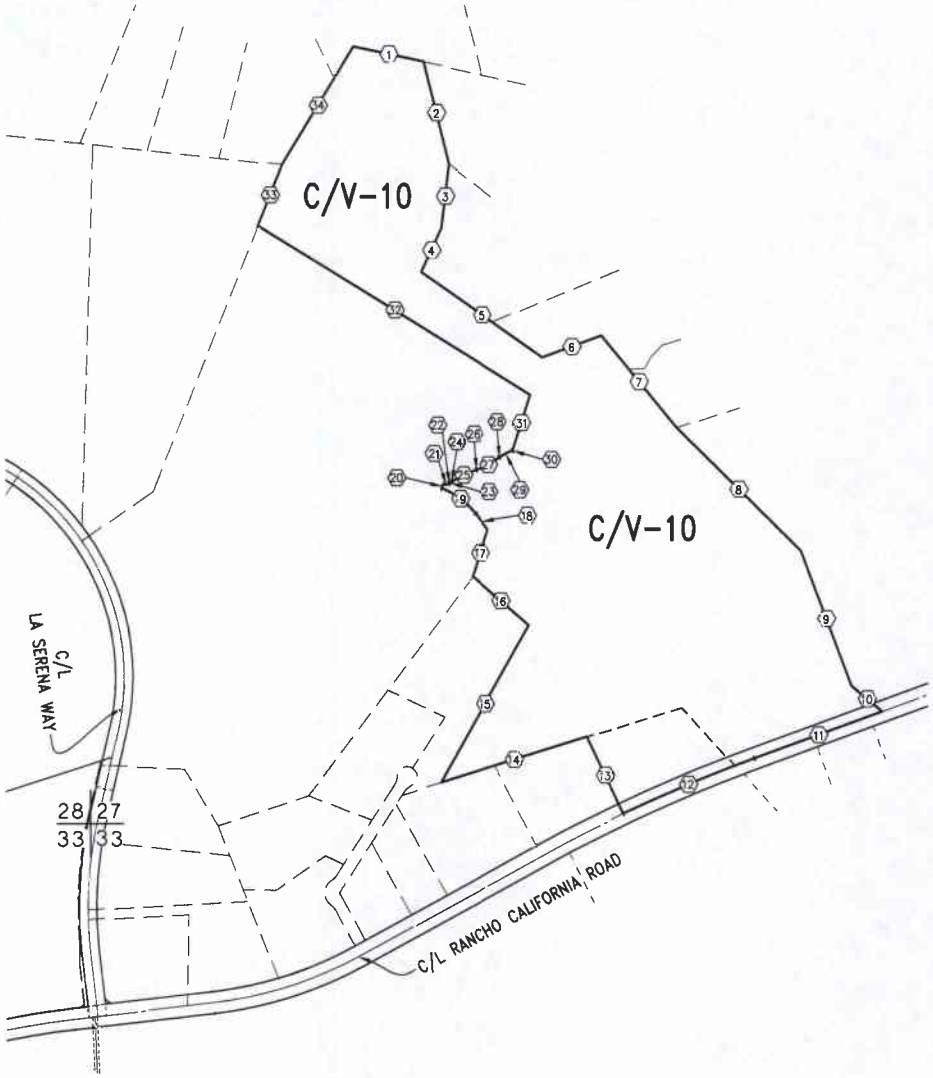
N

0 200 400 800 1200 1600
SCALE: 1' = 400'

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

RIVERSIDE COUNTY BOARD OF SUPERVISORS

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



DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N78°06'02"W		362.87'	
2	N14°07'30"W		526.67'	
3	N06°46'30"E		325.62'	
4	N24°43'10"E		244.63'	
5	N54°56'44"W		754.09'	
6	N69°42'49"E		319.63'	
7	N39°28'45"W		601.00'	
8	N45°27'30"W		884.02'	
9	N20°25'06"W		731.01'	
10	N50°26'25"W		201.32'	
11	N69°58'42"E		689.65'	
12	05°10'39"	8000.00'	722.92'	361.70'
13	N25°11'57"W (R)		429.51'	
14	N72°53'38"E		776.85'	
15	N29°29'42"E		910.04'	
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22	N34°10'46"W (R)			
23	N48°57'40"E		15.00'	
24	N32°34'31"W (R)			
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LEGEND

C/V-10 CITRUS Vineyard, 10 AC Min

MAP NO. 2.2388

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

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

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

RIVERSIDE COUNTY BOARD OF SUPERVISORS

0 200 400 800 1200 1600
SCALE: 1" = 400'

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

Steve Weiss, AICP
Planning Director

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

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

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

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

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

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

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

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

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

BACKGROUND:

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

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

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

ISSUES OF POTENTIAL CONCERN:

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

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

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

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

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

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

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

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

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

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

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

SUMMARY OF FINDINGS:

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

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

8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

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

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

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

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

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

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

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

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

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

---

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

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

APPROVE CONDITIONAL USE PERMIT NO. 3707, subject to the attached conditions of approval, and based upon the findings and conclusions set forth in the staff report.
FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is currently designated Agriculture: Agriculture (AG:AG) (10 Acre Minimum) in the Southwest Area Plan.

2. The proposed use, a Class VI Winery and Hotel Resort, is consistent with the existing land use designation of Agriculture: Agriculture (AG:AG) (10 Acre Minimum).

3. The project site is surrounded by properties which are designated Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) followed by Residential Agriculture – 2 Acre Minimum (R-A-2) to the north, and Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) to the south, east and west.

4. The current zoning for the subject site is Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10).

5. The proposed use, a Class VI Winery, is a permitted use, subject to approval of a conditional use permit, in the Wine Country - Winery (WC-W) zone. Pursuant to Section 14.91.i. of Ordinance No. 348, a Class VI Winery may include, among others, wine tasting areas, wine club activities, wine club events, retail and gift sales, special occasion facility, Wine Country Resort, spas and restaurants. Additionally, as provided in Section 14.91.cc. of Ordinance No. 348, Wine Country Resorts may include commercial and recreational uses such as spas, amphitheaters, conference rooms and banquet halls. The Project includes a wedding pavilion and event center which are considered special occasion facilities as well as an amphitheater.

6. Based on a review by staff, the proposed use, a Class VI Winery is consistent with the development standards set forth in the proposed Wine Country - Winery (WC-W) zone, except the height, see variance finding below.

7. Variance No. 1898 is requesting that a 124 foot architectural feature exceeds the maximum height prescribed in Ordinance No. 348 Section 14.93.a.(6)b. which is 75 feet for an architectural projection. The subject property's topography includes a hill that separates the project's buildings and structures from Rancho California Road. The hill prevents people on Rancho California Road from seeing the project. Rancho California Road which the main roadway in and out of the

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

8. Pursuant to the Noise Study, the project is consistent with the provisions of Ordinance No. 847, Section 4 (and Table 1) which lists the specific noise level permitted in the General Plan Land Use Designation, which in this case is Agriculture: Agriculture (AG:AG); however, a noise ordinance exception is required pursuant to Ordinance No. 348 Section 14.93 subsection C(4), which is the General Development Standards for all Wine Country Zones. This section specifically requires an exception in order to have amplified sound.

9. Sound emanating from sound amplifying equipment or live music at any other time will not be audible to the human ear at a distance greater than two hundred (200) feet from the equipment or music.

10. Section 7 of Ordinance No. 847 allows exceptions from the standards set forth in Section 4 and Section 6 of Ordinance No. 847.

11. A continuous events exception, per section 7.a.3 of the Ordinance, has been requested as part of the project.

12. Section 7 of Ordinance No. 847 explains that the noise ordinance exception can be approved if the applicant demonstrates that the activities described in the application would not be detrimental to the health, safety and welfare of the community. Because the activities were shown in the project Noise Study to be less than the requirements of Ordinance No, 847, the project has demonstrated that the noise from the amphitheater will not be detrimental to the public health, safety and welfare. The project meets this requirement.

13. The project site is surrounded by properties which are zoned Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) followed by Residential Agriculture – 2 Acre Minimum (R-A-2) to the north, and Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) to the south, east and west.

14. Similar uses (wineries and orchards) have been established and are operating within the project vicinity.

15. This project is located within the Western Multiple Species Habitat Conservation Plan (WRMSHCP) Fee Area but not within a designated Criteria Cell of the WRMMSHCP.

16. This project is not located within a City Sphere of Influence.

17. Agricultural Case No. 1047 and Agricultural Case No. 1048 are consistent with Resolution No. 84-526, the Rules and Regulations Governing Agricultural Preserves in Riverside County, based on the findings and conclusions in Resolution No. 2016-071 and Resolution No. 2016-072.

18. Environmental Assessment No. 42718 identified the following potentially significant impacts:
    - Agriculture & Forest Resources
    - Biological Resources
    - Noise

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

CONCLUSIONS:

1. The proposed project is in conformance with the Agriculture: Agriculture (AG:AG) (10 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan with the approval of General Plan Amendment No. 1058.

2. The proposed project is consistent with the zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348 with the approval of Change of Zone No. 7845. .

3. The public's health, safety, and general welfare are protected through project design.

4. The proposed project is conditionally compatible with the present and future logical development of the area.

5. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
    a. A Historic District;
    b. Tribal Land;
    c. The March Air Reserve Base Influence Area;
    d. A Specific Plan;
    e. A Fault Zone;
    f. A High Fire Area;
    g. A 100-year flood plain;

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

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

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

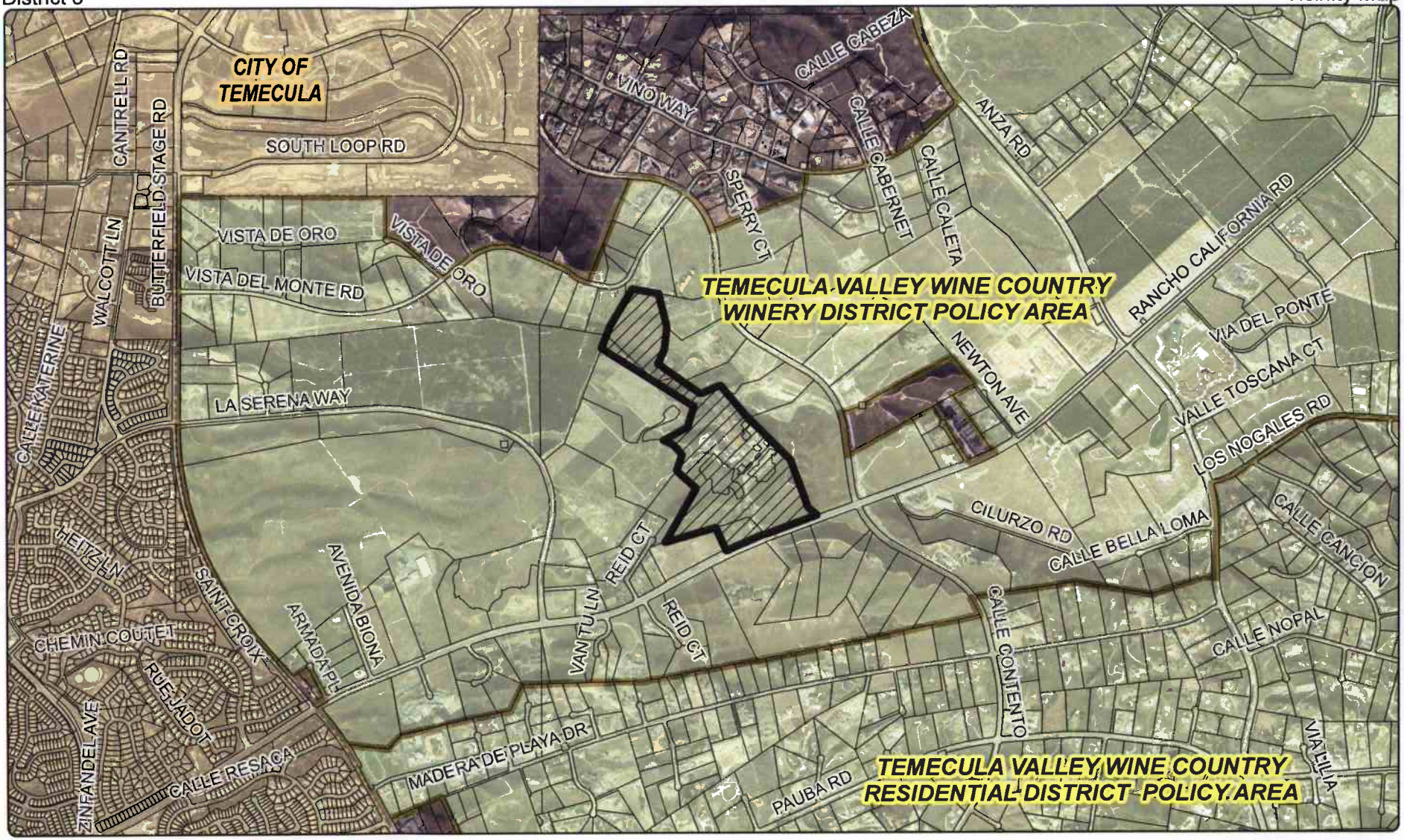
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07845 CUP03707

VICINITY/POLICY AREAS

Supervisor: Washington
District 3

Date Drawn: 01/06/2016
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen

N

0 1,000 2,000 4,000
Feet

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

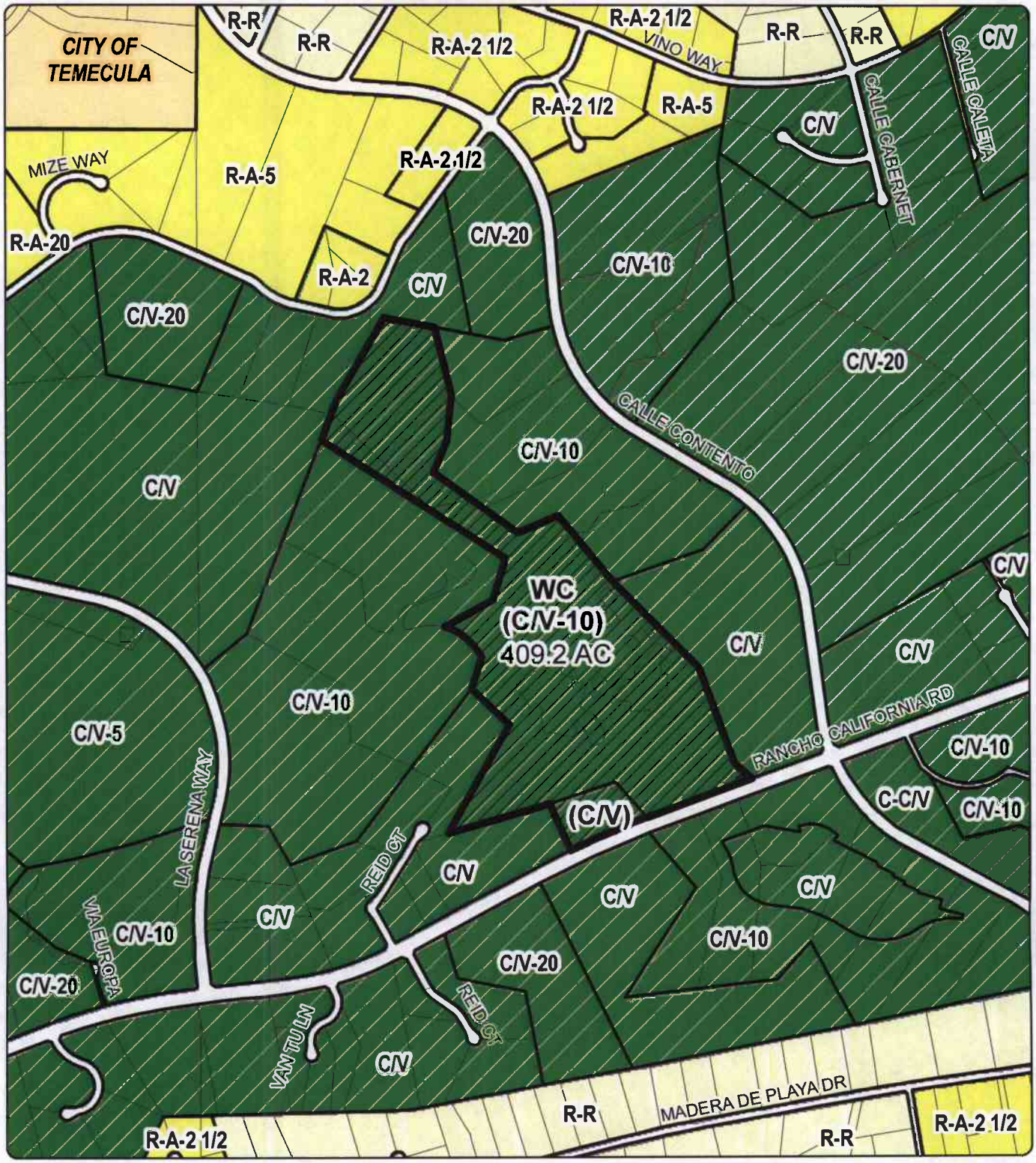
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07845 CUP03707

Supervisor: Washington
District 3

Date Drawn: 01/06/2016
Exhibit 3

PROPOSED ZONING



Zoning Area: Rancho California

Author: Vinnie Nguyen

N

0 500 1,000 2,000
Feet

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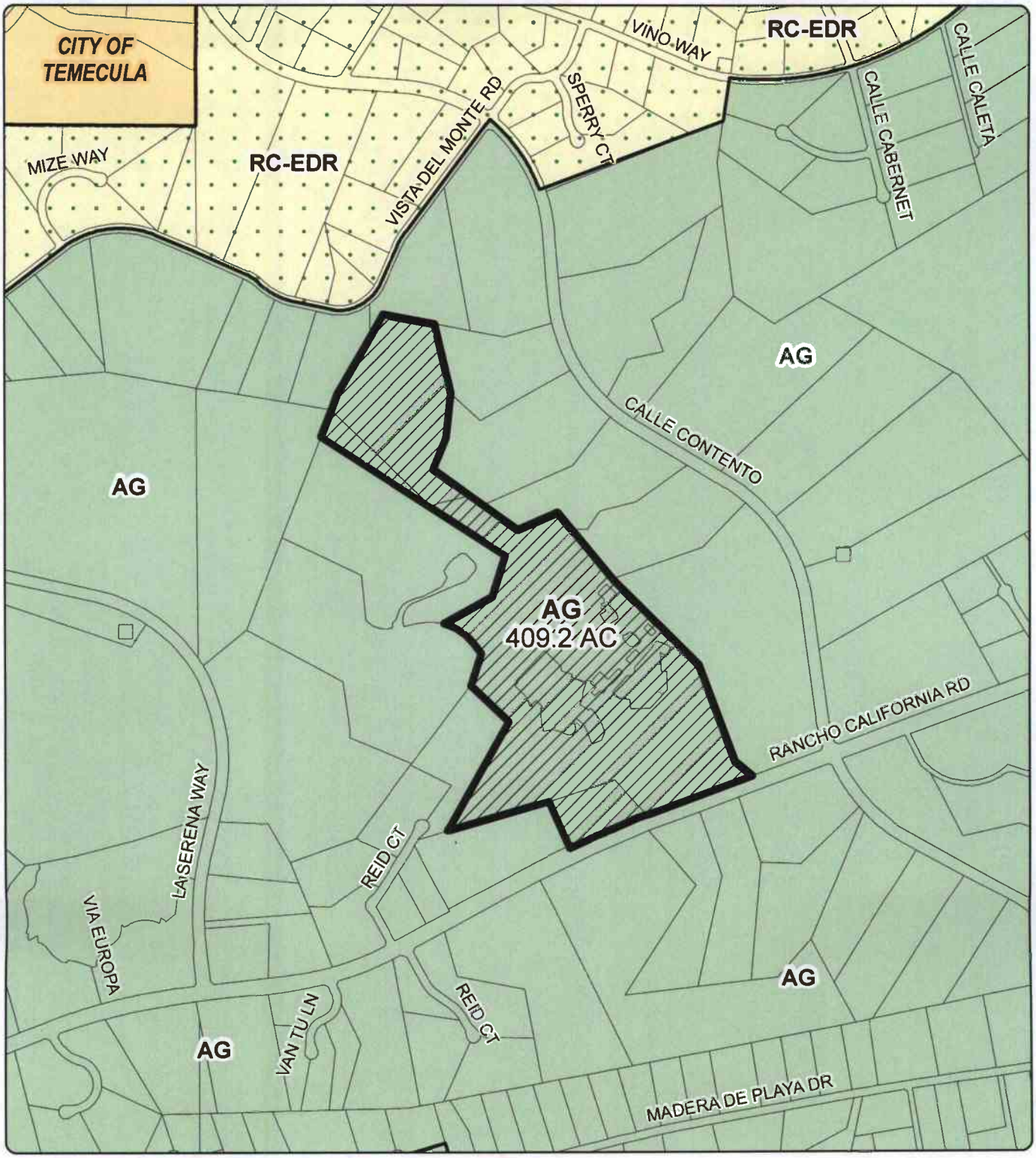
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07845 CUP03707

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 01/06/2016
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen

N

0 500 1,000 2,000
Feet

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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07845 CUP03707

Supervisor: Washington
District 3

LAND USE

Date Drawn: 01/06/2016
Exhibit 1

Zoning Area: Rancho California

Author: Vinnie Nguyen

N

0 500 1,000 2,000
Feet

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

COUNTY OF RIVERSIDE

PALOMAR

Mt. Palomar Winery Resort

TEMECULA WINE COUNTRY

PLANNING SUBMITTAL - CONCEPTUAL LANDSCAPE PLANS

I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF ORDINANCE NO. 859.2; ORDINANCE 348, INCLUDING OFF-STREET PARKING AND SHADING REQUIREMENTS; THE CONDITIONS OF APPROVAL; AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, THESE PLANS MAY BE SUBJECT TO CHANGE BASED ON THE UPDATED ORDINANCE.

SIGNATURE:_____

DATE:_____

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A: APN 943-040-011; 943-060-010 & 011

PARCELS 3 AND 4, TOGETHER WITH LETTERED LOTS "D" AND "E" OR PARCEL MAP NO. 11853, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 64 PAGES 54 AND 55 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL B: APN 943-110-009

PARCEL 4, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 96, PAGE 9 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PARCEL C:

AN EASEMENT FOR UTILITY AND ROAD PURPOSES OVER THE SOUTHEAST 40 FEET OF PARCELS 2 AND 3 AS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 96, PAGE 9 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL D: APN 943-2 25-024 THROUGH 033

THAT PORTION OF THE RANCHO PAUBA, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WHICH RANCHO WAS GRANTED BY THE GOVERNMENT OF THE UNITED STATES TO LUIS VIGNES, BY PATENT DATED JANUARY 16, 1860, AND RECORDED IN BOOK 1 PAGE 45 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

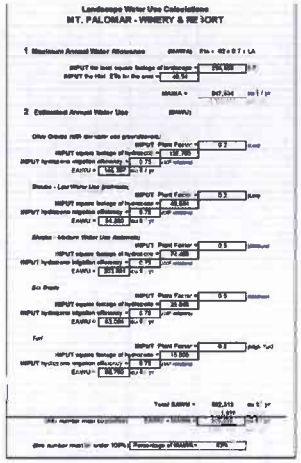
BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF THE RANCHO TEMECULA, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WHICH RANCHO WAS GRANTED BY THE GOVERNMENT OF THE UNITED STATES TO LUIS VIGNES BY PATENT DATED JANUARY 16, 1860, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO IN BOOK 1 OF PATENTS AT PAGE 37 THEREOF, SAID POINT BEING A COUNTY OF RIVERSIDE BRASS CAP MONUMENT SET IN A 14-INCH DIAMETER PIPE FILLED WITH CONCRETE AND SHOWN IN COUNTY SURVEY FIELD BOOK 832 AT PAGE 3, SAID POINT BEING THE NORTHERLY TERMINUS OF THE TEMECULA-MURRIETA RANCH LINE:

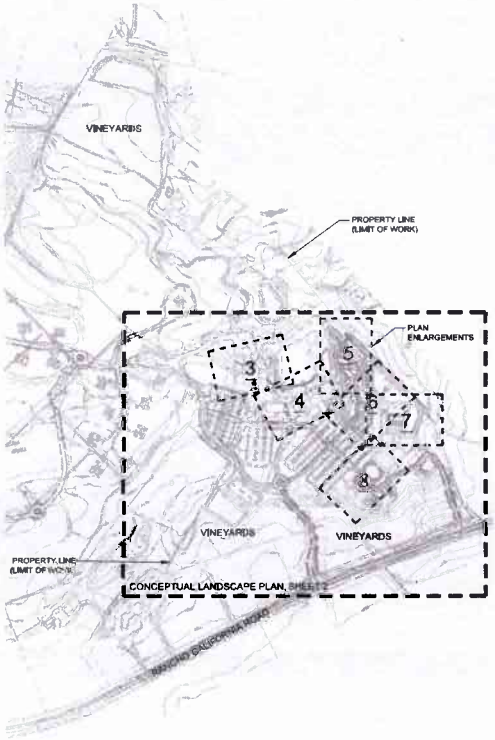
THENCE SOUTH 47° 41' 03" EAST, 13151.76 FEET TO A 6 INCH BY 6 INCH BY 18 INCH GRANITE STONE, CHISELED L.E. ON SOUTH FACE AND ACCEPTED AS CORNER NUMBER 9 OF THE SAID RANCHO TEMECULA, PER RECORD OF SURVEY FILED IN SAID COUNTY OF RIVERSIDE, IN BOOK 6, PAGE 39 OF RECORDS; THENCE SOUTH 64° 52' 19" EAST, 811.02 FEET; THENCE NORTH 58° 12' 41" EAST, 225.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1803.00 FEET; THENCE NORTHEASTERLY, 328.32 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10° 27' 03"; THENCE NORTH 68° 39' 44" EAST, 1872.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 4000.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, 1943.77 FEET THROUGH A CENTRAL ANGLE OF 14° 57' 03"; THENCE NORTH 83° 36' 47" EAST, 123.80 FEET; THENCE CONTINUING NORTH 83° 36' 47" EAST, 588.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2000.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, 771.47 FEET; THROUGH A CENTRAL ANGLE OF 22° 06' 04"; THENCE NORTH 61° 30' 43" EAST, 1073.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 8000.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, 1676.18 FEET TO THE INTERSECTION OF THE NORTH LINE OF THE MAP RECORDED IN BOOK 1 PAGE 38 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID RIVERSIDE COUNTY, SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING 105.96 FEET ON SAID CURVE TO A POINT TO WHICH A RADIAL BEARS NORTH 20° 51'18" WEST;

THENCE NORTH 88° 58' 42" EAST, 869.86 FEET;
THENCE NORTH 50° 28' 25" WEST, 291.32 FEET;
THENCE NORTH 20° 28' 06" WEST, 731.81 FEET;
THENCE NORTH 65° 27' 30" WEST, 894.02 FEET;
THENCE NORTH 39° 38' 45" WEST, 601.80 FEET;
THENCE SOUTH 69° 42' 49" WEST, 319.63 FEET;
THENCE NORTH 54° 56' 44" WEST, 754.89 FEET;
THENCE NORTH 24° 43' 18" EAST, 344.63 FEET;
THENCE NORTH 88° 30' EAST, 328.52 FEET;
THENCE NORTH 14° 07' 30" WEST, 826.67 FEET;
THENCE NORTH 78° 06' 05" WEST, 583.84 FEET;
THENCE SOUTH 31° 31' 31" WEST, 685.79 FEET;
THENCE SOUTH 21° 39' 04" WEST, 1776.08 FEET;

THENCE SOUTH 55° 18' 07" WEST, 436.36 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1200.00 FEET, A RADIAL BEARING TO SAID POINT BEARS NORTH 55° 18' 07" EAST; THENCE SOUTHERLY, 1003.77 FEET ON SAID CURVE THROUGH A CENTRAL ANGLE OF 47° 55' 35"; THENCE SOUTH 13° 11' 42" WEST, 181.77 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL MAP REFERRED TO ABOVE; THENCE ON SAID NORTH LINE THE FOLLOWING COURSES; SOUTH 87° 52' 00" EAST 376.00 FEET TO AN ANGLE POINT; SOUTH 20° 31' 08" EAST 332.32 FEET; NORTH 71° 54' 18" EAST 482.05 FEET; NORTH 37° 08' 38" EAST 1383.97 FEET; SOUTH 48° 59' 33" EAST, 279.91 FEET; SOUTH 29° 29' 42" WEST 918.04 FEET; NORTH 72° 02' 30" EAST, 1281.85 FEET AND SOUTH 42° 08' 15" EAST 398.52 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THAT PORTION LYING WITHIN RANCHO CALIFORNIA ROAD.

ALSO EXCEPT ANY PORTION WHICH MAY BE DETERMINED TO LIE WITHIN THE BOUNDARIES OF PARCEL MAP NO. 21938 PER PLAT RECORDED IN BOOK 148 PAGES 56 AND 57 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA





SHEET INDEX MAP

INDEX OF SHEETS

MAINTENANCE NOTE:
ENTIRE PROPERTY AND R.O.W. FRONTAGE SHALL BE MAINTAINED BY MOUNT PALOMAR WINERY

TENTATIVE TRACT MAP: 35924
RIVERSIDE COUNTY, CA

ASSOCIATED CASE NUMBERS:
FTA No. 2014-04
CUP03707
GPA01143
CZ07845
TTM35924
EA42718
CFG06104
AG01047
DA00081
DA00082
LLA05495

PROJECT DIRECTORY

OWNER: LOUIDAR, LLC
P.O. BOX 891510
TEMECULA, CA 92589
(760) 533-5595
CONTACT PERSON: KRIS MAY

LANDSCAPE ARCHITECT: IN-SITE LANDSCAPE ARCHITECTURE, INC.
2400 HISTORIC DECATUR RD., STE 107-403
SAN DIEGO, CA 92106
(619) 795-7603
CONTACT PERSON: TIM JACHLEWSKI
TIM@INSITELANDARCH.COM

CIVIL ENGINEER: HUNSAKER AND ASSOCIATES IRVINE, INC.
2900 ADAMS STREET, STE. A1
RIVERSIDE, CA 92504
(951) 509-7023
CONTACT PERSON: BRADLEY HAY

ARCHITECT: NADEL ARCHITECTURE + PLANNING
3050 PULLMAN STREET
COSTA MESA, CA 92626
(714) 608-6111
CONTACT PERSON: DANA AIKEN

MAXIMUM ANNUAL WATER ALLOWANCE

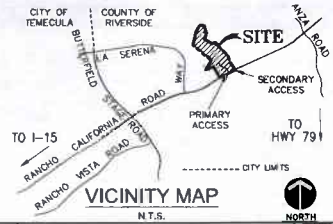
ETO x .7 x SQUARE FEET x .62 / 7.48
49.54 x .7 x 294,858 x .62 / 7.48

MAWA = 847,534 CU FT/ YR
(MAWA INCLUDES LANDSCAPE AREA, VINEYARDS NOT INCLUDED)

EAWU = 532,312 CU FT/ YR (63% OF MAWA)

PROJECT INFORMATION:

1. ACCESSOR'S PARCEL NUMBERS (APN): 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
2. ADDRESS: 33820 RANCHO CALIFORNIA ROAD, TEMECULA, CA 92591
3. TENTATIVE TRACT MAP NO. 35924
4. APPROXIMATE AREA: GROSS = +/- 90 ACRES
5. THOMAS BROS.: 2008 RIVERSIDE COUNTY ED. PAGE 959 GRID: E2, F2, G1, G3, H1, H2, H3
6. THERE ARE WATER WELLS ON OR WITHIN 200' OF THE SITE
7. THIS SITE HAS LOW LIQUEFACTION POTENTIAL
8. PROPERTY AND ADJACENT PROPERTY IS ZONED: WC-W
9. THERE ARE NO FUEL MODIFICATION ZONES ON OR WITHIN 200' OF THE PROPERTY, THE PROJECT IS NOT LOCATED IN A HIGH FIRE HAZARD ZONE
10. ALL EXISTING TREES AND SHRUBS WILL BE REMOVED OR TRANSPLANTED DURING GRADING OPERATION.
11. ALL PLANTS LOCATED ADJACENT TO NATURAL OPEN SPACE SHALL BE CA NATIVES OR NON-INVASIVE.



VICINITY MAP
N.T.S.

CASE: CUP03707 AMD. NO. 1
EXHIBIT: L (SHEETS 1-13)
DATE: 3/11/15
PLANNER: M. Straite

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

THE PRIVATE LANDSCAPE ARCHITECT SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.

DIGALERT
CALL BEFORE YOU DIG TOLL FREE
TWO WORKING DAYS BEFORE YOU DIG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

DATE BY MARK
ENGINEER
REVISIONS
APPROVED
COUNTY

SEAL-LANDSCAPE ARCHITECT
LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

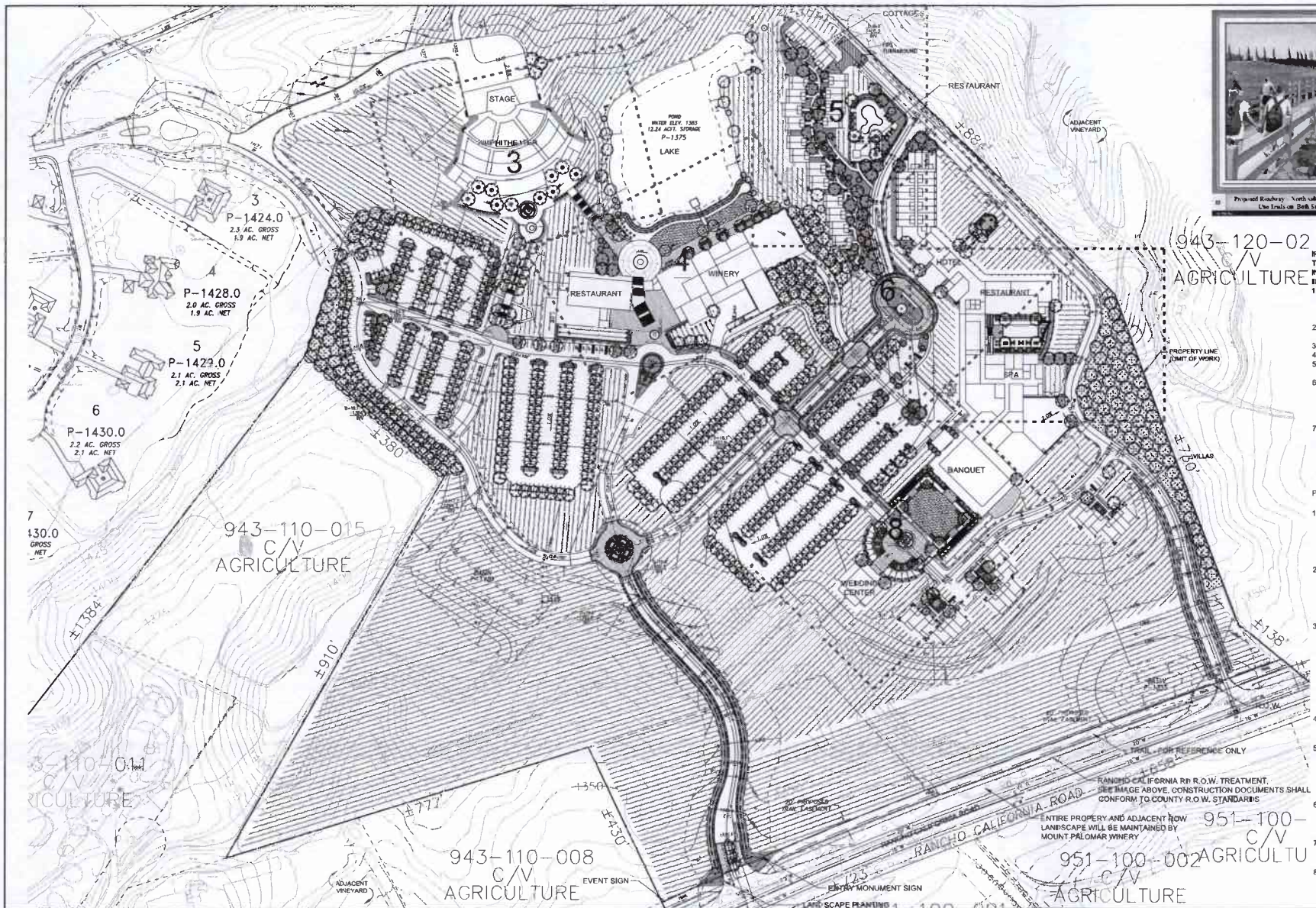
PREPARED BY:
IN-SITE LANDSCAPE ARCHITECTURE
2400 HISTORIC DECATUR RD.
SUITE 107-403
PHONE 619-795-7603
CERT NO.4547, EXP 11/2015
DATE: 02/20/15

0' 200' 400' 800'
SCALE:
H: 1"=400' V: N/A
NORTH

TRACT 35924
COUNTY OF RIVERSIDE
MT. PALOMAR WINERY RESORT
PLANNING SUBMITTAL - CONCEPTUAL LANDSCAPE
COVER SHEET

SHEET NO. 1 OF 13 SHEETS

LOUIDAR, LLC
W.O.
COUNTY FILE NO.



RANCHO CALIFORNIA R.O.W. TREATMENT

IRRIGATION NOTES:
THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS:

1. SMART CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL-TIME ET (MIN CONTROLLER RATING SHALL BE LIGHT COMMERCIAL)
2. MASTER VALVE AND FLOW SENSOR RAIN SENSING DEVICE
3. ANTI-DRAIN CHECK VALVES
4. PRESSURE REGULATOR (IF NEEDED)
5. HYDROZONES WILL BE PROPERLY DESIGNATED
6. NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES. (NO RESTRICTIONS TO METHOD IF ADJACENT TO PERMEABLE SURFACE WITH NO RUNOFF/OVERSPRAY)
7. SUBSURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 8 FEET IN WIDTH

PLANTING NOTES

1. PROVIDE 3" LAYER OF MULCH (MIN) IN SHRUB BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUNDCOVER AREAS; 3" LAYER OF SHREDDED STABILIZING MULCH FOR SLOPES
2. TREES SHALL BE STAKED WITH 2-3 STAKES AND 6 TREE TIES PER COUNTY STANDARD DETAILS. USE TRIPLE STAKING WITH 3" DIAMETER STAKES IN HIGH WIND AREAS
3. ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6' (MIN.) OF HARDSCAPE PER COUNTY STANDARD DETAILS. ROOT BARRIER SHALL NOT ENCIRCLE THE TREE ROOTBALL BUT SHALL BE LOCATED AT EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.
4. TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD DETAILS
5. PLANTER ISLAND ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE WALKWAY STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOWELED INTO THE 6" WIDE CURB.
6. TREES SHALL BE LOCATED DURING FINAL DESIGN TO COMPLY WITH DRIVEWAY AND SIGHT DISTANCE REQUIREMENTS.
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8. ALL PLANT MATERIAL ADJACENT TO NATURAL SLOPES WILL BE NON-INVASIVE OR NATIVE PLANTS.

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DATE	BY	MARK	REVISIONS	APPR	DATE
ENGINEER				COUNTY	

SEAL - LANDSCAPE ARCHITECT

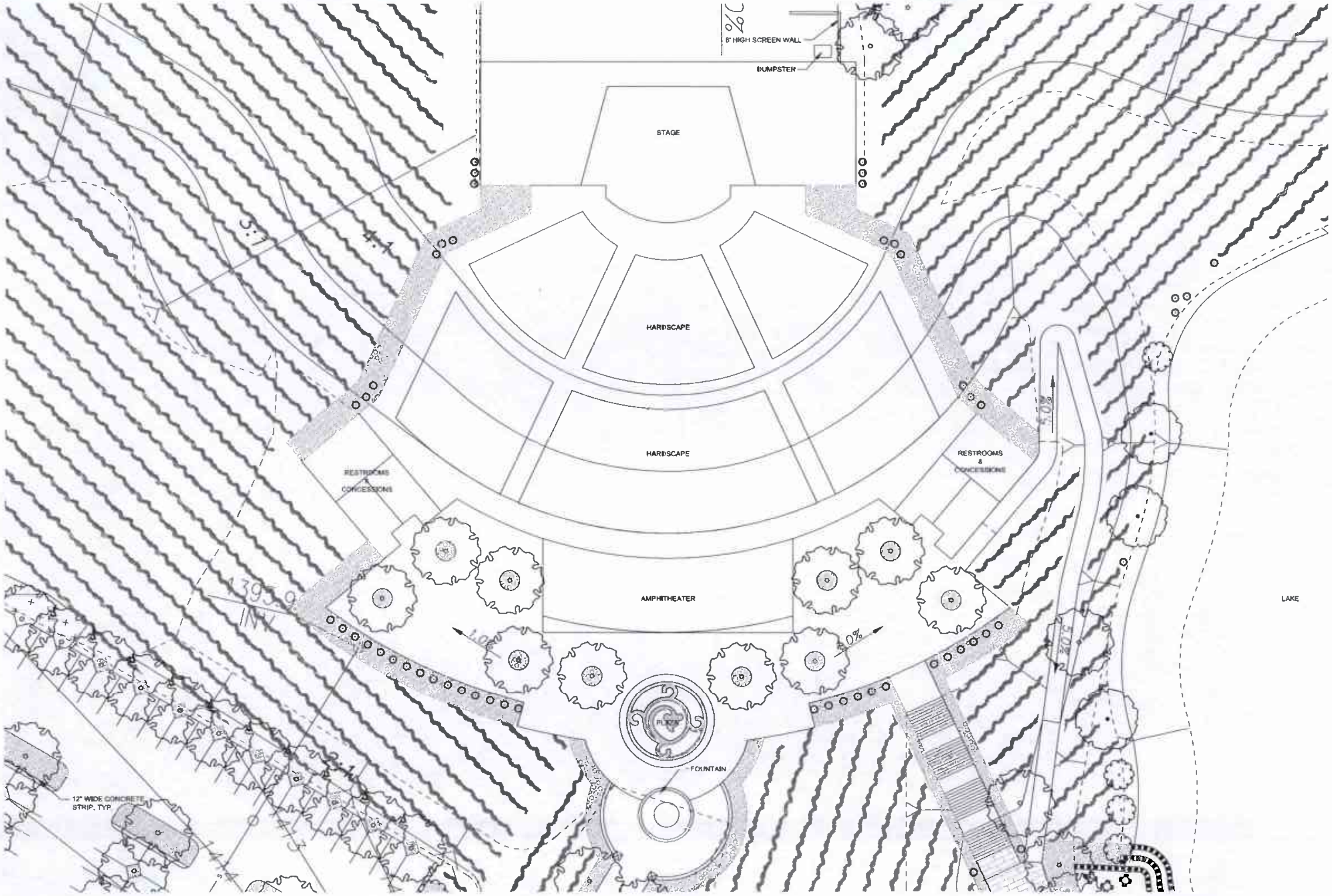
PREPARED BY:
2400 HISTORIC DECATUR RD
SUITE 107-403
PHONE 619-795-7603
CERT NO.4547, EXP 11/2015 DATE 02/20/15

SCALE: H: 1"=90' V: N/A
0' 90' 180'
NORTH

TRACT 35924
COUNTY OF RIVERSIDE
MT. PALOMAR WINERY RESORT
PLANNING SUBMITTAL - CONCEPTUAL LANDSCAPE
CONCEPTUAL LANDSCAPE PLAN

LOUDAR, LLC | R.E. | COUNTY I.P.E. NO.

SHEET NO. 2 OF 11 SHEETS



ABBREVIATED PLANTING LEGEND
SEE SHEET 9 FOR FULL LEGEND

SYMBOL	SCIENTIFIC NAME
	TREES
⊙	CHITALPA TASHKENTENSIS
○	CUPRESSUS SEMPERVIRENS 'STRICTA'
⊙	LAURUS NOBILIS 'SARATOGA'
⊙	OLEA EUROPAEA 'SWAN HILL'
⊙	RHAPHIOLEPIS 'MAJESTIC BEAUTY'
⊙	PISTACHIA CHINENSIS
〰	VINEYARDS
	PLANTING HATCHES
▨	SHRUBS AND GROUND COVER PLANTING SEE SHEET 9 FOR LEGEND
▨	OLIVE GROVE PLANTING SEE SHEET 9 FOR LEGEND
▨	BIO-SWALE PLANTING SEE SHEET 9 FOR LEGEND

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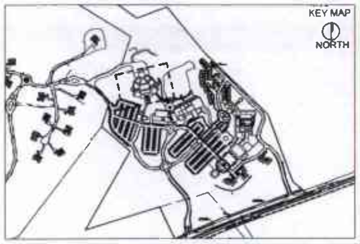

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DATE	BY	MARK	REVISIONS	APPR	DATE
ENGINEER				COUNTY	

SEAL-LANDSCAPE ARCHITECT
Tim Jachlewski Jr
No. 4547

PREPARED BY:
2400 HISTORIC DECATUR RD
SUITE 107-403
PHONE 619-795-7603
CERT NO.4547, EXP 11/2015
DATE: 02/20/15

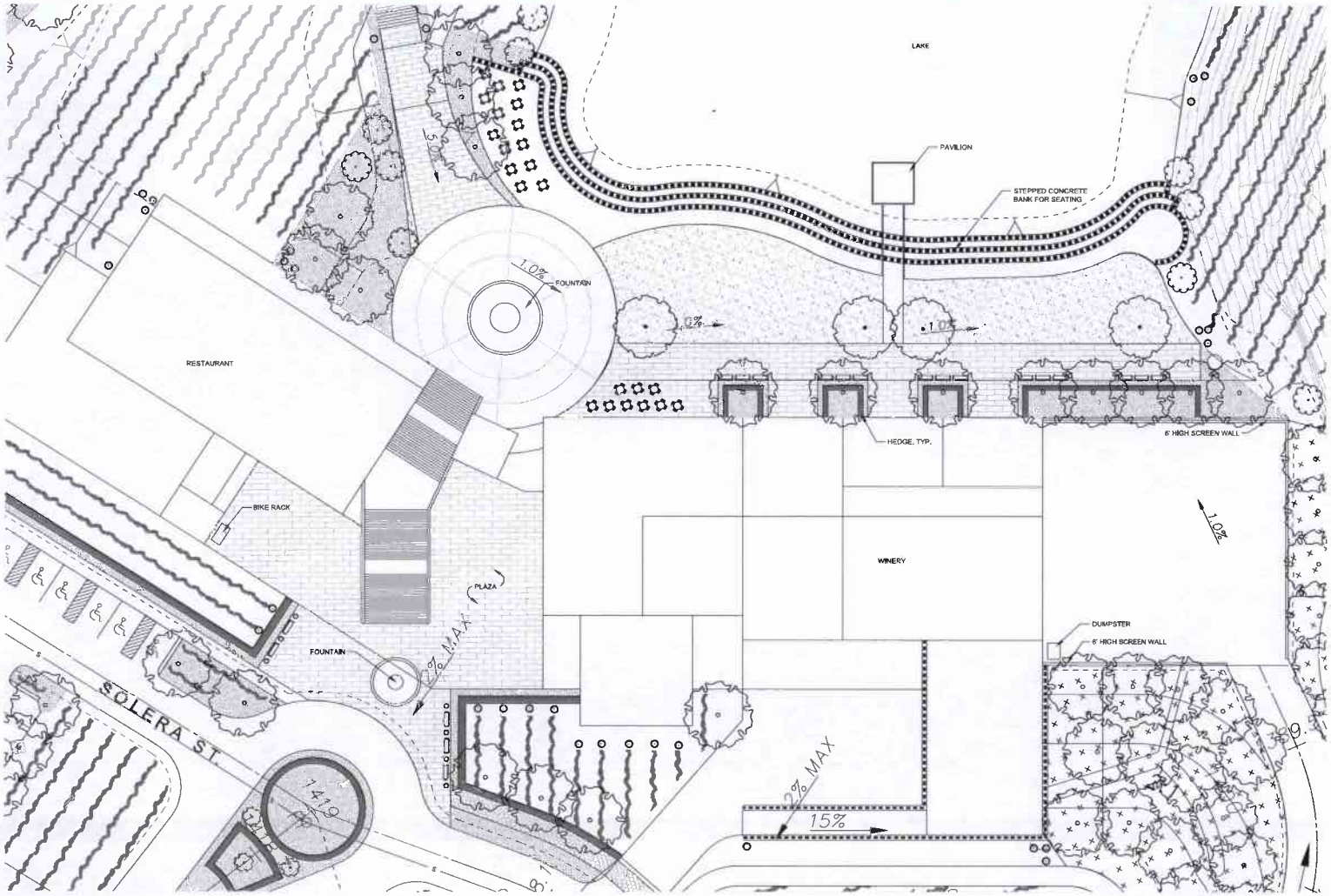
0' 10' 20' 40'
NORTH
SCALE:
H: 1"=20' V. N/A

TRACT 35924
COUNTY OF RIVERSIDE

MT. PALOMAR WINERY RESORT
PLANNING SUBMITTAL – CONCEPTUAL LANDSCAPE
CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT

SHEET NO.
3
OF 13 SHEETS

LOUIDAR, LLC
W.O.
COUNTY FILE NO.



ABBREVIATED PLANTING LEGEND
SEE SHEET 9 FOR FULL LEGEND

	SCIENTIFIC NAME
TREES	
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	CUPRESSUS SEMPERVIRENS 'STRICTA'
	LAURUS NOBILIS 'SARATOGA'
	OLEA EUROPAEA 'SWAN HILL'
	RHAPHILOLEPIS 'MAJESTIC BEAUTY'
	PISTACHIA CHINENSIS
	VINEYARDS

PLANTING HATCHES

SHRUBS AND GROUND COVER PLANTING
SEE SHEET 9 FOR LEGEND

OLIVE GROVE PLANTING
SEE SHEET 9 FOR LEGEND

BIO-SWALE PLANTING
SEE SHEET 9 FOR LEGEND

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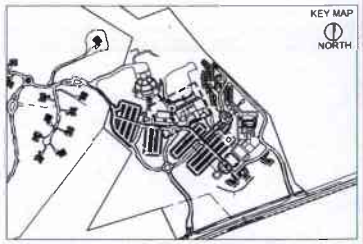

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DATE BY MARK REVISIONS APPR DATE
ENGINEER COUNTY

SEAL-LANDSCAPE ARCHITECT
LICENSED LANDSCAPE ARCHITECT
No. 4547
STATE OF CALIFORNIA

PREPARED BY:
2400 HISTORIC DECATUR RD
SUITE 107-403
PHONE 619-795-7603
CERT NO.4547, EXP 11/2015 DATE: 02/20/15

0' 10' 20' 40'
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TRACT 35924
COUNTY OF RIVERSIDE
MT. PALOMAR WINERY RESORT
PLANNING SUBMITTAL - CONCEPTUAL LANDSCAPE
CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT

SHEET NO. 4 OF 13 SHEETS

OWNER: LOUDAR, LLC
W.O.
COUNTY FILE NO.

ABBREVIATED PLANTING LEGEND
SEE SHEET 9 FOR FULL LEGEND

	SCIENTIFIC NAME
	TREES
	CHITALPA TASHKENTENSIS
	CUPRESSUS SEMPERVIRENS 'STRICTA'
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	OLEA EUROPAEA 'SWAN HILL'
	RHAPHIOLEPIS 'MAJESTIC BEAUTY'
	PISTACHIA CHINENSIS
	VINEYARDS

PLANTING HATCHES

SHRUBS AND GROUND COVER PLANTING
SEE SHEET 9 FOR LEGEND

OLIVE GROVE PLANTING
SEE SHEET 9 FOR LEGEND

BIO-SWALE PLANTING
SEE SHEET 9 FOR LEGEND

1. PROVIDE 3" LAYER OF MULCH (MIN) IN SHRUB BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUNDCOVER AREAS; 3" LAYER OF SHREDDED STABILIZING MULCH FOR SLOPES (UNLESS HYDROSEEDED)
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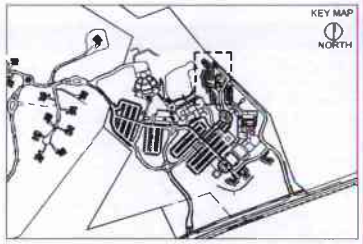
7. BIOSWALES SHALL BE COMPLIANT WITH COUNTY STANDARD DETAILS
8. ALL PLANT MATERIAL ADJACENT TO NATURAL SLOPES WILL BE NON-INVASIVE OR NATIVE PLANTS.

KEY MAP
NORTH



NOTE:
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DIGALERT
CALL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

DATE	BY	MARK	REVISIONS	APPR.	DATE
				ENGINEER	
				COUNTY	

SEAL-LANDSCAPE ARCHITECT
LICENSED LANDSCAPE ARCHITECT No. 4547 STATE OF CALIFORNIA

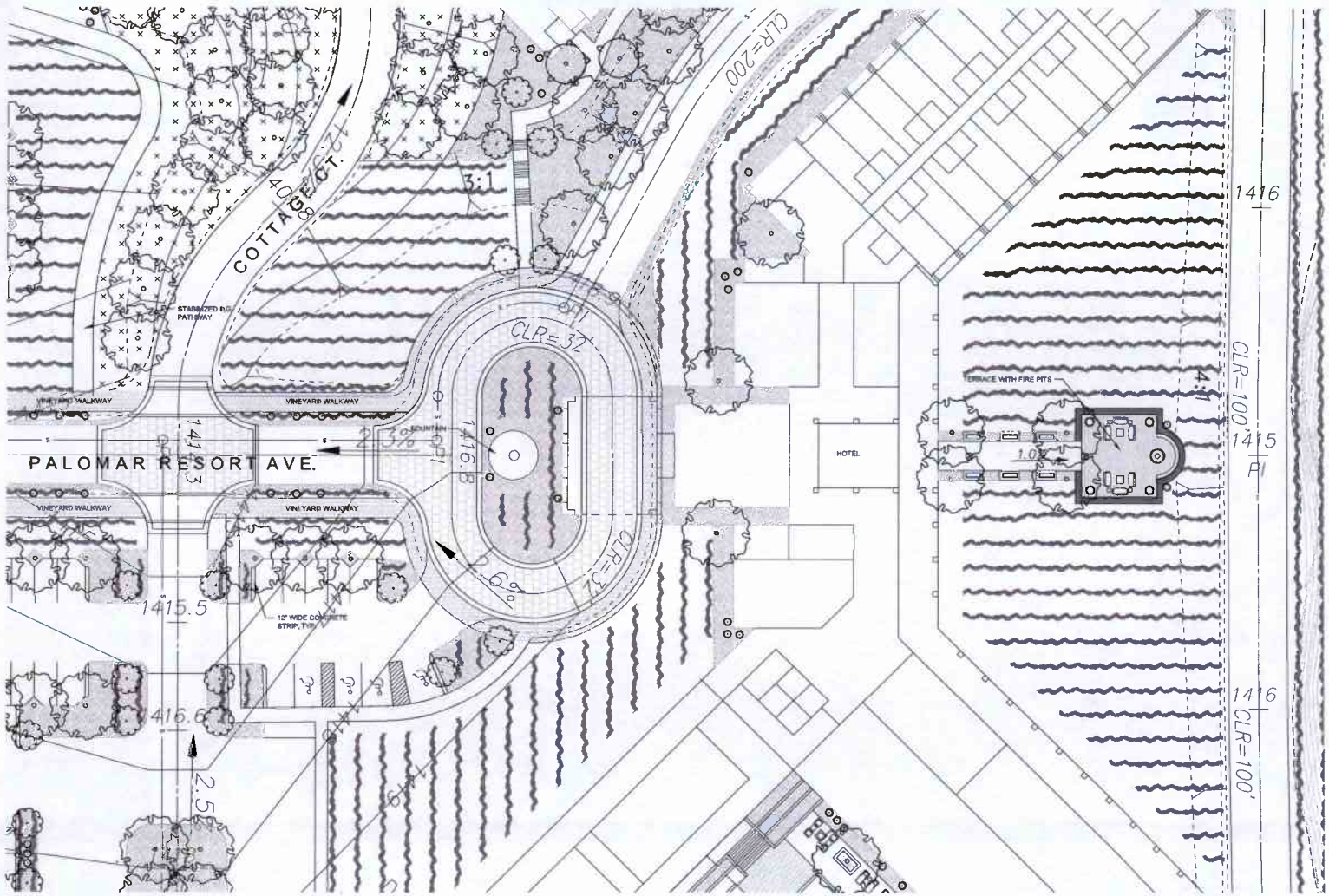
PREPARED BY:
[redacted]
2400 HISTORIC DECATUR RD
SUITE 107-403
PHONE 619-795-7603
CERT NO.4547, EXP 11/2015
DATE: 02/20/15

0' 10' 20' 40'
SCALE: H: 1"=20' V: N/A
NORTH

TRACT 35924
COUNTY OF RIVERSIDE
MT. PALOMAR WINERY RESORT
PLANNING SUBMITTAL – CONCEPTUAL LANDSCAPE
CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT

FIRM: LOUIDAR, LLC
W.O.
COUNTY FILE NO.

SHEET NO. 5 OF 12 SHEETS



ABBREVIATED PLANTING LEGEND
SEE SHEET 9 FOR FULL LEGEND

SCIENTIFIC NAME
TREES
CHITALPA TASHKENTENSIS
CUPRESSUS SEMPERVIRENS 'STRICTA'
LAURUS NOBILIS 'SARATOGA'
OLEA EUROPAEA 'SWAN HILL'
RHAPHIOLEPIS 'MAJESTIC BEAUTY'
PISTACHIA CHINENSIS
VINEYARDS
PLANTING HATCHES
SHRUBS AND GROUND COVER PLANTING SEE SHEET 9 FOR LEGEND
OLIVE GROVE PLANTING SEE SHEET 9 FOR LEGEND
BIO-SWALE PLANTING SEE SHEET 9 FOR LEGEND

1. PROVIDE 3" LAYER OF MULCH (MIN) IN SHRUB BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUNDCOVER AREAS; 3" LAYER OF SHREDDED STABILIZING MULCH FOR SLOPES (UNLESS HYDROSEEDED)
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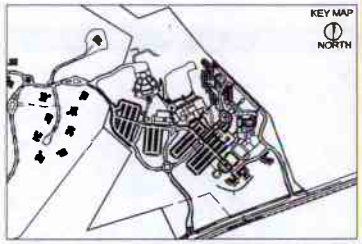
NORTH



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DATE BY MARK
ENGINEER
REVISIONS
APPR DATE
COUNTY

SEAL-LANDSCAPE ARCHITECT
LICENSED LANDSCAPE ARCHITECT No. 4547 STATE OF CALIFORNIA

PREPARED BY:
[redacted]
2400 HISTORIC DECATUR RD.
SUITE 107-403
PHONE 619-795-7603
02/16/15
CERT NO.4547, EXP 11/2015 DATE:

0' 10' 20' 40'
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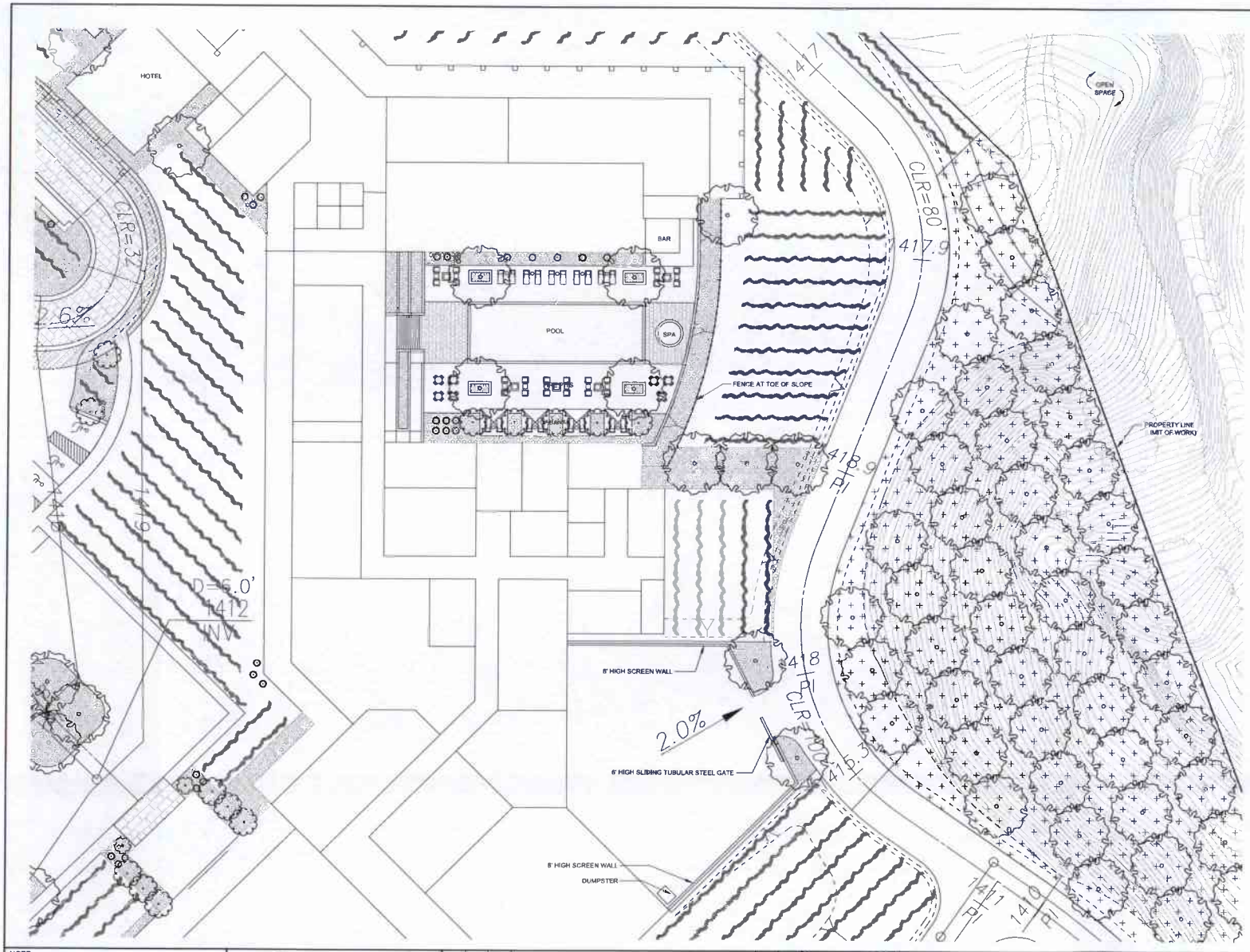
NORTH

TRACT 36975
COUNTY OF RIVERSIDE
MT. PALOMAR WINERY RESORT
PLANNING SUBMITTAL - CONCEPTUAL LANDSCAPE
CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT

SHEET NO. 6 OF 13 SHEETS

OWN: LOUDAR, LLC
W.O.
COUNTY FILE NO.



ABBREVIATED PLANTING LEGEND
SEE SHEET 9 FOR FULL LEGEND

SCIENTIFIC NAME
TREES
CHITALPA TASHKENTENSIS
CUPRESSUS SEMPERVIRENS 'STRICTA'
LAURUS NOBILIS 'SARATOGA'
OLEA EUROPAEA 'SWAN HILL'
RHAPHIOLEPIS 'MAJESTIC BEAUTY'
PISTACHIA CHINENSIS
VINEYARDS
PLANTING HATCHES
SHRUBS AND GROUND COVER PLANTING SEE SHEET 9 FOR LEGEND
OLIVE GROVE PLANTING SEE SHEET 9 FOR LEGEND
BIO-SWALE PLANTING SEE SHEET 9 FOR LEGEND

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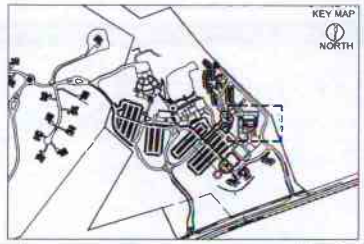

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STATE OF CALIFORNIA

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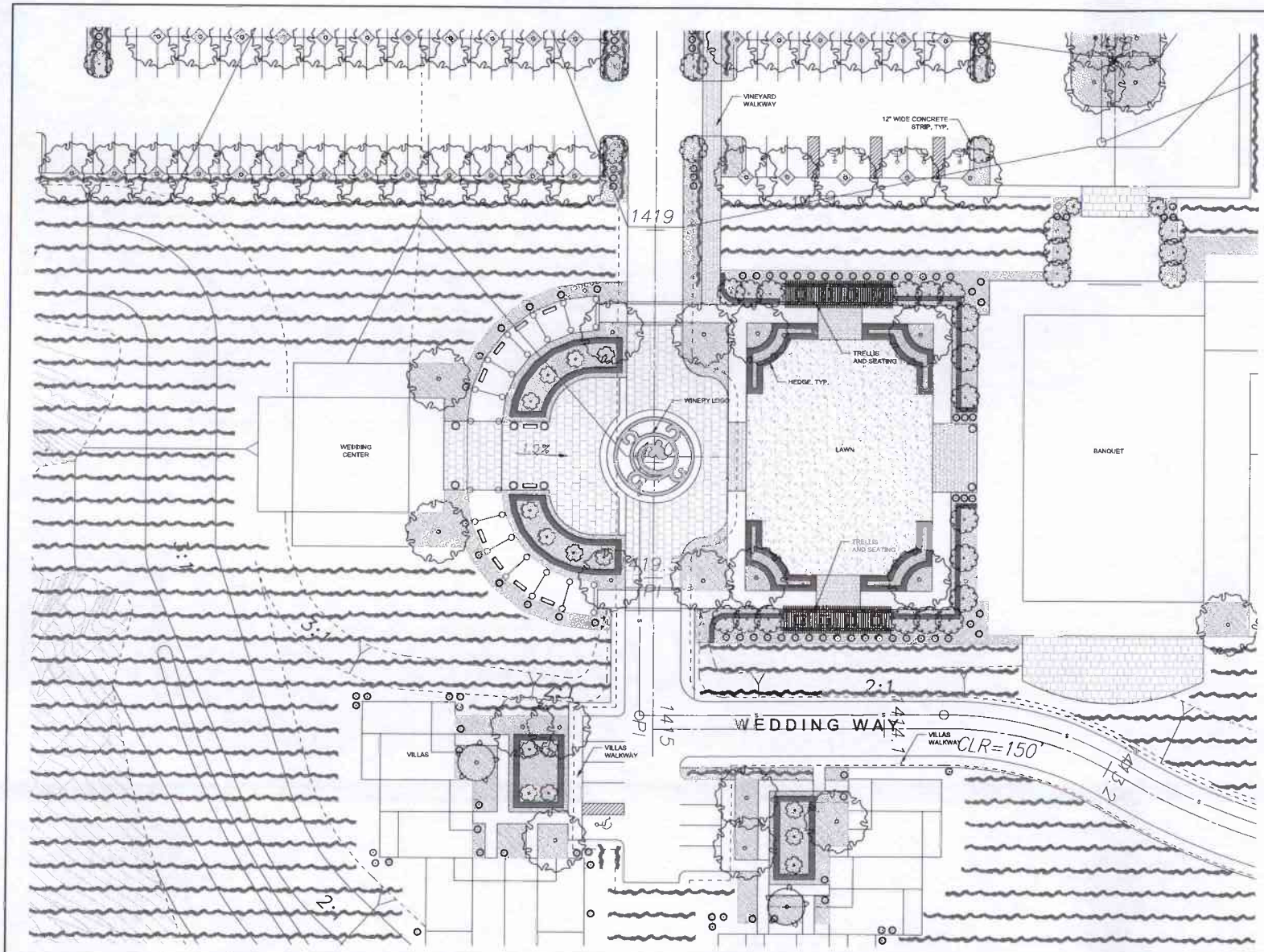
PLANNING SUBMITTAL - CONCEPTUAL LANDSCAPE
CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT
OWNER: LOUDAR, LLC
COUNTY FILE NO.

SHEET NO. 7 OF 11 SHEETS



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SEE SHEET 9 FOR FULL LEGEND

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PLANTING HATCHES

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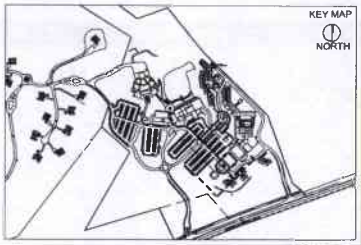

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COUNTY OF RIVERSIDE
MT. PALOMAR WINERY RESORT
PLANNING SUBMITTAL - CONCEPTUAL LANDSCAPE
CONCEPTUAL LANDSCAPE PLANEN LAGEMENT
LOUDAR, LLC
R.O.
COUNTY FILE NO.

SHEET NO
8
OF 13 SHEETS

PLANT LEGEND

	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	SPACING	REMARKS	WATER USE (WUCOLS-24)	MATURE HEIGHT	MATURE WIDTH
	TREES									
	CHI-TAS	CHITALPA TASHKENTENSIS	CHITALPA	12	24" BOX	PER PLAN		LOW	20'-30'	20'-30'
	CUP-SEM	CUPRESSUS SEMPERVIRENS 'STRICTA'	ITALIAN CYPRESS	453	15 GAL.	PER PLAN		LOW	60'	5'-10'
	LAR-NOB	LAURUS NOBILIS 'SARATOGA'	SWEET BAY	103	24" BOX	PER PLAN	STANDARD, FULL CANOPY	LOW	20'-40'	20'-40'
	OLE-EUR	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	641	24" BOX	PER PLAN	MULTI-TRUNK	LOW	25'-30'	25'-30'
	RHA-MAJ	RHAPHIOLEPIS 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY HAWTHORN	27	24" BOX	PER PLAN	STANDARD	MEDIUM	10'-12'	6'-8'
	PIS-CHI	PISTACHIA CHINENSIS	CHINESE PISTACHE	11	24" BOX	PER PLAN		MEDIUM	30'-40'	30'-40'
	VINEYARDS									

PLANT LEGEND

ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	SPACING	REMARKS	WATER USE (WUCOLS-24)	MATURE HEIGHT	MATURE WIDTH
SHRUBS (124,110 SQ.FT.) 14,121 PLANTS AT 3'-0" O.C. AVERAGE SPACING									
CEA-CON	CEANOTHUS 'CONCHA'	WILD LILAC		5 GAL.			LOW	6'-7'	8'-9'
CEA-JOY	CEANOTHUS 'JOYCE COULTER'	WILD LILAC		1 GAL.	5' O.C.		LOW	2'-6'	10'-12'
CON-CNE	CONVOLVULUS CNEORUM	BUSH MORNING GLORY		1 GAL.	PER PLAN		LOW	2'-4'	2'-4'
ENC-CAL	ENCELIA CALIFORNICA	BUSH SUNFLOWER		1 GAL.			LOW	3'	4'
HET-ARB	HETEROMELES ARBUTIFOLIA	TOYON, CHRISTMAS BERRY		5 GAL.			LOW	8-10'	6'-10'
LAN-GOL	LANTANA 'GOLD RUSH'	GOLD RUSH LANTANA		1 GAL.	36" O.C.		LOW	1.5'-2'	4'-6'
LAN-SPR	LANTANA 'SPREADING SUNSET'	SPREADING SUNSET LANTANA		1 GAL.			LOW	2'-3'	6'-8'
LAV-ANG	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER		1 GAL.			LOW	1.5'	2'
LAV-GOO	LAVANDULA 'GOODWIN CREEK GREY'	GOODWIN CREEK LAVENDER		1 GAL.			LOW	2.5'-3'	3'-4'
LEU-FRU	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER		5 GAL.			LOW	6'-8'	6'-8'
LEY-CON	LEYMUS CONDENSATUS 'CANYON PRINCE'	BLUE LYME GRASS		1 GAL.	24" O.C.		MEDIUM	2'-3'	2'-3'
MYR-AFR	MYRSINE AFRICANA	AFRICAN BOXWOOD		5 GAL.	24" O.C.	MAINTAIN AS HEDGE	MEDIUM	3'-8'	3.5'-8'
MYR-COM	MYRTUS COMMUNIS	MYRTLE		15 GAL.	36" O.C.	MAINTAIN AS HEDGE	MEDIUM	5'-8'	4'-6'
MYR-COMP	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE		5 GAL.	18" O.C.	MAINTAIN AS HEDGE	MEDIUM	2'	2'
RHA-UMB	RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDO HAWTHORN		5 GAL.	24" O.C.	MAINTAIN AS HEDGE	MEDIUM	3'-4'	3'-6'
ROS-CLI	ROSA CLIMBING 'ICEBERG'	RED CLIMBING ICEBERG TYPE ROSE		15 GAL.		PROVIDE SUBMITTAL	MEDIUM	–	–
ROS-PIN	ROSA 'ICEBERG'	PINK ICEBERG TYPE ROSE		5 GAL.		PROVIDE SUBMITTAL	MEDIUM	3'-6'	3'-6'
ROS-RED	ROSA 'SEVILLANA - ICEBERG'	RED ICEBERG TYPE ROSE		5 GAL.		PROVIDE SUBMITTAL	MEDIUM	3'-6'	3'-6'
ROS-ICE	ROSA 'ICEBERG'	WHITE ICEBERG ROSE		5 GAL.			MEDIUM	3'-4'	3'-4'
ROS-BLU	ROSMARINUS OFFICINALIS 'BLUE SPIRES'	BLUE SPIRES ROSEMARY		5 GAL.			LOW	3'-6'	3'-6'
SAL-POZ	SALVIA CLEVELANDII 'POZO BLUE'	CLEVELAND SAGE		1 GAL.			LOW	3'-6'	5'-8'
SAL-FUR	SALVIA GREGGII 'FURMANS RED'	AUTUMN SAGE		1 GAL.		DEEP RED VARIETY	LOW	1'-4'	1'-4'
WES-WYN	WESTRINGIA FRUTICOSA 'WYNABBIE GEM'	COAST ROSEMARY		15 GAL.			LOW	3'-8'	5'-10'
TEU-COS	TEUCHRIUM COSSONII	GERMANDER		4" POTS			LOW	8"	18"
TOP-CON	TOPIARY-MYRTUS COMMUNIS	MYRTLE		15 GAL.		CONE SHAPE	MEDIUM	3.5'	2.5
TOP-GLO	TOPIARY-MYRTUS COMMUNIS	MYRTLE		15 GAL.		GLOBE SHAPE	MEDIUM	2.5'	2.5
BAC-PIL	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH		1 GAL.	60" O.C.		LOW	8"-24"	8'
DIS-SPS	DISTICHLIS SPICATA 'STRICTA'	SALT GRASS		SEED	3 LBS./1,000 SF		MEDIUM	8"-12"	12"-18"
CON-SAB	CONVOLVULUS SABATIUS (MAURITANICUS)	GROUND MORNING GLORY		1 GAL.	24" O.C.		LOW	1'-2'	3'
ERI-FAS	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT		1 GAL.	48" O.C.		LOW	1'-2'	4'
DIST-FRU	DISTEGOSPERMUM FRUTICOSA	AFRICAN DAISY		1 GAL.	18" O.C.	EVERBLOOMING WHITE VAR.	LOW	8"-18"	2'-4'
PEL-LIG	PELARGONIUM PELTATUM 'LIGHT PINK'	IVY GERANIUM		4" POTS	18" O.C.	LIGHT PINK VARIETY	MEDIUM	1'-1.5'	3'-5'
PEL-DAR	PELARGONIUM PELTATUM 'DARK RED'	IVY GERANIUM		4" POTS	18" O.C.	DARK RED VARIETY	MEDIUM	1'-1.5'	3'-5'
PEL-WHI	PELARGONIUM PELTATUM 'WHITE'	IVY GERANIUM		4" POTS	18" O.C.	WHITE VARIETY	MEDIUM	1'-1.5'	3'-5'
ROS-HUN	ROSMARINUS OFF. 'HUNTINGTON CARPET'	HUNTINGTON CARP. ROSEMARY		1 GAL.	30" O.C.		LOW	1.5'	3'-5'
THY-PRA	THYMUS PRAECOX 'CREEPING PINK'	CREEPING PINK THYME		FLATS	6" O.C.		MEDIUM	2"	1'
HERBS	TO BE SELECTED IN CONJUNCTION WITH RESTAURANT			4" POTS	2' O.C.		MEDIUM		
VINES									
PAR-TRI	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY		5 GAL.		REMOVE FROM STAKE AND ATTACH TO STRUCTURE	MEDIUM		
VIT-ONE	VITIS VINIFERA (OWNER TO SELECT SPP.)	GRAPE (ON SINGLE POST)		1 GAL.		REMOVE FROM STAKE AND ATTACH TO POST	MEDIUM		
VIT-FIV	VITIS VINIFERA (OWNER TO SELECT SPP.)	GRAPE (ON TRELLIS)		5 GAL.		REMOVE FROM STAKE AND ATTACH TO TRELLIS	MEDIUM		
VIT-ROW	VITIS VINIFERA (OWNER TO SELECT SPP.)	GRAPE (ON VINEYARD WIRES)		1 GAL.		REMOVE FROM STAKE AND ATTACH TO WIRES	MEDIUM		
TURF-SOD	MARATHON II	HYBRID TALL FESCUE	15,000 SQ.FT.	SOD			HIGH		
OLIVE GROVE (GROUNDCOVER ACCENT PLANTING) (82,941 SQ.FT.) 9,820 PLANTS AT 5'-0" O.C. AVERAGE SPACING SPACING									
CEA-JOY	CEANOTHUS 'JOYCE COULTER'	WILD LILAC		1 GAL.			LOW	2'-5'	10'-12'
ENC-CAL	ENCELIA CALIFORNICA	BUSH SUNFLOWER		1 GAL.			LOW	3'	4'
SAL-POZ	SALVIA CLEVELANDII 'POZO BLUE'	CLEVELAND SAGE		1 GAL.			LOW	3'-6'	5'-8'
BAC-PIL	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH		1 GAL.	36" O.C.		LOW	8"-24"	8'
ERI-FAS	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT		1 GAL.	36" O.C.		LOW	1'-2'	4'
LEY-CON	LEYMUS CONDENSATUS 'CANYON PRINCE'	BLUE LYME GRASS	8882	1 GAL.			LOW	2'-3'	2'-3'

HYDROSEED MIX — PURE LIVE SEED LBS./ACRE

CAMISSONIOPSIS CHEIRANTHIFOLIA	0.20
CLARKIA PURPUREA	0.20
CORETHROGYNE FILAGINIFOLIA	0.10
DISTICHLIS SPICATA STRICTA	1.00
ERIOGONUM FASCICULATUM	2.00
ERIOPHYLLUM CONFERTIFLORUM	0.70
ESCHSCHOLZIA CALIFORNICA	1.50
GALIUM ANGUSTIFOLIUM	0.50
ISOCOMA MENZIESII	0.50
LUPINUS BICOLOR	2.00
STIPA PULCHRA	6.00

RIO-SWALES (23,048 SQ.FT.) 2,544 PLANTS AT 3'-0" O.C. AVERAGE SPACING									
JUN-PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH		1 GAL.			MEDIUM	2'	2'
MUH-RIG	MUHLENBERGIA RIGENS	DEER GRASS		1 GAL.			MEDIUM	4'	4'
LEY-CON	LEYMUS CONDENSATUS 'CANYON PRINCE'	BLUE LYME GRASS		1 GAL.			MEDIUM	2'-3'	2'-3'

NOTE: THIS LIST IS NOT ALL INCLUSIVE. ADDITIONAL SPECIES MAY BE ADDED IF APPROVED BY THE PLANNING DEPARTMENT

NOTE:
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DIGALERT
CALL BEFORE YOU DIG TOLL FREE
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT
TWO WORKING DAYS BEFORE YOU DIG 1-800-227-2600

DATE | BY | MARK | REVISIONS
ENGINEER | APPROVED COUNTY

SEAL-LANDSCAPE ARCHITECT
LICENSED LANDSCAPE ARCHITECT No. 4547 Jeffrey L. Hunt STATE OF CALIFORNIA

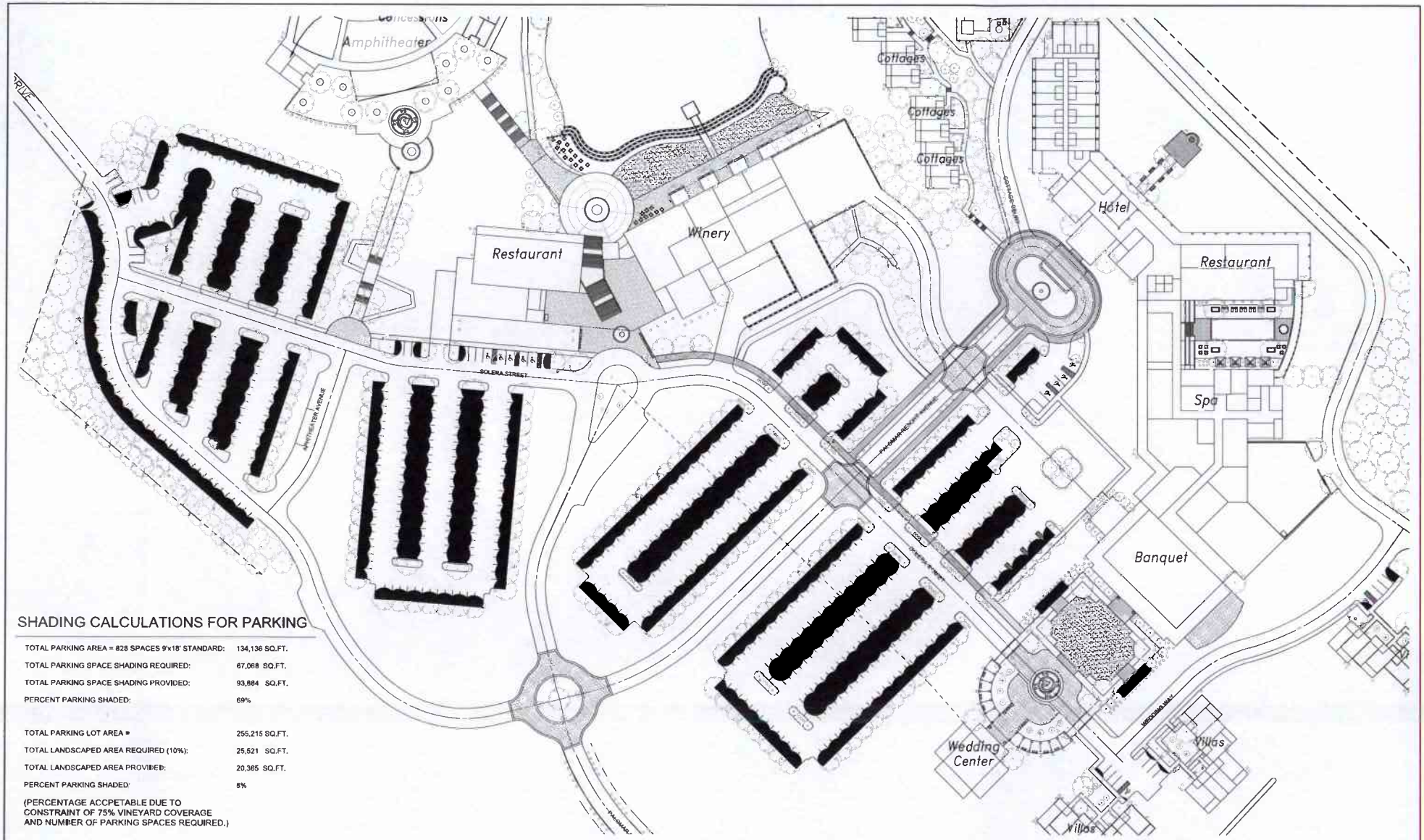
PREPARED BY:
2400 HISTORIC DECATUR RD.
SUITE 107-403
PHONE 619-795-7603
CERT NO.4547, EXP 11/2015
DATE: 02/20/15

SCALE: H: ____ V: N/A

TRACT 35924
COUNTY OF RIVERSIDE
MT. PALOMAR WINERY RESORT
PLANNING SUBMITTAL – CONCEPTUAL LANDSCAPE
PLANTING LEGEND

OWNER: LOUIDAR, LLC | W.O. | PROJECT FILE NO.

SHEET NO. 9 OF 11 SHEETS



SHADING CALCULATIONS FOR PARKING

TOTAL PARKING AREA = 828 SPACES 9'x18' STANDARD:	134,136 SQ.FT.
TOTAL PARKING SPACE SHADING REQUIRED:	67,068 SQ.FT.
TOTAL PARKING SPACE SHADING PROVIDED:	93,884 SQ.FT.
PERCENT PARKING SHADED:	69%
TOTAL PARKING LOT AREA =	255,215 SQ.FT.
TOTAL LANDSCAPED AREA REQUIRED (10%):	25,521 SQ.FT.
TOTAL LANDSCAPED AREA PROVIDED:	20,365 SQ.FT.
PERCENT PARKING SHADED:	8%

(PERCENTAGE ACCPETABLE DUE TO CONSTRAINT OF 75% VINEYARD COVERAGE AND NUMBER OF PARKING SPACES REQUIRED.)

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TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

DATE BY MARK REVISIONS APPR DATE
ENGINEER COUNTY

SEAL-LANDSCAPE ARCHITECT
LICENSED LANDSCAPE ARCHITECT No. 4547 STATE OF CALIFORNIA

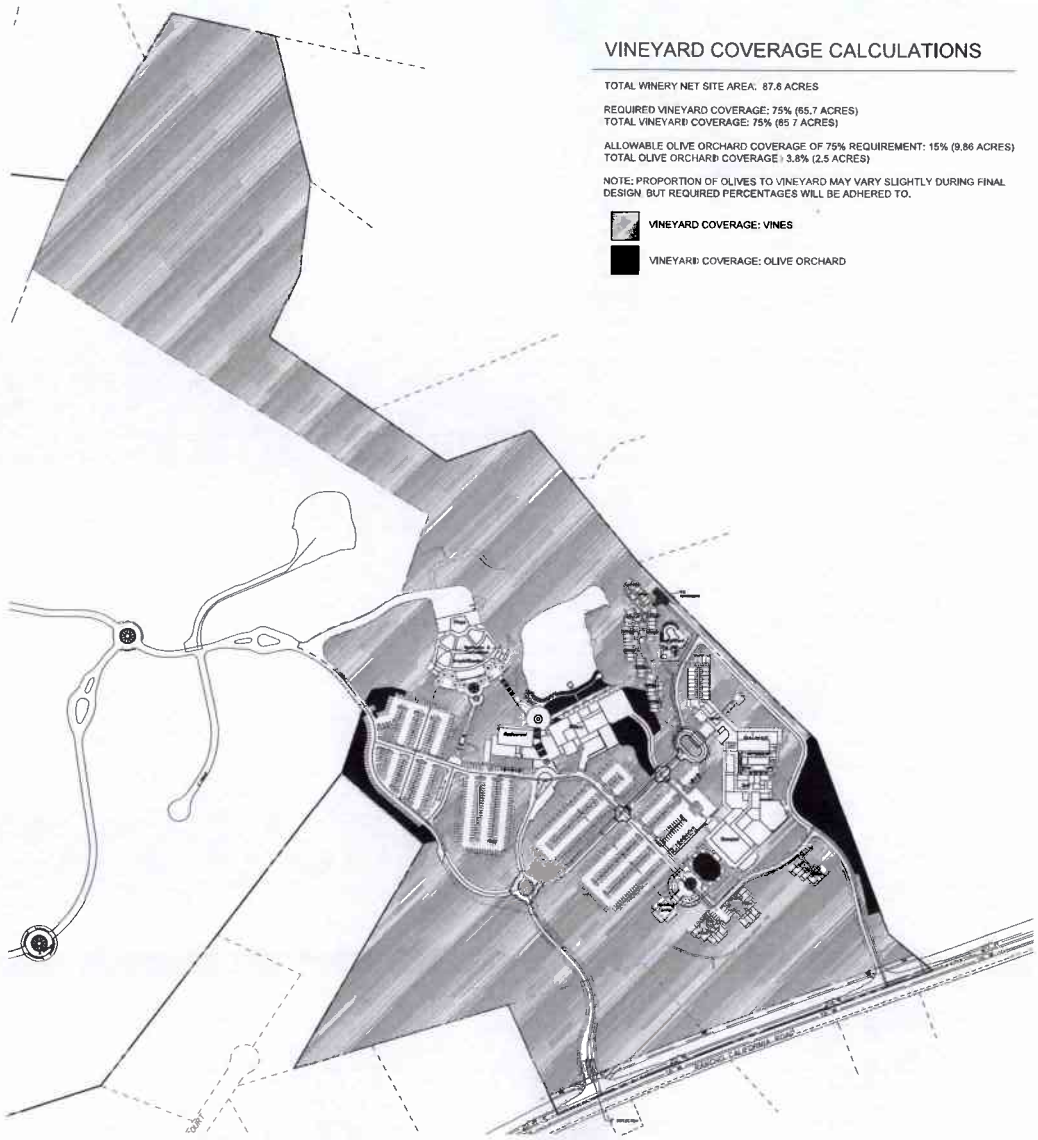
PREPARED BY:
2400 HISTORIC DECATUR RD.
SUITE 107-403
PHONE 619-795-7603
CERT NO.4547, EXP 11/2015 DATE: 02/20/15

0' 50' 100'
NORTH
SCALE: H: 1"=50' V: N/A

TRACT 35924
COUNTY OF RIVERSIDE
MT. PALOMAR WINERY RESORT
PLANNING SUBMITTAL - CONCEPTUAL LANDSCAPE
PARKING LOT SHADE REQUIREMENT

SHEET NO 10 OF 12 SHEETS

FOR LOURDAR, LLC
COUNTY FILE NO.



VINEYARD COVERAGE CALCULATIONS

TOTAL WINERY NET SITE AREA: 87.6 ACRES

REQUIRED VINEYARD COVERAGE: 75% (65.7 ACRES)
TOTAL VINEYARD COVERAGE: 75% (65.7 ACRES)

ALLOWABLE OLIVE ORCHARD COVERAGE OF 75% REQUIREMENT: 15% (9.86 ACRES)
TOTAL OLIVE ORCHARD COVERAGE: 3.8% (2.5 ACRES)

NOTE: PROPORTION OF OLIVES TO VINEYARD MAY VARY SLIGHTLY DURING FINAL DESIGN, BUT REQUIRED PERCENTAGES WILL BE ADHERED TO.

VINEYARD COVERAGE: VINES

VINEYARD COVERAGE: OLIVE ORCHARD

NOTE:

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DATE	BY	MARK	REVISIONS	APPR	DATE
				ENGINEER	COUNTY

SEAL - LANDSCAPE ARCHITECT

LICENSED LANDSCAPE ARCHITECT No. 4547 STATE OF CALIFORNIA

PREPARED BY:

2400 HISTORIC DECATUR RD.
SUITE 107-403
PHONE 619-795-7603

CERT NO.4547, EXP 11/2015 DATE: 02/20/15

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

0' 200' 400'

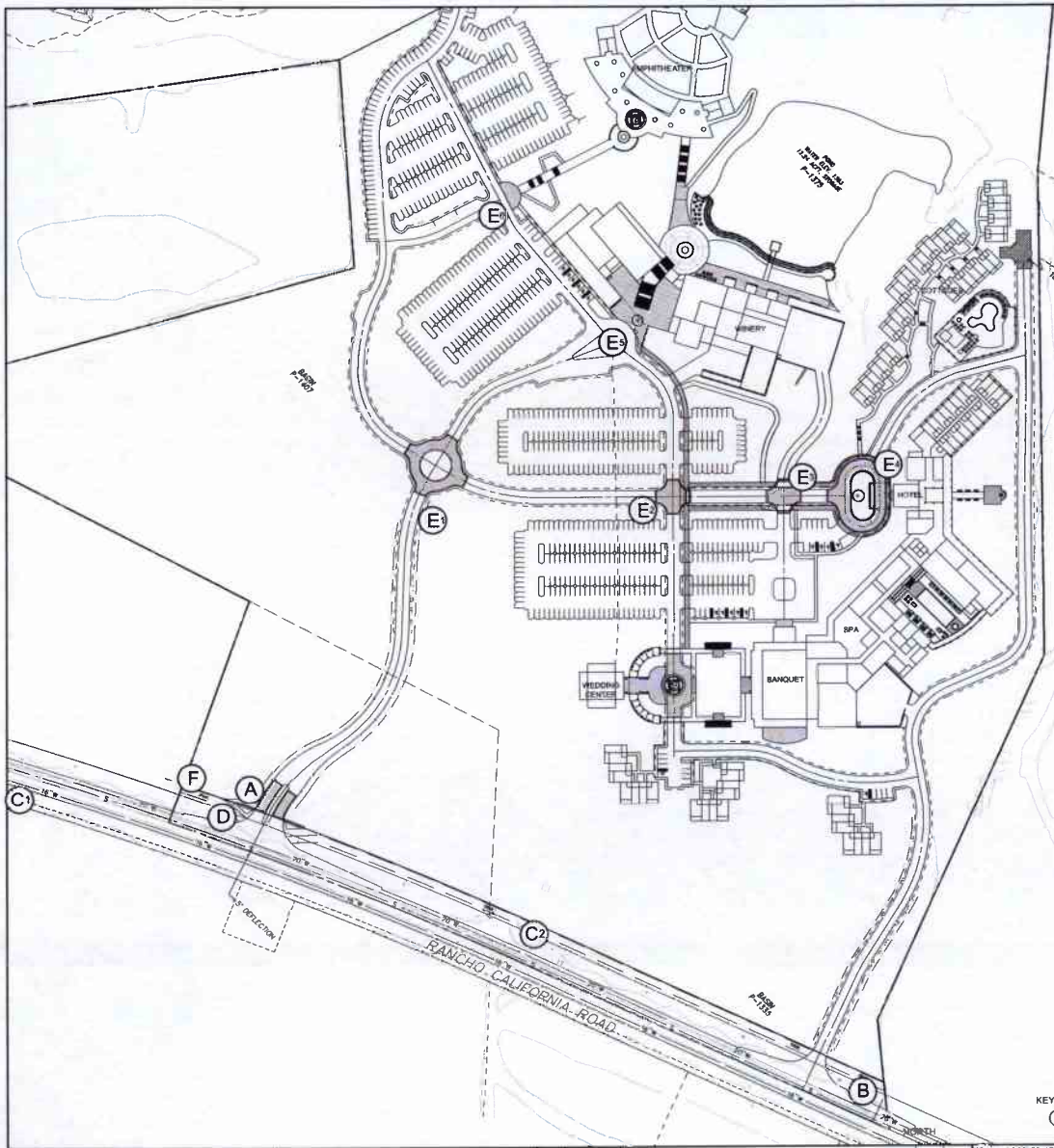
NORTH

TRACT 35924
COUNTY OF RIVERSIDE

M.T. PALOMAR WINERY RESORT
PLANNING SUBMITTAL - CONCEPTUAL LANDSCAPE
VINEYARD COVERAGE PLAN

FIRM: LOUIDAR, LLC | W.O. | COUNTY FILE NO.

SHEET NO. 11 OF 11 SHEETS



KEY MAP

MOUNT PALOMAR WINERY SIGNAGE LEGEND

SIGNS

- (A) ENTRY MONUMENT SIGNAGE
- (B) TEMECULA VALLEY WINE COUNTRY WAY FINDING SIGNAGE
- (C) TEMECULA VALLEY WINE COUNTRY COMMERCIAL SIGNAGE
- (D) TEMECULA VALLEY WINE COUNTRY STREET SIGN
- (E) MOUNT PALOMAR WAY FINDING SIGNAGE
- (F) EVENT BANNER

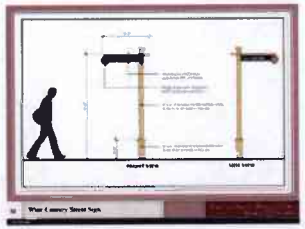
(A) ENTRY MONUMENT SIGNAGE

(B) TEMECULA VALLEY WINE COUNTRY WAY FINDING SIGNAGE

(C) TEMECULA VALLEY WINE COUNTRY COMMERCIAL SIGNAGE

C1 SIGN COPY
- MT. PALOMAR RESTAURANT
- MR. PALOMAR HOTEL
- MT. PALOMAR SPA
- MT. PALOMAR WEDDING CENTER

C2 SIGN COPY
- MT. PALOMAR RESTAURANT
- MR. PALOMAR HOTEL
- MT. PALOMAR SPA
- MT. PALOMAR WEDDING CENTER



(D) TEMECULA VALLEY WINE COUNTRY STREET SIGN

(E) MOUNT PALOMAR WAY FINDING SIGNAGE
SAMPLE ON-SITE SIGNAGE COPY (FINAL SIGN COPY TO BE DETERMINED DURING FINAL DESIGN)

E1 SIGN COPY
- WINERY
- TASTING ROOM
- AMPHITHEATER
- HOTEL & SPA
- BANQUET
- WEDDING CENTER

E2 SIGN COPY
- WINERY
- TASTING ROOM
- AMPHITHEATER
- HOTEL & SPA
- BANQUET
- WEDDING CENTER

E3 SIGN COPY
- WINERY
- TASTING ROOM
- AMPHITHEATER
- BANQUET
- WEDDING CENTER

E4 SIGN COPY
- COTTAGES
- FAMILY POOL

E5 SIGN COPY
- AMPHITHEATER
- HOTEL & SPA
- BANQUET
- WEDDING CENTER

E6 SIGN COPY
- AMPHITHEATER PARKING
- WINERY
- TASTING ROOM
- HOTEL & SPA
- BANQUET
- WEDDING CENTER

(F) EVENT BANNER

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DATE BY MARK REVISIONS APPROVED
ENGINEER COUNTY

SEAL-LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT No. 4547 STATE OF CALIFORNIA

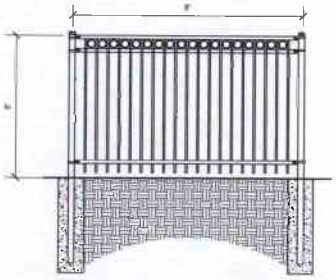
PREPARED BY:
[redacted]
2400 HISTORIC DECATUR RD.
SUITE 107-403
PHONE 619-795-7603
CERT NO.4547, EXP 11/2015
DATE: 02/20/15

0' 50' 100' 200'
SCALE: H: 1"=100' V: N/A
NORTH

TRACT 35924
COUNTY OF RIVERSIDE
MT. PALOMAR WINERY RESORT
PLANNING SUBMITTAL - CONCEPTUAL LANDSCAPE
CONCEPTUAL LANDSCAPE SIGNAGE

SHEET NO. 12 OF 13 SHEETS

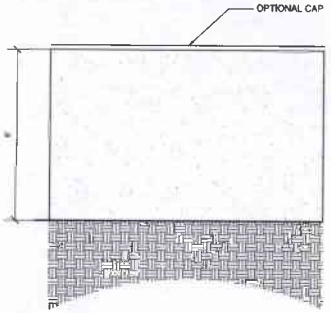
FILE: LOUDAR, LLC



TUBULAR STEEL POOL FENCE

5' HEIGHT

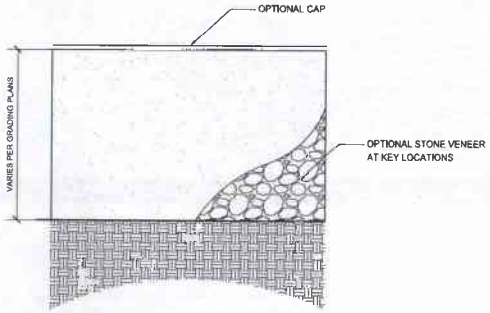
SCALE: 1/2" = 1'-0"



CMU STUCCO SCREEN WALL

6' HEIGHT

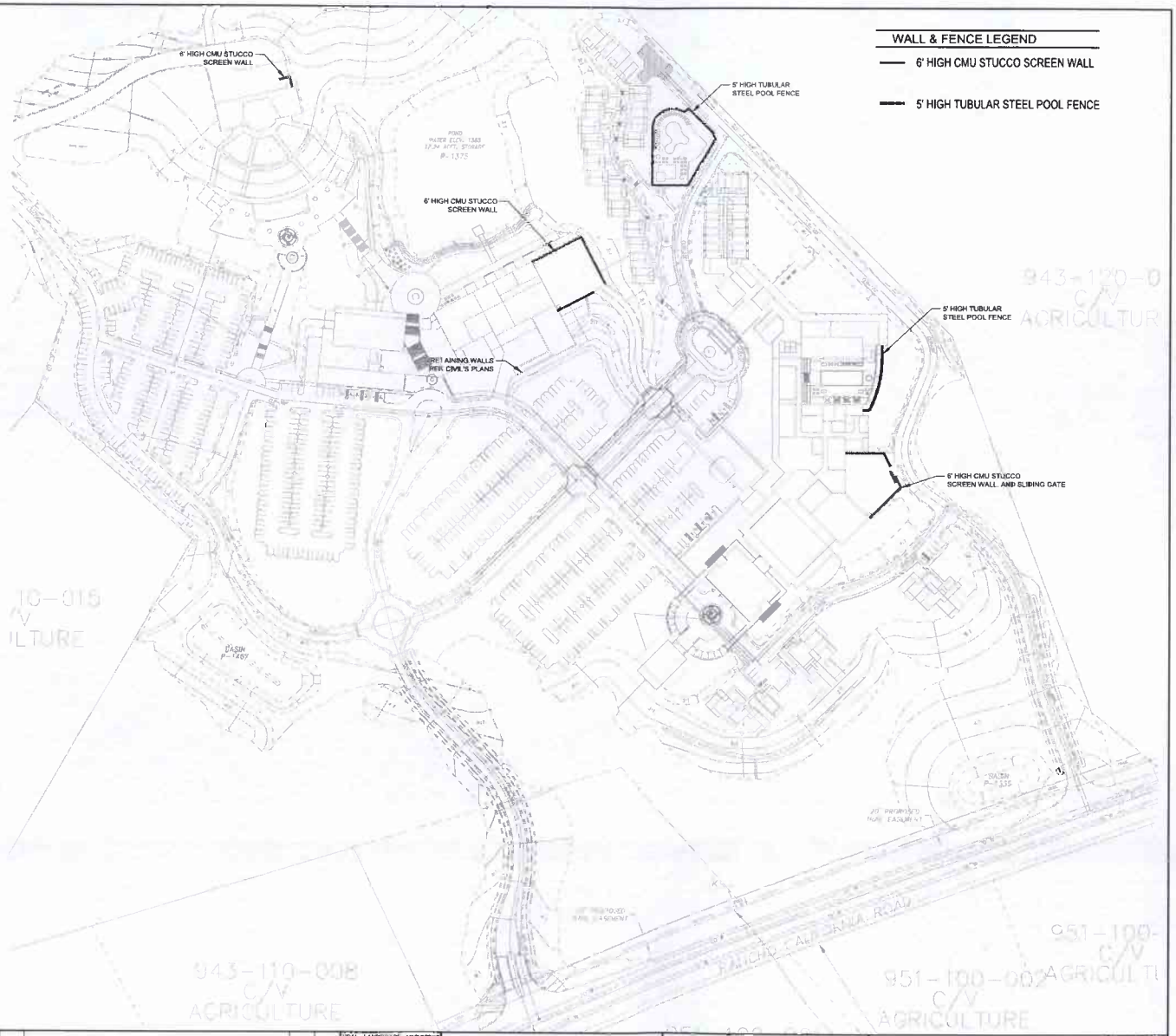
SCALE: 1/2" = 1'-0"



CMU STUCCO RETAINING WALL

WITH OPTIONAL STONE VENEER

SCALE: 1/2" = 1'-0"



WALL & FENCE LEGEND

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

NOTE:
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DATE	BY	MARK	REVISIONS	APPR. DATE

ENGINEER | COUNTY

SEAL - LANDSCAPE ARCHITECT

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA

PREPARED BY:

[redacted]

2400 HISTORIC DECATUR RD
SUITE 107-403
PHONE 619-795-7603

CERT NO 4547, EXP 11/2015

02/20/15
DATE

0' 100' 200'
SCALE: H. 1"=100' V: N/A
NORTH

TRACT 35924
COUNTY OF RIVERSIDE

MT. PALOMAR WINERY RESORT
PLANNING SUBMITTAL - CONCEPTUAL LANDSCAPE
WALL AND FENCE PLAN

OWNER: LOUDAR, LLC
COUNTY FILE NO.

SHEET NO. 13 OF 13 SHEETS

SOUTH ELEVATION

KEY PLAN

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

SECTION

CASE: CUP03767 AMD. NO. 1
EXHIBIT: C
DATE: 3/19/15
PLANNER: M. Straite

MOUNT PALOMAR WINERY

TEMECULA, CA

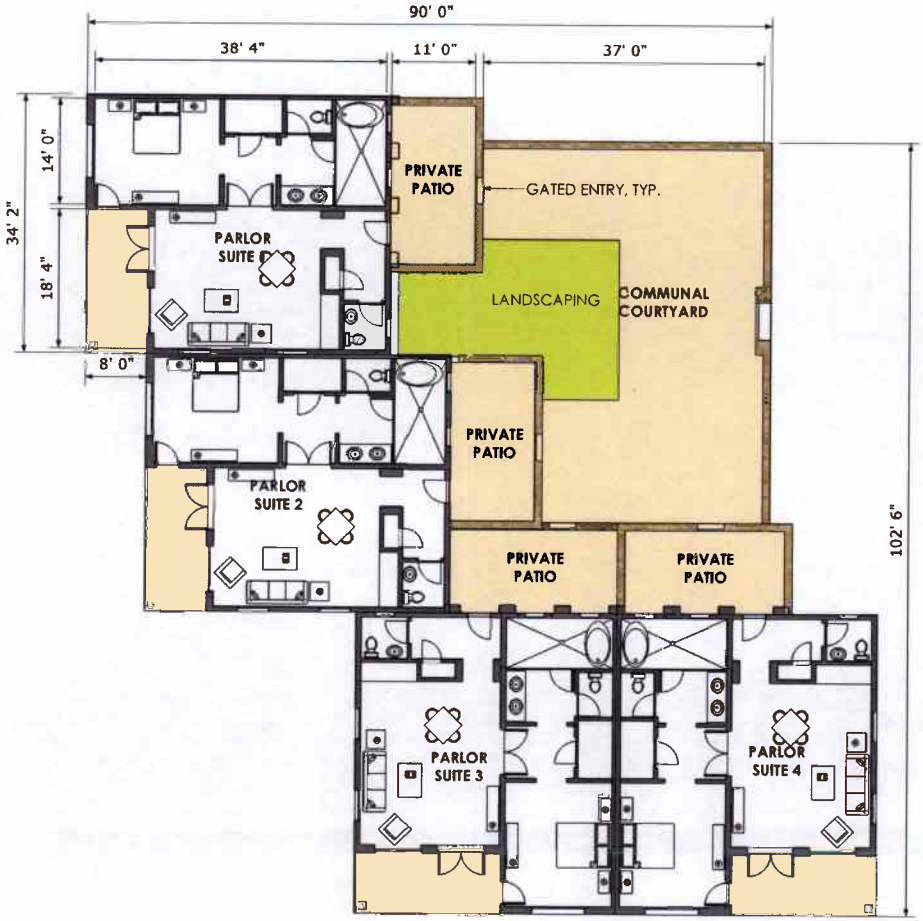
RESORT HOTEL

RESORT ELEVATIONS

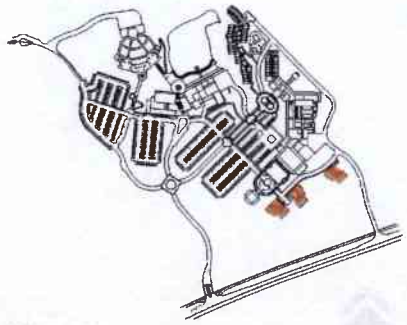
SCALE: 1" = 50'-0"
printed on 22x34

SHEET:
A01

NADEL
ARCHITECTURE + PLANNING
MARCH 09, 2015



FLOOR PLAN, TYPICAL



KEY PLAN

MOUNT PALOMAR WINERY
TEMECULA, CA

RESORT HOTEL

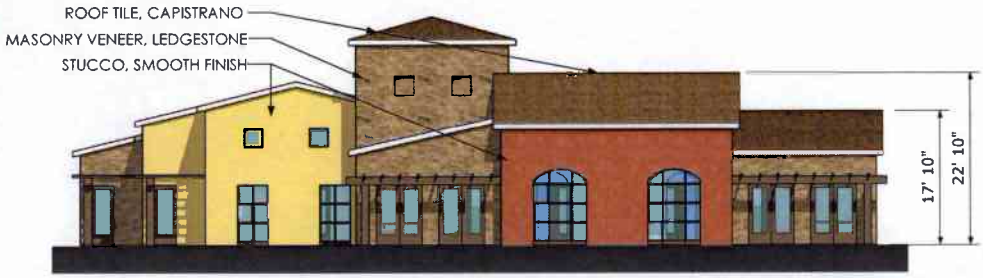
VILLAS FLOOR & ROOF PLAN

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

SHEET:
A51

NADEL
ARCHITECTURE + PLANNING
MARCH 09, 2015

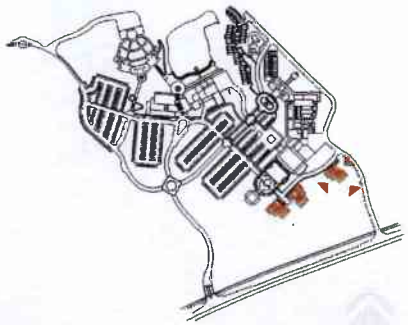
CASE: CUP03707 AMD. NO. 1
EXHIBIT: B & C (SHEETS 1-2)
DATE: 3/11/15
PLANNER: M. Straite



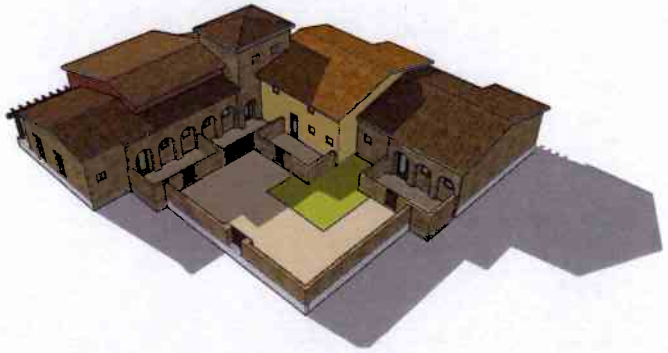
SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION



KEY PLAN



PERSPECTIVES

MOUNT PALOMAR WINERY

TEMECULA, CA

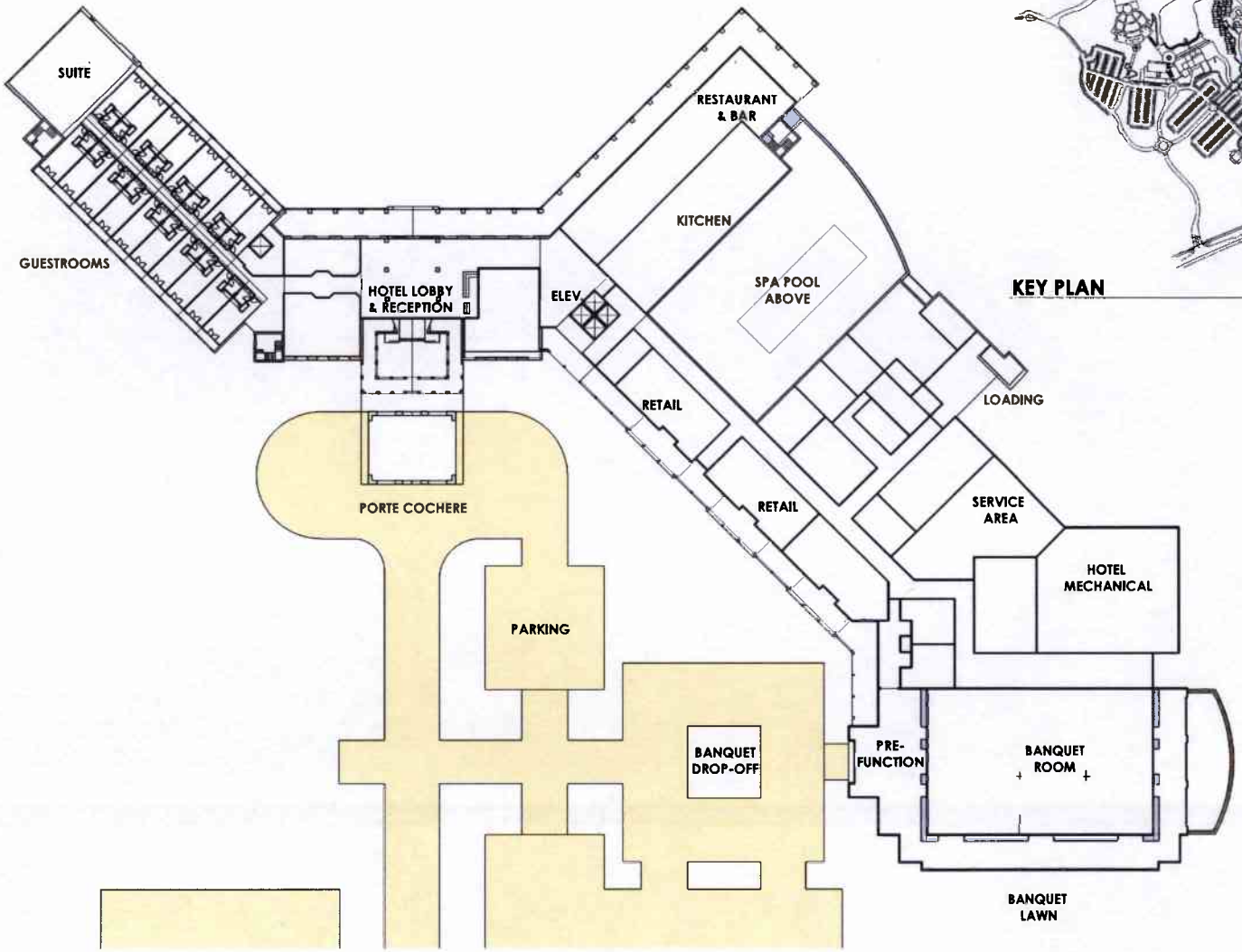
RESORT HOTEL

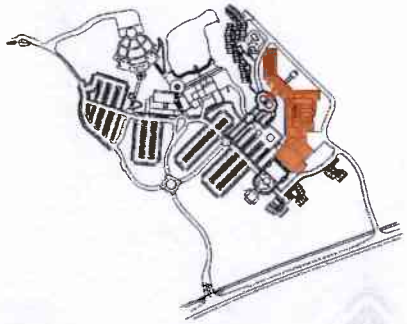
VILLA ELEVATIONS

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

SHEET:
A52

NADEL
ARCHITECTURE + PLANNING
MARCH 09, 2015





KEY PLAN

MOUNT PALOMAR WINERY

TEMECULA, CA

RESORT HOTEL

FIRST FLOOR PLAN

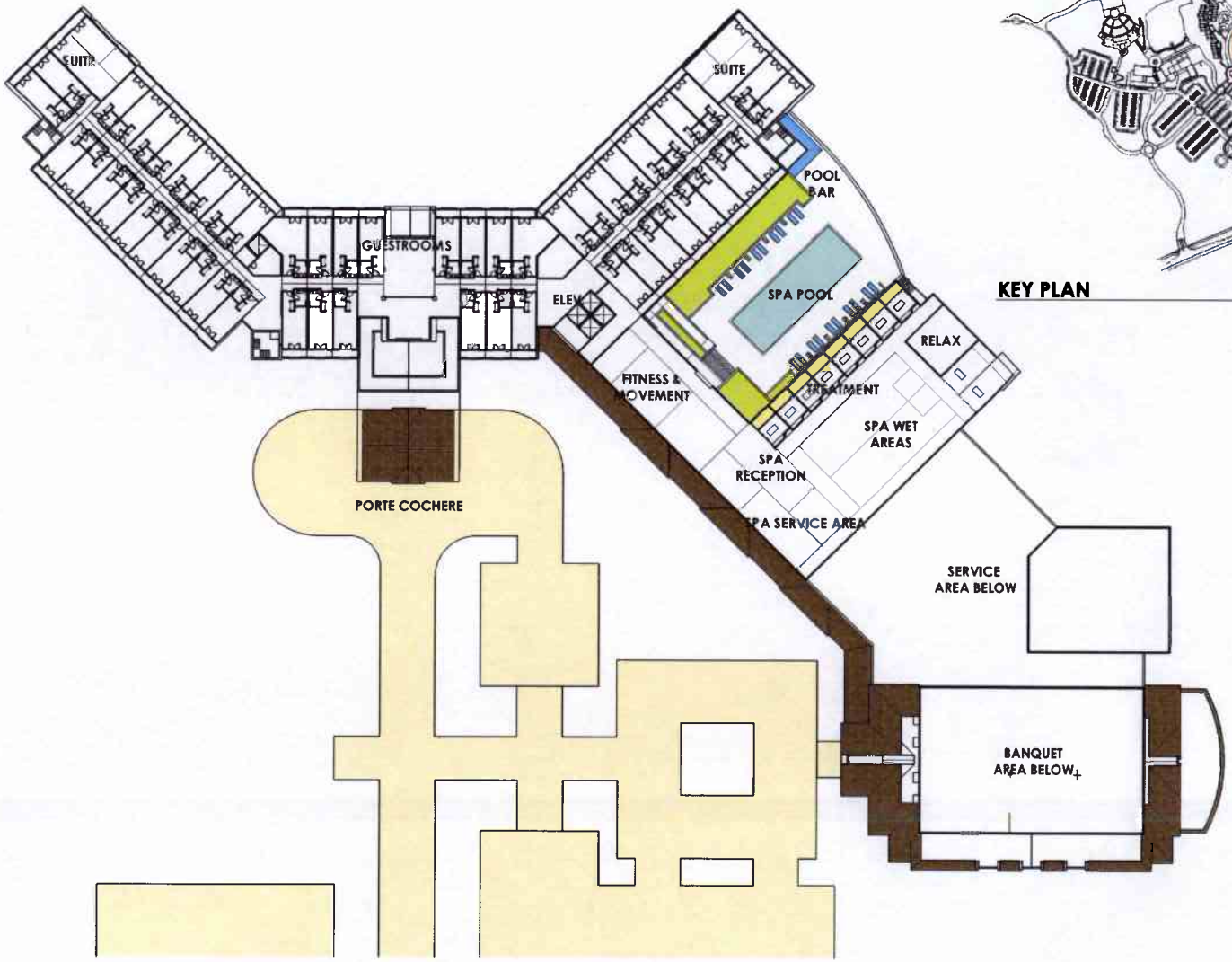
SCALE: 1"= 30'-0"
printed on 22x34

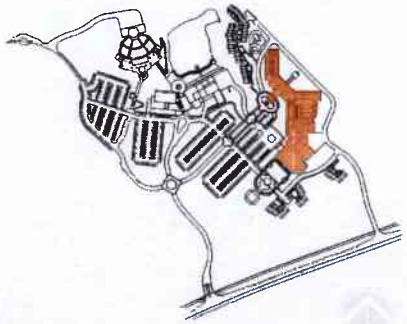
SHEET:
A21

NADEL
ARCHITECTURE + PLANNING
MARCH 09, 2015

FIRST FLOOR

CASE: CUP03707 AMD. NO. 1
EXHIBIT: B & C (SHEETS 1-4)
DATE: 3/11/15
PLANNER: M. Straite





KEY PLAN

MOUNT PALOMAR WINERY

TEMECULA, CA

RESORT HOTEL

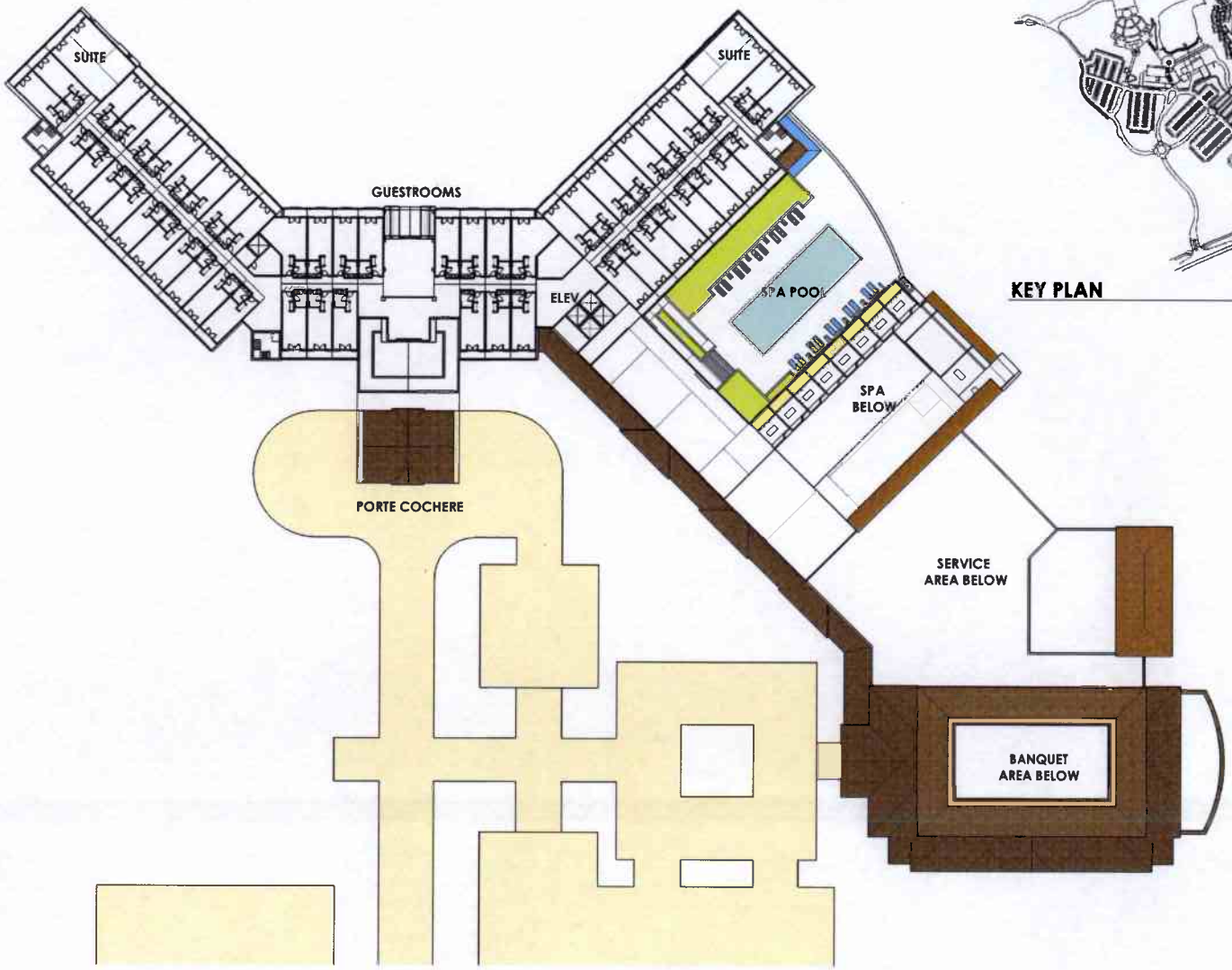
SECOND FLOOR PLAN

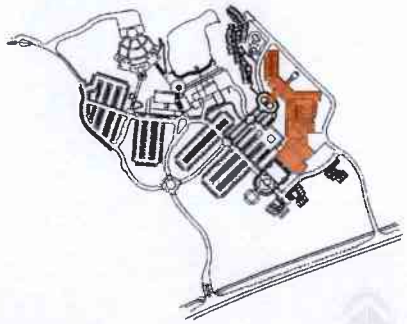
SCALE: 1"= 30'-0"
printed on 22x34

SHEET:
A22

NADEL
ARCHITECTURE + PLANNING
MARCH 09, 2015

SECOND FLOOR





KEY PLAN

THIRD FLOOR

MOUNT PALOMAR WINERY
TEMECULA, CA

RESORT HOTEL

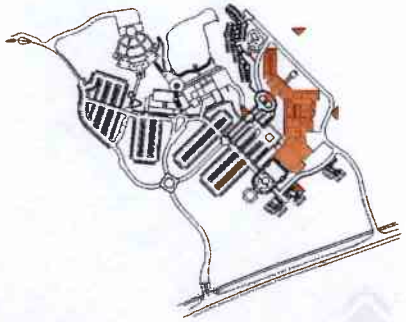
THIRD FLOOR PLAN

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

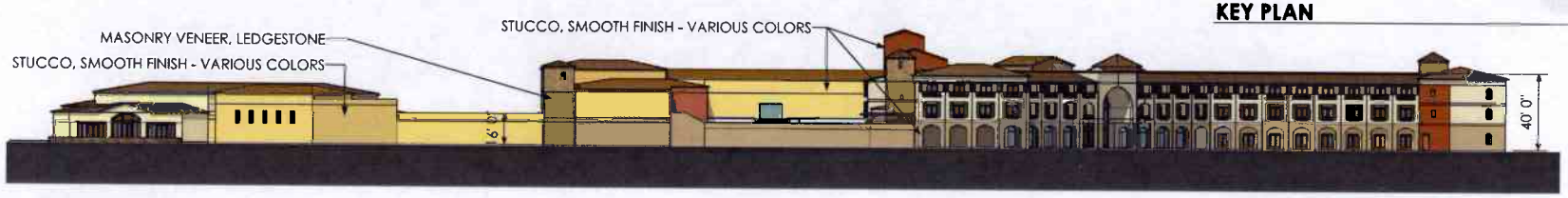
SHEET:
A23

NADEL
ARCHITECTURE + PLANNING
MARCH 09, 2015

SOUTH ELEVATION

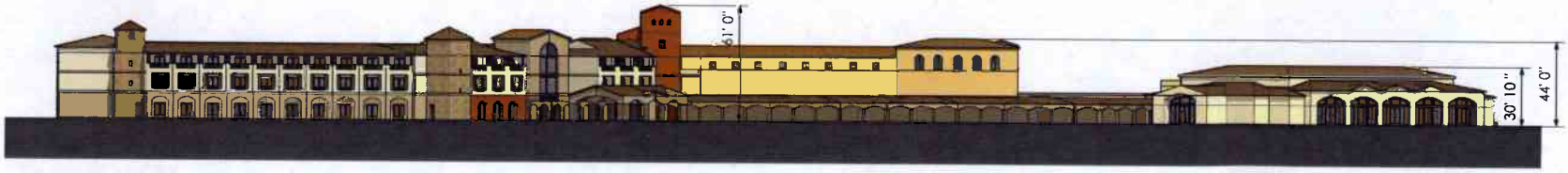


KEY PLAN



EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

MOUNT PALOMAR WINERY

TEMECULA, CA

RESORT HOTEL

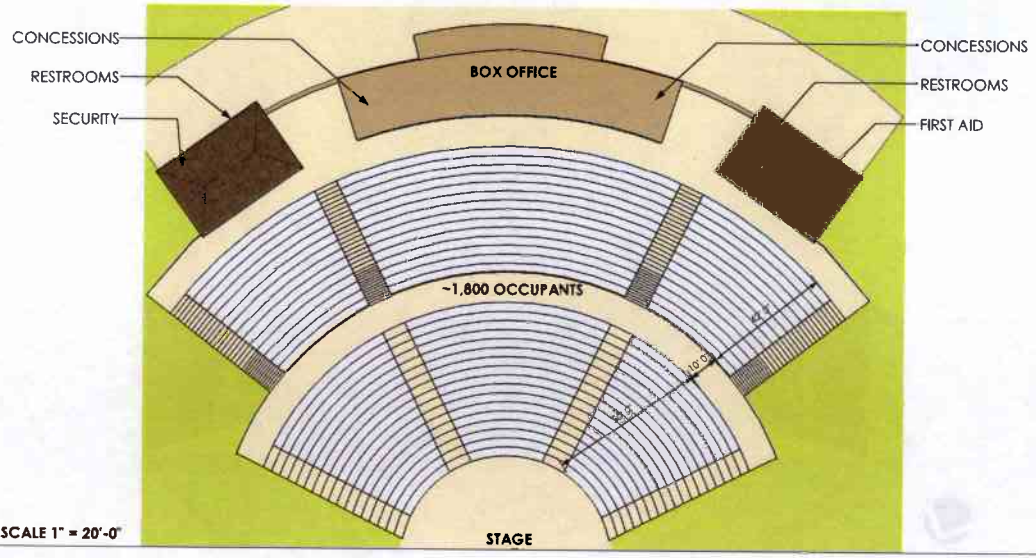
RESORT ELEVATIONS

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

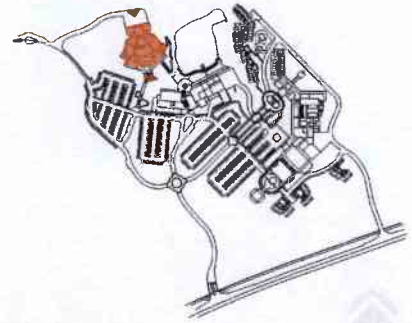
SHEET:

A24

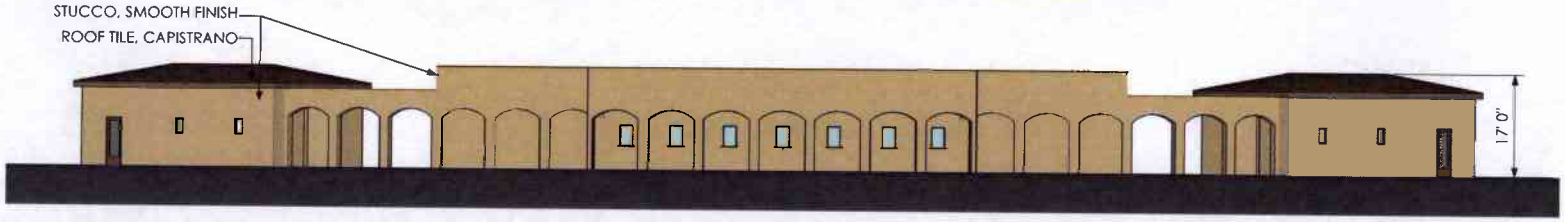
NADEL
ARCHITECTURE + PLANNING
MARCH 09, 2015



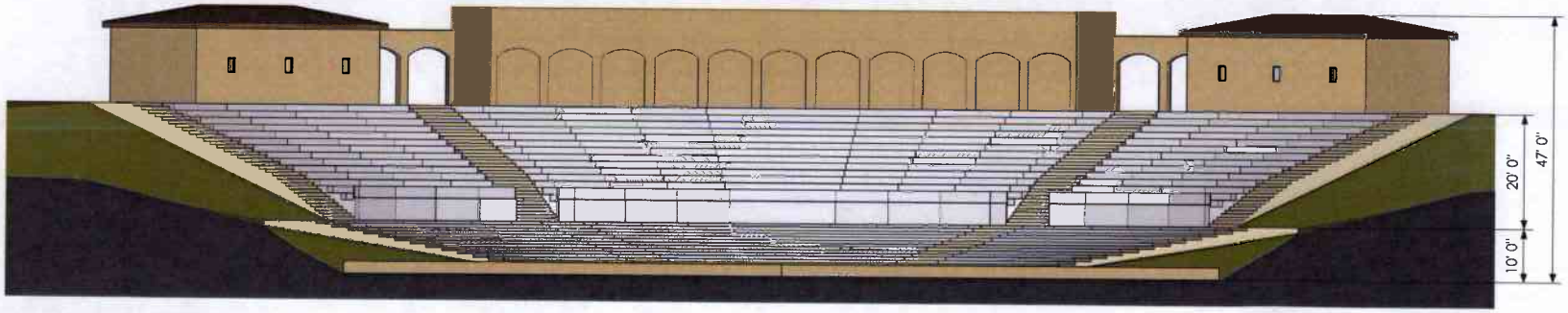
FLOOR PLAN SCALE 1" = 20'-0"



KEY PLAN



ENTRY ELEVATION



INTERIOR ELEVATION

MOUNT PALOMAR WINERY
TEMECULA, CA

RESORT HOTEL

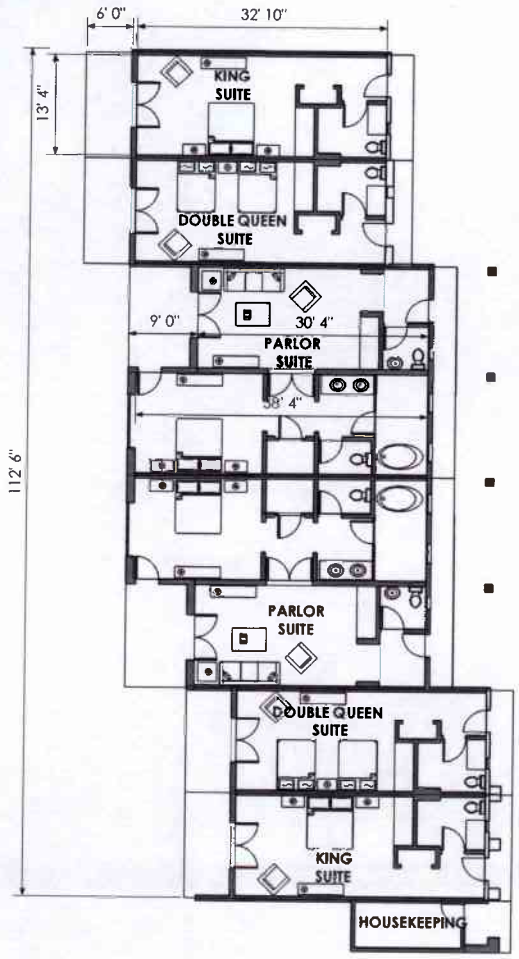
AMPHITHEATER ELEVATIONS

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

SHEET:
A61

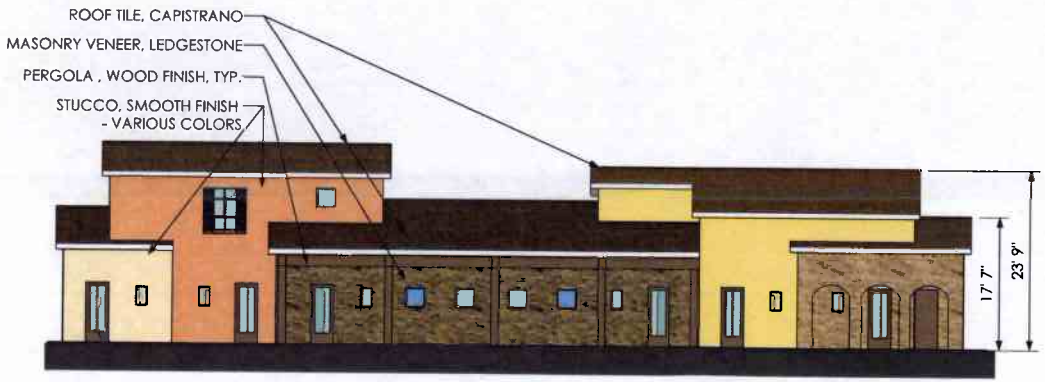
NADEL
ARCHITECTURE + PLANNING
MARCH 09, 2015

CASE: CUP03767 AMD. NO. 1
EXHIBIT: B & C
DATE: 3/11/13
PLANNER: M. Straite

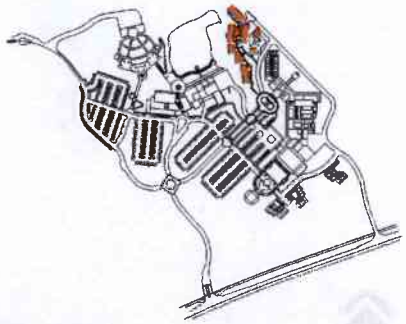


FLOOR PLAN

REAR ELEVATION



FRONT ELEVATION



KEY PLAN

MOUNT PALOMAR WINERY

TEMECULA, CA

RESORT HOTEL

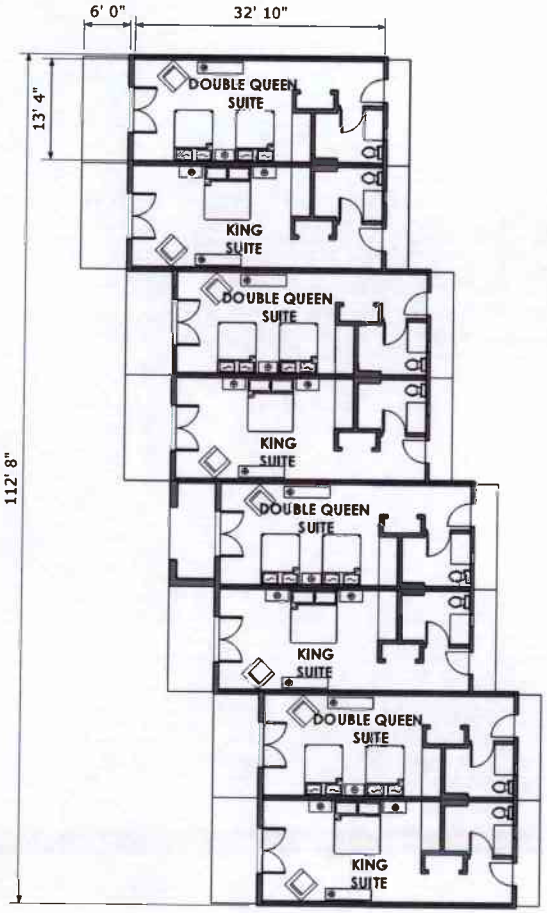
COTTAGES BUILDING 1

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

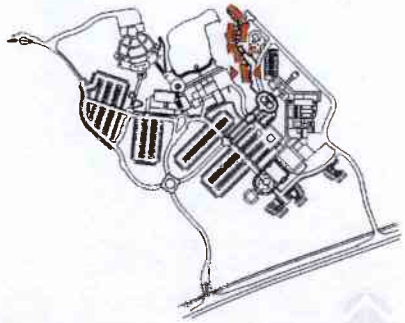
SHEET:
A31

NADEL
ARCHITECTURE + PLANNING
MARCH 09, 2015

CASE: CUP03707 AMD. NO. 1
EXHIBIT: B & C
DATE: 3/11/15
PLANNER: M. Straite



FLOOR PLAN



KEY PLAN

REAR ELEVATION

FRONT ELEVATION

MOUNT PALOMAR WINERY

TEMECULA, CA

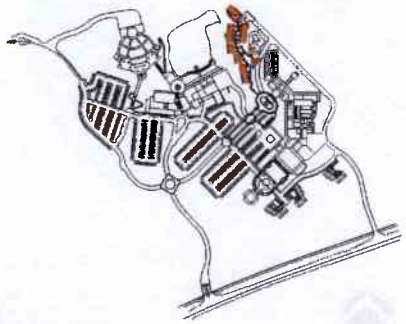
RESORT HOTEL

COTTAGES BUILDING 2

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

SHEET:
A32

NADEL
ARCHITECTURE + PLANNING
MARCH 09, 2015



KEY PLAN

PERSPECTIVES

MOUNT PALOMAR WINERY
TEMECULA, CA

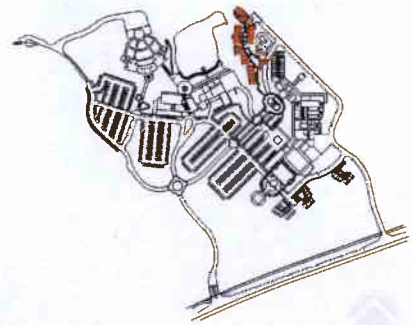
RESORT HOTEL

COTTAGES PERSPECTIVES

SCALE: NTS
printed on 22 X 34

SHEET:
A33

NADEL
ARCHITECTURE + PLANNING
MARCH 09, 2015



KEY PLAN

PERSPECTIVES

MOUNT PALOMAR WINERY
TEMECULA, CA

RESORT HOTEL

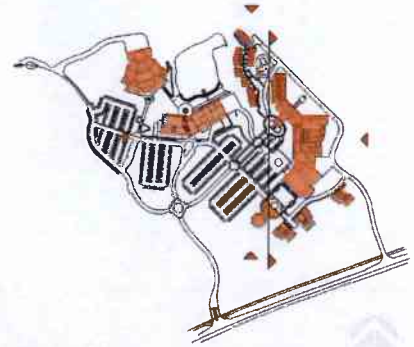
COTTAGES PERSPECTIVES

SCALE: NTS
printed on 22 X 34

SHEET:
A34

NADEL
ARCHITECTURE + PLANNING
MARCH 09, 2015

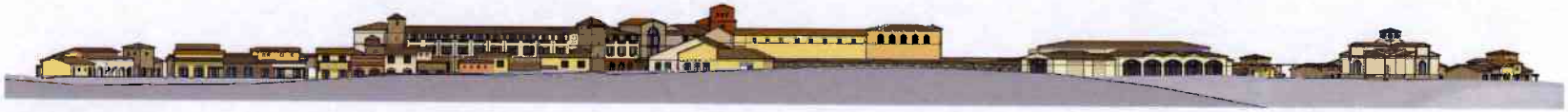
SOUTH ELEVATION



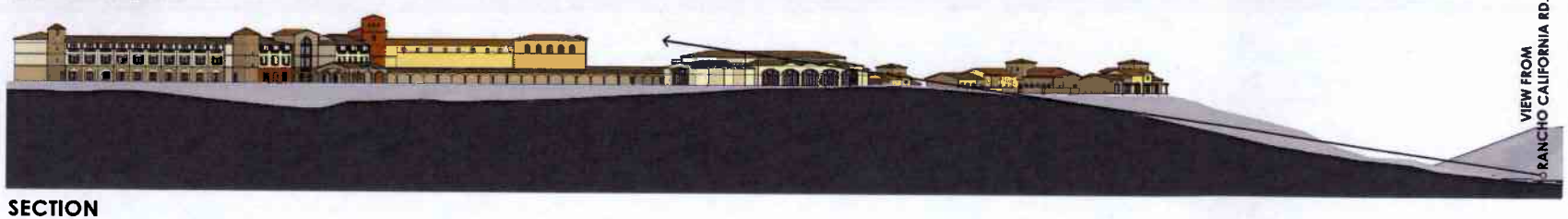
KEY PLAN

EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION



SECTION

MOUNT PALOMAR WINERY

TEMECULA, CA

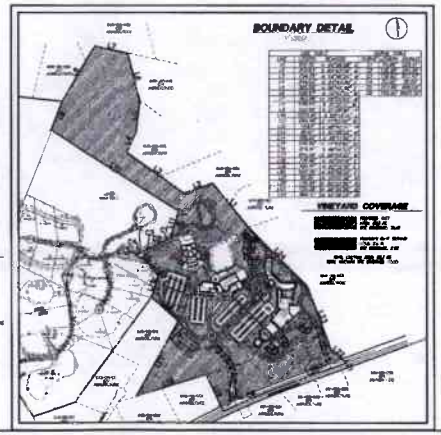
RESORT HOTEL

RESORT ELEVATIONS

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

SHEET:
A01

NADEL
ARCHITECTURE + PLANNING
MARCH 09, 2015



TYPICAL STREET SECTIONS

VICINITY MAP

PARKING SUMMARY

SITE COVERAGE BREAKDOWN

STEPPED SWALE W/INFILTRATION

(FOR SWALES OVER 3% - TYPICAL)

ZONING AND LAND USE SUMMARY

PUBLIC UTILITIES/SERVICES:

EARTHWORK QUANTITIES

BOUNDARY DETAIL

LAND OWNER/APPLICANT:

ENGINEER/REPRESENTATIVE:

GENERAL NOTES:

LEGAL DESCRIPTION

REVISION LOG

PREPARED FOR:

PREPARED BY:

H&A

CONDITIONAL USE PERMIT 03707

FTA No. 2014-04 PLOT PLAN
TO ACCOMPANY
TTM 35924 AMENDED NO. 2
RIVERSIDE COUNTY, CA

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42718
Project Case Type (s) and Number(s): Fast Track No. 2014-04, Conditional Use Permit No. 3707, Change of Zone No. 7845, Noise Ordinance Exception No. 8, Variance No. 1898, and Agricultural Case NO. 1047 and 1048
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite, Contract Planner
Telephone Number: (951) 955-8631

Applicant's Name: Louidar, LLC
Applicant's Address: 33820 Rancho California Road, Temecula, California 92591
Engineer's Name: Hunsaker & Associates Irvine, Inc.
Engineer's Address: 3 Hughes, Irvine, California 92618

I. PROJECT INFORMATION

A. Project Description:

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

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

Table 1
Winery and Resort Land Use Abstract

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

Total	**271,600**

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

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

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

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

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

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

C. Total Project Area: 90.0 gross acres

Residential Acres:	**Lots:**	**Units:**	**Projected No. of Residents:**
Commercial Acres:	**Lots:**	**Sq. Ft. of Bldg Area:** 18,800	**Est. No. of Employees:**
Industrial Acres:	**Lots:**	**Sq. Ft. of Bldg Area:** 28,600	**Est. No. of Employees:**

Other: Hotel Units: 134; **Cottage Suites:** 34; **Wedding Suites:** 12; **Spa and Fitness Club Sq Ft.:** 13,700

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

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

F. **Section, Township & Range Description or reference/attach a Legal Description:** Township 7 South, Range 2 West, Section 27 and 28

G. **Brief description of the existing environmental setting of the project site and its surroundings:** The project site is comprised of 90.0 gross acres of vineyard. The land is at an elevation of approximately 1,400 feet.

The existing land use is the Mount Palomar Winery; it includes an active tasting room, production facility, special events area, and storage areas for wine production, sales, and promotion. The overall winery area includes vineyards on gradual rolling hillsides, citrus trees, and decorative landscaping within the event/winery area and along the main access entry to the site.

Rural residential homes are located to the north, open space with existing winery use is located to the south, open space, rural residential homes with orchard farming and existing winery use is located to the east, and orchard farming, existing winery use, and rural residential homes are located to the west of the project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. **General Plan Elements/Policies:**

1. **Land Use:** The project is consistent with the agricultural land use designation (minimum lot size of 10 acres) and other applicable land use policies within the General Plan.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.

4. **Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.

5. **Noise:** The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.

6. **Housing:** The proposed project meets all applicable Housing Element Policies.

7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies.

B. **General Plan Area Plan(s):** Southwest Area

C. **Foundation Component(s):** Agriculture (AG)

D. **Land Use Designation(s):** Agriculture: Agriculture (AG:AG) (10 Acre Minimum)

E. **Overlay(s), if any:** None

F. **Policy Area(s), if any:** Temecula Valley Wine Country Winery District Policy Area

G. **Adjacent and Surrounding:**

1. **Area Plan(s):** Southwest Area to the north, south, east and west

2. **Foundation Component(s):** Agriculture (AG) to north, south, east, and west.

3. **Land Use Designation(s):** Agriculture: Agriculture (AG:AG) (10 Acre Minimum) to the south, east, and west, and Agriculture: Agriculture (AG:AG) (10 Acre Minimum) and Agriculture: Rural Community Estate Density Residential (AG:RC-EDR) to the north.

4. **Overlay(s), if any:** None

H. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. **Existing Zoning:** Citrus Vineyard – 10 Acre Minimum (C/V-10)

J. **Proposed Zoning, if any:** Wine Country – Winery (WC-W)

K. **Adjacent and Surrounding Zoning:** Citrus Vineyard (C/V), Citrus Vineyard – 10 Acre Minimum (CV-10), and Residential Agriculture – 2 Acre Minimum (R-A-2) to the north, and Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (CV-10) to the south, east, and west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (X) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Hazards & Hazardous Materials	☐ Recreation
☒ Agriculture & Forest Resources	☐ Hydrology / Water Quality	☐ Transportation / Traffic
☐ Air Quality	☐ Land Use / Planning	☐ Utilities / Service Systems
☒ Biological Resources	☐ Mineral Resources	☐ Other:
☐ Cultural Resources	☒ Noise	☐ Other:
☐ Geology / Soils	☐ Population / Housing	☐ Mandatory Findings of Significance
☐ Greenhouse Gas Emissions	☐ Public Services	

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
☒ I find that although the proposed project could have a significant effect on the environment, there

will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and **a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature | Date: 12/8/15

Matt Straite | For Steve Weiss AICP, Director

Matt Straite

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	☐	☐	☒	☐

Source: Riverside County General Plan, Southwest Area Plan, Figure 9 "Scenic Highways"

Findings of Fact:

a) The project site is located approximately 4.8 miles southeast of Interstate 215 and 3.7 miles east of Interstate 15, which are County and State Eligible Scenic Highways, respectively. The project site is not located within the state eligible scenic highway corridor; therefore, the project will not have substantial effect upon this scenic highway.

b) The existing character of the project site is mostly agricultural and vineyards with some structures for the existing winery. The proposed project has views of the Santa Rosa Mountains to the west, the Santa Margarita Mountains and Agua Tibia range to the south, and the Black Hills to the east.

The project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. The site has been farmed for many years. In addition, the project will not create an aesthetically offensive site open to public view. The project is proposing a variance to a height requirement that would potentially permit a 124 foot tower element to the property. However, the tower will be architecturally consistent with the surrounding proposed architecture, and fully consistent with the Wine Country Design Guidelines. With that, the proposed project will have a less than significant impact on scenic resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	☐	☐	☒	☐

Source: GIS Database; Riverside County Land Information System; Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located 16.5 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition, and exceptions to reduce light pollution in the area. The project will be designed to incorporate lighting requirements of the Riverside County Ordinance No. 655. Condition of approval No. 10.Planning.3 requires shielding of lights to assure compliance. This is not considered mitigation as it is required of all projects. With incorporation Ordinance No. 655 lighting requirements into the proposed project, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
b) Expose residential property to unacceptable light levels?	☐	☐	☒	☐

Source: Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project consists of a Winery complex. Constructing new lighting sources will be authorized under this CUP. The new parking lot will result in a new source of light and glare from the addition of building exterior lighting, street lighting along interior drive aisles, parking lot lighting, as well as vehicular lighting from cars traveling on adjacent roadways. Proposed street and parking lot lighting includes 15-foot and 20-foot tall mounted LED luminaires. All lighting will be surrounding by landscaping and hoods to shield lighting. The project will be required to comply with County Ordinance No. 655, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. The new structures pursuant to the subdivision include no reflective surfaces that could result in substantial glare during the night. Condition of approval No. 10.Planning.3 requires shielding of lights to assure compliance. This is not considered mitigation as it is required of all projects. As a result, compliance with Ordinance No. 655 will reduce the potential impact to the surrounding uses to less than significant.

b) The project consists of a Winery complex. The project will comply with County Ordinance No. 655 regarding lighting for the project. The project also includes an amphitheater, however the design places the uses, including the amphitheater far enough from any neighboring uses that the lighting will

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

not present any issues. The project will not expose residential property to unacceptable light levels and impacts will be reduced to less than significant levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	☐	☒	☐	☐
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☒	☐
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☒	☐

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources"; GIS database; California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act FY 2008/2009 Sheet 1 of 3

Findings of Fact:

a) The project site is designated as Prime Farmland, Farmland of Statewide Importance and Unique Farmland and is located within Rancho California Agriculture Preserve No. 4, under a Williamson Act Contract. The proposed project will not cause the conversion of any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use except for the hotel, spa and fitness club, retail, wedding pavilion, and amphitheater uses proposed. All of these uses will promote the long term viability of the vineyards because they are ancillary to the primary use of Ag, which is the tourist draw for the nonagricultural uses. There will be no impacts.

b) The project is currently within a Williamson Act Agricultural Preserve. Agricultural Case No. 1047 proposes to remove 16.60 acres from Rancho California Agricultural Preserve No. 4. Agricultural Case No. 1048 proposes to restore 3.25 acres to Rancho California Agricultural Preserve No. 4. The hotel and resort are not allowed to be within the preserve. A previous design for the winery was previously removed from the preserve, in essence making a hole in the preserve. However, that design was never constructed. The applicant is now proposing a different design that also requires the boundary of the preserve to be modified to assure the resort is not in the preserve. The two agricultural changes are revising the boundaries form the previous cut out to form a new cut out for the new design. The cancellation of the affected contract and diminishment from the boundaries of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

the agricultural preserve has been submitted and shall be tentatively approved prior to the issuance of grading permits. Without the proper changes to the boundaries of the agricultural preserve there could be significant impacts.

However, condition of approval 60.Planning.17 requires changes to the boundaries of the preserve (diminishment) prior to the grading. With this the impacts will be less than significant.

c and d) At the time of the comprehensive General Plan update, the Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of Prime Farmland designated for statewide importance. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003. With that, the impacts are considered less than significant.

Mitigation: Condition of approval 60.Planning.17 requires changes to the boundaries of the preserve (diminishment) prior to the grading.

Monitoring: Monitoring will be accomplished through the Building and Safety Plan check process and by Planning.

5. Forest				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	☐	☐	☐	☒
b) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	☐	☐	☐	☒

Source: Riverside County General Plan, Southwest Area Plan "Land Use Map"

Findings of Fact:

a) The County has no designation of "forest land" (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to the Southwest Area Plan Land Use Map, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☒	☐
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☒

Source: South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993; PCR Services Corporation, Air Quality Impact Assessment. April 2015, EIR No. 524 for the Wine Country Community Plan

Findings of Fact:

CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

This section provides a comparison of the proposed project emissions and air quality impacts to the emissions and impacts from the prior Wine Country Community Plan Certified Program EIR (EIR No. 524).

a) Pursuant to the Air Quality Study for the project and EIR No. 524 a project will not have an impact if it: (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

(1) The project will result in short-term construction emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated in the Air Quality Report and no long-term pollutant emissions. Long term operations will basically only see emissions form vehicles visiting and maintaining the establishments. The study shows that all operational impacts will be less than significant, no mitigation is required. Therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The Air Quality study indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project does not involve a General Plan Amendment, and is therefore not considered a *significant project*.

During construction, the proposed project would result in an increase in short-term employment compared to existing conditions. Being relatively small in number and temporary in nature, construction jobs under the proposed project would not conflict with the long-term employment projections upon which the AQMP is based. Control strategies in the AQMP with potential applicability to short-term emissions from construction activities include strategies denoted in the AQMP, which are intended to reduce emissions from on-road and off-road heavy-duty vehicles and equipment by accelerating replacement of older, emissions-prone engines with newer engines meeting more stringent emission standards. The proposed project would not conflict with implementation of these strategies. Additionally, the proposed project would comply with CARB requirements to minimize short-term emissions from on-road and off-road diesel equipment and would utilize equipment meeting stringent emissions standards. The proposed project would also comply with SCAQMD regulations for controlling fugitive dust pursuant to SCAQMD Rule 403. As a result, construction of the proposed project would not result in a new or substantially greater significant impact as identified in the Wine Country Community Plan Certified Program EIR.

The proposed project would result in the development of a winery complex with associated hotel, recreational, and special event uses. The level of development proposed by the proposed project is within the level of development for the Winery District in the Wine Country Community Plan, which included 30 small wineries, 37 medium wineries, and 21 large wineries. As the proposed project is within the development projections identified in EIR No. 524, the proposed project would not result in a new or substantially greater significant impact as identified in the Wine Country Community Plan Certified Program EIR No. 524.

Based on the consistency analysis presented above, the proposed project will not conflict with the AQMP; impacts will be less than significant.

b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state carbon monoxide standards, and federal and state particulate matter standards. Any development in the SCAB, including the proposed Project, will cumulatively contribute to these pollutant violations.

The California Emissions Estimator Model (CalEEMod) version 2013.2.2 was utilized to estimate emissions from the proposed construction activities related to the proposed winery complex. The SCAQMD thresholds are 75 lb/day for ROG, 100 lb/day for NOx, 550 lb/day for CO, 150 lb/day for SO_2, 150 lb/day for PM_{10}, and 55 lb/day for $PM_{2.5}$. The incremental increase in regional emissions from construction and operation of the proposed project would not exceed the regional daily emissions described in EIR No. 524. The proposed project would incorporate applicable mitigation measures described in EIR No. 524. Project impacts would be consistent with the findings in EIR No.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

524. Therefore, the proposed project would not result in new or substantially greater impacts relative to the air quality standard findings in EIR No. 524. Impacts will be less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include agricultural and residential-agriculture. The incremental increase in localized on-site emissions from construction and operation of the proposed project would not exceed the localized significant thresholds set forth by the SCAQMD at existing sensitive receptor locations. Maximum traffic volumes at intersections as a result of the proposed project would not exceed the traffic volumes analyzed in EIR No. 524; therefore, the proposed project would not result in CO hotspot concentrations that exceed the levels described in EIR No. 524. In addition, construction and operation of the proposed project would not expose sensitive receptors to new or increased toxic air contaminants as described in EIR No. 524. Therefore, the proposed project would not result in new or substantially greater impacts relative to localized on-site emissions, CO hotspots, or toxic air contaminants. Impacts are considered to be less than significant.

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter. No impact will occur.

f) The project will not expose sensitive receptors to new or increased sources of odors as described in EIR No. 524. Therefore, the proposed project would not result in new or substantially greater impacts relative to the odor impact findings in EIR No. 524. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	☐	☐	☒	☐
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	☐	☒	☐	☐
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☐	☒
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Source: Riverside County General Plan, Multipurpose Open Space Element; Project Application Materials, Nesting Bird Season Survey dated August 21, 2014 by Principe and Associates, Burrowing Owl dated August 21, 2014 by Principe and Associates, MSHCP Consistency Analysis dated March 2015 by Principe and Associates

Findings of Fact:

a) The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) Area. According to the MSCHP Consistency Analysis prepared for the project, the property is not within any Criteria Cells. In addition, the site is not located within or along the boundaries of Western Riverside County Regional Conservation Agency (RCA) Conserved Lands, MSHCP Public/Quasi-Public Conserved Lands or the Santa Rosa Escarpment Boundary.

The proposed project has been conditioned to with the preparation of a burrowing owl survey within 30 days of issuance of a grading permit (COA 60.EPD.1) and a preconstruction nesting bird survey (COA 60.EPD.2). With implementation of standard MSHCP requirements and project conditions of approval, the project site will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, impacts will be less than significant.

b-c) The project site is not located within critical habitats designated by the U.S. Fish and Wildlife Service for the Quino checkerspot butterfly and/or coastal California gnatcatcher. A rather low abundance and diversity of wildlife was observed at the project site by Principe and Associates. Wildlife habitat is primarily provided by non-native grasslands and non-native trees. Including the few species observed in the patches of Riversidean sage scrub, species composition consists of common and opportunistic species that are adapted to exploit available habitats or resources in close proximity to man. Because non-native grasslands and grapevines occupy the majority of site area, and there is a commercial winery operating on the site, an abundance and diversity of native wildlife species cannot be expected to inhabit and forage at the project site. In addition, no burrowing owls were observed during any of the surveys conducted at the project site.

The site is comprised of Arlington and Greenfield fine sandy loams, Hanford coarse sandy loams, Ramona and Buren loams, Gullied land, and Rough broken land. These soils do not provide the required growing habitats for candidate, sensitive, or special status plant species that are restricted to clay and/or saline-alkali soils. Seasonal aquatic features that could provide suitable habitats for candidate, sensitive, or special status species of fairy shrimp are not present on the site.

The proposed project has been conditioned to with the preparation of a burrowing owl survey within 30 days of issuance of a grading permit (COA 60.EPD.1) and a preconstruction nesting bird survey (COA 60.EPD.2). With implementation of project conditions of approval, impacts will be less than significant.

d) The project does not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. No impacts will occur.

e) The project site does not contain riverine/riparian areas or vernal pools. Therefore, no impacts will occur.

f) Federally protected wetlands as defined by Section 404 of the Clean Water Act are not present on the site.

The project will not result in impacts to USACE or San Diego RWQCB jurisdictions. Permit authorizations or certifications from these governing regulatory agencies will not be required to construct the proposed project.

The project will result in impacts to CDFW jurisdiction pursuant to Section 1602 of the California Fish and Game Code. The ephemeral drainage present along La Serena Way will be impacted. The existing ephemeral drainage will be impacted by the construction of La Serena Way per plans prepared for the offsite improvements of Tract 32594. These plans propose to grade a road embankment fill slope into the drainage area, and build a storm drain that will convey the storm water runoff to Rancho California Road. It is anticipated the proposed project will be conditioned for the same design, and would continue the storm drain to the property boundary as a connection to out letting the detention basin for that tributary area.

Although impacts to this ephemeral drainage will occur, there will be no loss of hydrologic functions and values of this drainage to discharge storm water runoff downstream with implementation of project design features and standard regulation. The proposed project will implement standard storm drain conveyance systems to manage storm water runoff and water quality requirements per the 2010 Municipal Separate Storm Sewer Systems (MS4) Permit for the Santa Margarita Region of the San Diego RWQCB. As required by Riverside County, a site-specific storm drain system has been designed and engineered for the proposed project site. All storm drain systems will mitigate any post development increased runoff by terminating into detention basins sized to Riverside County Flood Control standards. Regular maintenance will be provided to ensure effective operations of runoff control systems. Best management practices (BMPs) will also be used to ensure that siltation and erosion are minimized during construction, and will be incorporated into the final design of the project in order to ensure that water quality is not degraded. The proposed project will also be required to process a Notification of Lake or Streambed Alteration with CDFW. These are all standard practice and not considered unique mitigation for the project. Impacts will be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

Mitigation: The proposed project has been conditioned to with the preparation of a burrowing owl survey within 30 days of issuance of a grading permit (COA 60.EPD.1) and a preconstruction nesting bird survey (COA 60.EPD.2).

Monitoring: Monitoring will be achieved through the Building and Safety Plan check process and EPD.

CULTURAL RESOURCES Would the project				
8. Historic Resources a) Alter or destroy a historic site?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☐	☒

Source: Phase I Cultural Resources Assessment for the Mount Palomar Winery Project, dated March 2015 by Applied Earthworks, Inc.

Findings of Fact:

a) According to the Riverside County Parcel Report, the project site is not located within a Historic Preservation District. Therefore, no impacts will occur.

b) Currently, the project consists of an active tasting room, production facility, special events area, and storage areas for wine production, sales, and promotion. The overall winery area includes vineyards on gradual rolling hillsides, citrus trees, and decorative landscaping within the event/winery area and along the main access entry to the site. There are no historical structures or other historical resources as defined in the California Code of Regulations, Section 15064.5 located on the project site. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources a) Alter or destroy an archaeological site.	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☒	☐
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Source: Project Application Materials, Phase I Cultural Resources Assessment for the Mount Palomar Winery Project, dated March 2015 by Applied Earthworks, Inc.

Findings of Fact:

a) Due to the nature of the soils and the degree of previous disturbance, and pursuant to the Phase I cultural study, it is not anticipated that significant archaeological resource discoveries will be made during ground-disturbing activities associated with the proposed project. In the unlikely event that archaeological resources are found during ground-disturbing activities, construction shall stop and the contractor shall follow appropriate protocols for protecting, preserving, and possibly removing the artifact. Prior to the issuance of a grading permit, the County Archaeologist and/or architectural historian shall review the project site, evaluate the significance and integrity of all resources found in the area, and propose recommended mitigation measures where appropriate as indicated in the Wine Country Community Plan EIR. Impacts will be less than significant.

b) As discussed in section 9a, impacts to archeological resources on the project site will be less than significant pursuant to California Code of Regulations, Section 15064.5.

c) As indicated in section 9a, the project site is previously developed. Any historically, archaeologically, or paleontologically significant resources found during ground-disturbing activities will be subject to appropriate procedures to protect, preserve, and possibly remove the artifact. The project impacts will be less than significant.

d) The project will not restrict any religious or sacred uses within the project site. No impacts will occur.

e) In compliance with AB-52 the County contacted all interested Tribes. Through consultations with the Tribes, and as outlined in the Phase 1 study there will be no impacts to any tribal resources as defined in Section 21074.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	☐	☐	☒	☐

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"; Project Application Materials

Findings of Fact:

a) The project is located within a high sensitivity area for the presence of paleontological resources as indicated in the General Plan. In addition, the Riverside County Parcel Report indicates that the geologic formations and mappable rock units in the area have high potential for rocks that contain fossilized body elements and trace fossils such as tracks, nests, and eggs. These fossils can occur on or below the surface. However, should fossil remains be encountered during site development, proper mitigation should be incorporated to ensure that uncovered resources are evaluated, left in place if

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

possible, or curated as recommended by a qualified paleontologist as indicated in the Wine Country Community Plan EIR. Additionally the project has been conditioned (COA 60.Planning.1) to retain a paleontological monitor prior to grading to monitor grading activities and requires a report of the grading activities once completed. This is not considered unique mitigation pursuant to CEQA because it is required by all projects in this designation. The project impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	☐	☐	☒	☐
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☒

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Act; Project Application Materials, County Geological Report No. 2038 dated February 27, 2015 by Leighton and Associates

Findings of Fact:

a) Pursuant to the Geological study, the project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"; Project Application Materials, County Geological Report No. 2038 dated February 27, 2015 by Leighton and Associates

Findings of Fact:

a) Pursuant to the Geological Study, Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lose all strength during liquefaction and foundation failure can occur.

According to the Riverside County Parcel Report, no potential for liquefaction exists on the project site. Liquefaction potential on the site is considered to be low due to the dense nature of the subsurface soils and lack of a shallow water table. Development on the site will be required to adhere to the CBC, which contains provisions for soil preparation to minimize hazards from liquefaction and other seismic-related ground failures. Therefore, no impact would result.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone Be subject to strong seismic ground shaking?	☐	☐	☒	☐

Source: Riverside County General Plan Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geological Report No. 2038 dated February 27, 2015 by Leighton and Associates

Findings of Fact:

Pursuant to the Geological Study, there are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. According to the General Plan, the project site is located in an area with very high (30 to 40 percent) general ground shaking risk. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts from seismic ground shaking will be less than significant and no mitigation measures are necessary.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
14. Landslide Risk a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	☐	☐	☒	☐

Source: Riverside County General Plan Southwest Area Plan Figure 13 "Southwest Area Paln Steep Slope" and Figure 14 "Southwest Area Plan Slope Instability"; Project Application Materials, County Geological Report No. 2038 dated February 27, 2015 by Leighton and Associates

Findings of Fact:

a) According to the Riverside County General Plan and the Geological Study, the project area is in an area of low to high susceptibility to seismically induced landslides and rockfalls and is in an area that is underlain with slopes at less than 25 percent. No evidence for on-site landsliding or rockfall was observed during review and field investigation. Thus, the potential for landsliding or rockfall is negligible. Impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	☐	☐	☒	☐

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas", County Geological Report No. 2038 dated February 27, 2015 by Leighton and Associates

Findings of Fact:

a) According to the Riverside County Parcel Report and the Geological Study, the project site is susceptible to subsidence. However, because of the absence of faulting on or near the site, ground rupture and subsidence is unlikely. Compliance with CBC requirements will mitigate potential impacts to less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

Source: Riverside County General Plan, Southwest Plan, Figure 10 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones",

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

County Geological Report No. 2038 dated February 27, 2015 by Leighton and Associates

a) According to the Geological Study the project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes				
a) Change topography or ground surface relief features?	☐	☐	☒	☐
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slopes", County Geological Report No. 2038 dated February 27, 2015 by Leighton and Associates

Findings of Fact:

a-b) The project will not create or fill slopes greater than 2:1 (COA 10.BS GRADE 9). The project may create slopes greater than ten feet. In order to minimize the impact, the project will be graded so that the slopes reflect the natural terrain. Impacts will be less than significant.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	☐	☐	☒	☐
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐

Source: Project Application Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) will reduce the impact to below a level of significance. BMPs are required pursuant to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) According to the General Plan, expansive testing and mitigation are required by current grading and building codes. Compliance with the CBC requirements pertaining to any development will mitigate any potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

c) The project proposes to remove the existing septic system and connect to an existing sewer on Rancho California Road. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	☐	☐	☒	☐
b) Result in any increase in water erosion either on or off site?	☐	☐	☒	☐

Source: Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading activities. Standard grading procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general grading permit, will minimize potential for erosion during grading activities. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The potential for on-site erosion will increase due to the grading phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
20. Wind Erosion and Blowsand from project either on or off site. a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	☐	☐	☒	☐

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. CBC requirements are applicable to all development in the state and therefore are not considered mitigation pursuant to CEQA. Additionally conditions of approval (COA 10.Planning.24 and 10.BS Grade.8) require dust and blowsand to be controlled by the developer. These are not considered unique mitigation pursuant to CEQA as they are required of all projects. The project will have less than significant impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Source: Project Application Materials, Greenhouse Gas Assessment dated April 2015 by PCR Services Corp, Wine Country Community Plan EIR (EIR No. 524), County Climate Action Plan (CAP)

Findings of Fact:

a) Pursuant to the GHG Study, the proposed project is an implementing project of the Wine Country Community Plan, for which a prior environmental impact report has been prepared and certified. The prior Wine Country Community Plan Certified Program Environmental Impact Report (EIR No. 524) was certified by the County of Riverside Board of Supervisors in March 2014. The analysis in this section tiers from the analysis contained in EIR No. 524, however a specific study was also done for the site that evaluated the construction and operation of the proposed project.

The GHG study concluded that the construction and operation of the proposed project would result in greenhouse emissions that would exceed the mass emissions thresholds but would be consistent with the provisions of EIR No. 524 and would thus implement the Wine Country Community Plan as analyzed in the EIR. Therefore, the proposed project would not result in new or substantially greater

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

impacts relative to the emissions findings in EIR No. 524. Therefore, impacts will be less than significant.

b) The proposed project would be consistent with applicable greenhouse gas reduction and measures and policies, including the County adopted Climate Cation Plan (CAP) and would meet or exceed the California Green Building Standards Code. Project impacts would be consistent with the findings in EIR. No 524 and the CAP which provides an option for the project to do an individual GHG Analysis. Therefore, the proposed project would not result in new or substantially greater impacts relative to its consistency with applicable greenhouse gas reduction measures and policies as discussed in EIR No. 524 and the CAP. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Source: Project application materials, Wine Country Community Plan EIR (EIR No. 524)

Findings of Fact:

a) The proposed project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials. The project proposes to develop a Class VI Winery complex; the project will not introduce activities that will cause substantial hazard to the public that is not already addressed in the Wine Country Community Plan EIR (EIR No. 524). Regular operation and cleaning of the winery complex facilities will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because as mentioned in section 22a, the project does not engage in activities with risk of upset. Impacts will be less than significant.

c) The project includes adequate access for emergency response vehicles and personnel and is consistent with the General Plan for all circulation requirements; therefore will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. No Impacts will occur.

d) The proposed project is not located within one quarter mile of an existing or proposed school. The nearest school to the project site is Vintage Hills Elementary School, located at 42240 Camino Romo in Temecula, and is approximately 1.5 miles west. The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impact will occur.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports				
a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Source: Riverside County General Plan Figure S-19 "Airport Locations"; GIS database

a) The project site is not located within the vicinity of any public or private airport. The closest airport to the project site is the Billy Joe Airport, approximately 1.3 miles to the south. According to the Area Plan, the proposed project is located outside of the airport influence policy area. Therefore, the project could not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. No impact will occur.

c) The project is not located within an airport land use plan and will not result in a safety hazard for people residing or working in the project area.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

d) The project is not within the vicinity of a private airstrip, or heliport and will not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Source: Riverside County General Plan, Southwest Area Plan, Figure 11 "Wildfire Susceptibility"; GIS database

Findings of Fact:

a) According to the Area Plan, the proposed project site is located in an area designated as no potential for wildfire susceptibility. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC guidelines, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. No impact will result.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project				
25. Water Quality Impacts				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
b) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
polluted runoff?				
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
g) Otherwise substantially degrade water quality?	☐	☐	☒	☐
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	☐	☐	☒	☐

Source: Riverside County General Plan, Safety Element, Figure S-9, 100 and 500-year Flood Hazard Areas

Findings of Fact:

a-b) The project consists of well-defined ridges and natural watercourses that traverse the property. The site straddles a ridge-line and naturally drains in two different directions and watersheds. The southern half drains south to Empire Creek/Long Canyon which parallels Rancho California Road along the southern side. The southwestern portion of the site drains to Via Serena Way that flows south to Rancho California Road. The northern portion of the site drains to the north to Long Valley, which is a natural watercourse. Since the site is along a ridge-line it is not subject to offsite runoff. There is a lack of drainage infrastructure downstream of this project and a final WQMP will be needed prior to grading (COA 10.Trans.4, 60.BS Grade.11, 60.Trans.4 and 70.Trans.5). These conditions are not considered unique mitigation for the purposes of CEQA. Therefore, the impact is considered less than significant.

c) The proposed project will not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). A will-serve letter was provided for the project and the applicant is required to re-affirm the local water purveyors (Rancho California Water) commitment prior to the issuance of a building permit (80.E Health.1). These conditions are not considered unique mitigation for the purposes of CEQA. Therefore, there is no impact.

d) The project specific WQMP is required to be submitted to the Transportation for review and approval to ensure the project will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. A note shall be placed on the environmental constraint sheet stating, "To mitigate for water quality a Final Project Specific Water Quality Management Plan (WQMP) shall be submitted to the Flood Control District prior to the issuance of grading or building permits (whichever comes first) (COA 10.FLOOD RI.1). These are standard conditions applied to subdivision projects and are not considered unique mitigation for the purposes of CEQA. Therefore, the impact is considered less than significant.

e-f) The project is not located within a 100-year flood hazard area. No impact will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System (NPDES), but developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. The project has also been conditioned to submit a Final water Quality Management Plan prior to grading permit issuance for review and approval (COA 10. FLOOD RI.1 and 10.Trans.4). The WQMP addresses post-development water quality impacts from new development and re-development projects. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The proposed project does not include the construction of new or retrofitted stormwater treatment control that will result in significant environmental impacts. The project proposes Best Management Practices (BMPs) through detention basins, water quality grass swales infiltration trenches, and porous pavement. The impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☒	☐
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☐	☒	☐
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	☐	☐	☐	☒
d) Changes in the amount of surface water in any water body?	☐	☐	☐	☒

Source: Riverside County General Plan, Figure S-16 "Inventory of Dam Locations" and Figure S-10 "Dam Failure Inundation Zones"

Findings of Fact:

a-b) Based on a review of the project by the Flood Control and Conservation District and Transportation the project consists of well-defined ridges and natural watercourses that traverse the property. The site straddles a ridge-line and naturally drains in two different directions and watersheds. The southern half drains south to Empire Creek/Long Canyon which parallels Rancho California Road along the southern side. The southwestern portion of the site drains to Via Serena

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Way that flows south to Rancho California Road. The northern portion of the site drains to the north to Long Valley, which is a natural watercourse. Since the site is along a ridge-line it is not subject to offsite runoff. There is a lack of drainage infrastructure downstream of this project and a final WQMP will be needed prior to grading (COA 10.Trans.4, 60.BS Grade.11, 60.Trans.4 and 70.Trans.5). These conditions are not considered unique mitigation for the purposes of CEQA. Therefore, the impact is considered less than significant.

c) Based on a review of the project by the Flood Control and Conservation District and Transportation, the proposed project will not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.

d) Based on a review of the project by the Flood Control and Conservation District and Transportation the project will not cause changes in the amount of surface water in any water body. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project				
27. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	☐	☐	☒	☐
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☐	☒

Source: Riverside County General Plan, Southwest Area Plan

Findings of Fact:

a) The project site is located on a 90.0-acre site in the County of Riverside's Citrus Vineyard Rural Policy Area, which was established to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County. The project is located within the Agriculture (AG) (10 Acre Minimum) land use designation, which includes uses such as row crops, nurseries, dairies, ranches, poultry, and other agricultural related land uses. The project is zoned Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) and is proposed to be changed to Wine Country – Winery (WC-W) which promotes the establishment of additional commercial activities that support tourism associated with viticulture while ensuring long-term viability of the wine industry in the area. The secondary purpose of the designation is to recognize and allow the expansion of existing wineries that are an integral part of the Temecula Valley Wine Country economy.

The proposed project will be consistent with the existing land use designation and proposed zoning classification. Therefore, the impact is considered less than significant.

b) The project site is located in the unincorporated Riverside County and is not within a city boundary or city sphere of influence. The project is consistent with surrounding land uses. Therefore, the project will not affect land uses within a city sphere of influence or within adjacent city or county boundaries; no impacts will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning				
a) Be consistent with the site's existing or proposed zoning?	☐	☐	☐	☒
b) Be compatible with existing surrounding zoning?	☐	☐	☒	☐
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☒	☐
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	☐	☐	☒	☐
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☒	☐

Source: Riverside County General Plan Land Use Element; Riverside County General Plan, Southwest Area Plan

Findings of Fact:

a) The project is currently zoned Agriculture, which requires a minimum size lot of 10 acres. The proposed zone is Wine Country – Winery (WC-W) which is intended for the establishment of additional commercial activities that support tourism associated with viticulture while ensuring long-term viability of the wine industry in the area. The secondary purpose of the designation is to recognize and allow the expansion of existing wineries that are an integral part of the Temecula Valley Wine Country economy. The proposed project is consistent with the Wine Country – Winery zone. The impact is considered less than significant.

b) The project site is surrounded by properties which are zoned Citrus Vineyard (C/V), Citrus Vineyard – 10 Acre Minimum (C/V-10), and Residential Agriculture – 2 Acre Minimum (R-A-2). The project will be compatible with the surrounding properties containing residential and agricultural uses. Therefore, the impact is considered less than significant.

c) Surrounding land uses include Miramonte Winery to the west, vacant land and rural residences to the east, Stuart Cellars Winery and vacant land to the south, and vacant land and rural residences to the north. The proposed project has the potential to conflict with the existing residences to the north and east. The project will be compatible with the surrounding properties containing residential and agricultural uses. Therefore, the impact is considered less than significant.

d) The project site is located on 90.4 acres within the County of Riverside's Citrus Vineyard Rural Policy Area, which was established to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County. The project is located within the Agriculture (AG) (10 Acre Minimum) land use designation, which includes uses such as row crops, nurseries, dairies, ranches, poultry, and other agricultural related uses. The Wine Country – Winery (WC-W) zone and allowed uses are consistent with the Agriculture land use designation.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

The project is consistent with the Citrus Vineyard Rural Policy Area policies and design guidelines and all other applicable policies of the Southwest Area plan. The project is not located within a Specific Plan. Therefore, the impact is considered less than significant.

e) The project will not disrupt or divide any existing community. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project				
29. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	☐	☐	☐	☒
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

Source: Riverside County General Plan, Multipurpose and Open Space Element, Figure OS-5 "Mineral Resources Area"

a) According to Figure OS-5 "Mineral Resources Area", the project site is classified as Mineral Resource Zone 3 (MRZ-3). Available geologic information indicates that mineral deposits in this region are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that will constitute a loss of availability of a known mineral resource will include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Therefore, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that will be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impact will occur.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. No impact will occur.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impact will occur.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Riverside County General Plan, Southwest Area Plan, Figure 5 "French Valley Airport Influence Policy Area"

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that will expose people residing on the project site to excessive noise levels. No impact will occur.

b) The project is not located within the vicinity of a private airstrip that will expose people residing on the project site to excessive noise levels. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Riverside County General Plan, Southwest Area Plan, Local Circulation Policies, "Rail"

Findings of Fact:

There are no railroad tracks in the vicinity of this project site. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
32. Highway Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Riverside County General Plan, Circulation Element

Findings of Fact:

The project is not adjacent to or near any highways. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Project Application Materials

Findings of Fact:

No additional noise sources have been identified near the project site that will contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐

Source: Riverside County General Plan, Noise Element; Project Application Materials; Noise Assessment for Mount Palomar Winery Project dated February 2015 by PCR, Wine Country Environmental Impact Report (EIR No. 524)

Findings of Fact:

a-d) The proposed project is an implementing project of the Wine Country Community Plan, for which a prior environmental impact report had been prepared and certified. The prior Wine Country

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Community Plan Certified Program Environmental Impact Report (EIR No. 524) was certified by the County of Riverside Board of Supervisors in March 2014. The Noise Study analysis tiers from the noise analysis contained in EIR No. 524 pursuant to the requirements of CEQA Guidelines Section 15152 and evaluates the potential for the proposed project to result in new or substantially greater noise impacts relative to the findings in EIR No. 524. The proposed project is subject to applicable mitigation measures identified in EIR No. 524; therefore, application of EIR No. 524 mitigation is not considered unique mitigation. To assure compliance with appropriate noise levels, conditions of approval regarding construction, operation, and monitoring have been added to the proposed project; these include 10.Planning.40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 61, and 62. Further discussion is provided below.

The proposed project would comply with applicable policies and implement required EIR No. 524 Mitigation Measures NOI-1 and NOI-2 to minimize construction noise at off-site sensitive receptors. As a result, construction of the proposed project would result in no new or substantially more severe significant impacts related to construction noise.

The proposed project would comply with applicable policies and implement the applicable portions of EIR No. 524 Mitigation Measures NOI-3 through NOI-6 to minimize operational noise at off-site sensitive receptors. Operational noise would be similar to or less than the noise levels determined in EIR No. 524. As a result, operation of the proposed project would result in no new substantially more severe significant impacts related to operational noise. These have been added to the project as conditions of approval 10.Planning.40, 41, 42, 43, 44, 52, 53, 61, and 62.

The Project would include a 1,800 seat amphitheater. The Noise Study explains that Project Design Features would limit amphitheater event noise. Approximately 50 to 52 concerts would occur from the May to October season. The amphitheater would be oriented facing to the south/southeast towards Rancho California Road. The amphitheater would not directly face the previously entitled residential estate lots to the west or other nearby sensitive receptors. Project would ensure that the amphitheater sound system is designed to focus sound into the audience areas and that the system includes a visible warning indicator when noise levels reach predetermined levels. The warning indicators would direct amphitheater staff to adjust speaker volumes as needed. Noise levels from amphitheaters are largely dependent on the orientation of the sound amplification system. The vegetated character of the land would attenuate noise levels at a much more rapid rate compared to acoustically hard sites (e.g., paved or concrete surfaces). Additional conditions of approval have been added regarding the design and operation of the amphitheater to assure that continual active monitoring of noise volume is required by project staff to assure compliance with appropriate noise levels (COAs 10.Planning41, 42, 43, 44, and 90.Planning.31). Off-site noise impacts from amphitheater events would result in a maximum instantaneous noise level of 71 A-weighted decibels (dBA) L_{max} and an hourly average noise level of 63 dBA L_{eq}, which would not result in an exceedance of the conditionally acceptable community noise exposure level outlined in the EIR for Wine Country.

The prior certified EIR No. 524 determined that some stationary source activity may still represent unacceptable noise exposure within the Wine Country, particularly for existing sensitive receptors and that impacts would be significant and unavoidable. In comparison, the Project would not exceed the noise levels considered to be conditionally acceptable. As a result, events held at the Amphitheater would result in less noise impacts than was concluded in EIR No. 524 for stationary sources (i.e., EIR No. 524 concluded unacceptable noise exposure). As a result, amphitheater events would result in no new or substantially greater significant impacts as identified in the certified prior EIR and impacts would be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

The proposed project would comply with local noise standards and ordinances and implement applicable mitigation measures in EIR No. 524. Therefore, the proposed project would not result in new or substantially greater impacts relative to the local noise standard findings in EIR No. 524.

The proposed project would result in groundborne vibration levels that would be similar to or less than the groundborne vibration levels determined in EIR No. 524. Therefore, the proposed project would not result in new or substantially greater impacts relative to the groundborne vibration findings in EIR No. 524.

The proposed project would result in less than significant cumulative construction noise impacts. The proposed project would contribute to cumulative mobile and stationary source noise. However, potential cumulative mobile source and stationary source noise impacts would be similar to and consistent with the cumulative impacts that were previously identified in the certified prior EIR No. 524. Therefore, the proposed project would not result in a new or substantially more severe significant impact.

Mitigation: Conditions of Approval 10.Planning41, 42, 43, 44, and 90.Planning.31 have been added regarding the design and operation of the amphitheater to assure that continual active monitoring of noise volume is required by project staff to assure compliance with appropriate noise levels.

Conditions of Approval 10.Planning.45, 46, 47, 48, 49, 50, and 51 have been added regarding construction noise mitigation to assure compliance with appropriate noise levels.

Conditions of Approval 10.Planning.52 regarding mechanical equipment noise operation and 10.Planning.53 regarding the location of shipping facilities and parking areas have been added to assure compliance with appropriate noise levels.

Monitoring: As required by Condition of Approval 10.Planning.61, during the first year of operation, the applicant shall arrange an appointment with the Office of Industrial Hygiene to conduct noise monitoring. At the end of the first year of operation monitoring, if the applicant has shown a pattern of compliance, the Planning Director will lift the conditional approval, and allow the applicant to follow the conditions listed under 10.Planning.62 "Amphitheater Operation."

POPULATION AND HOUSING Would the project				
35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒

Source: Riverside County General Plan Housing Element; GIS Database

Findings of Fact:

a) The project site is currently developed with an existing winery and tasting room. The project does not consist of housing or propose to construct housing. Therefore, the proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. The project will have no significant impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere because the project does not consist of housing. No impact will occur.

d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.

e-f) The project will not generate any residents within the unincorporated portion of the Riverside County. Therefore, no impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
36. Fire Services	☐	☐	☒	☐

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services	☐	☐	☒	☐

Source: Riverside County Sheriff's Department

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools	☐	☐	☒	☐

Source: Temecula Valley Unified School District

Findings of Fact:

The project site is located within the Temecula Valley Unified School District (TVUSD). The nearest school to the project site is Vintage Hills Elementary School, located at 42240 Camino Romo in Temecula, and is approximately 1.5 miles west of the project site. The project will not physically alter existing facilities or result in the construction of new facilities. The project is required to comply with School Mitigation Impact Fees to provide adequate school services (COA 80.PLANNING.28). This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
39. Libraries	☐	☐	☒	☐

Source: Riverside County General Plan

Findings of Fact:

The closest library to the project site is the Temecula Public Library, located at 30600 Pauba Road in the City of Temecula, approximately three miles to the southwest of the site. The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services	☐	☐	☒	☐

Source: Riverside County General Plan

Findings of Fact:

The closest health center to the project site is Temecula Valley Hospital, located at 31700 Temecula Parkway in Temecula, approximately 3.5 miles southwest of the site. The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION				
41. Parks and Recreation				
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
c) Is the project located within a Community Service	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?				

Source: GIS Database

Findings of Fact:

a-c) The proposed project does not create a substantial increase in demand for recreational facilities and would not require the construction or expansion of recreational facilities which would have an adverse physical effect on the environment. The project is located within County Service Area 149 Subzone 2, which is responsible for the collection of Quimby fees. These are standard conditions of approval and are not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails	☐	☐	☐	☒

Source: Riverside County General Plan, Southwest Area Plan, Figure 8 "Southwest Area Plan Trails and Bikeways System"

Findings of Fact:

The Southwest Area Plan identifies Rancho California Road as a Regional Trail. The proposed project includes a proposed 20-foot trail easement along the project frontage on the western side of Rancho California Road. All landscaping and/or trails within the public right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines and Standards, and Ordinance 859 and shall require approval by the Transportation Department (COA 80.TRANS.3). Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project				
43. Circulation				
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Alter waterborne, rail or air traffic?	☐	☐	☐	☒
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☐	☒
f) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☐	☒
g) Cause an effect upon circulation during the project's construction?	☐	☐	☐	☒
h) Result in inadequate emergency access or access to nearby uses?	☐	☐	☒	☐
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	☐	☐	☒	☐

Source: Traffic Impact Report dated October 2014 by Farah Khorashadi, P.E., Riverside County General Plan, Circulation Element; Project Application Materials

Findings of Fact:

a and b) A Traffic Impact Report was conducted. In this report, traffic operations were quantified through the determination of "Level of Service" (LOS). Level of service is a qualitative measure of traffic operating conditions, whereby a letter grade "A" is assigned to an infrastructure facility (roadway segment, intersection, or freeway facility) representing progressively worsening traffic conditions. This section presents the LOS definition, LOS criteria, and the methodologies for the Intersection Operations Analysis and the Warrant Analysis Traffic Signal. Based on the study the project will not result in a substantial increase of traffic. The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Impacts are less than significant.

c-d) The project does not propose any design issues that will cause a change in air traffic patterns, alter waterborne, rail, or air traffic. The project will have no impact.

e-f) The project site has an existing driveway to access the winery and vineyard facility on Rancho California Road. The existing roadway providing access to the project is already designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside guidelines. The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. No impact will occur.

g) As the project site is currently developed and the project proposes to grade the site for additional parking, landscaping, and pedestrian walkways, the project will not cause an effect upon circulation during the project's construction. No impact will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

h) The project will not cause inadequate emergency access or access to nearby uses. The project does not authorize the construction of new public roadways and will connect to existing streets surrounding the project site. The project site includes an existing fire department turn around to provide adequate emergency access for the winery and vineyard facility. No impact will occur.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails	☐	☐	☐	☒

Source: Riverside County General Plan, Southwest Area Plan, Figure 8 "Trails and Bikeways System"

Findings of Fact:

The Southwest Area Plan identifies Rancho California Road as a Regional Trail. The proposed project includes a proposed 20-foot trail easement along the project frontage on the western side of Rancho California Road. All landscaping and/or trails within the public right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines and Standards, and Ordinance 859 and shall require approval by the Transportation Department (COA 80.TRANS.3). Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project				
45. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐

Source: Wine Country Community Plan Program EIR No. 524; Project Application Materials

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

a) The project will be served by Rancho California Water District (RCWD). The project will not physically alter existing facilities other than those within the project site. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, the impact is considered less than significant.

b) As analyzed in the Wine Country Community Plan EIR (EIR No. 524), RCWD has the capacity to supply the increased demand. Additionally the applicant has provide a will serve letter from RCWD. To minimize the anticipated increase in water demand, implementing projects are required to utilize graywater, drought-resistant landscaping, and landscape irrigation and advanced agricultural water conservation techniques. The proposed project is an implementing project, and is therefore subject to water conservation measures required in EIR No. 524. In addition, the project has been conditioned to connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site (COA 10.PLANNING.15). This is considered a standard condition of approval and not unique mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☒	☐
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒

Source: Wine Country Community Plan Program EIR No. 524; Project Application Materials

Findings of Fact:

a) The proposed project is currently developed with an operating winery and tasting room. The project consists of the development of a 90.4-acre Class VI Winery complex. The proposed project will remove existing on-site septic systems and construct on-site infrastructure to connect to an existing sewer line under Rancho California Road. The proposed project will not result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing off-site facilities, the construction of which will cause significant environmental effects. Impacts will be less than significant.

b) The proposed project will connect to the existing sewer line under Rancho California Road, which is operated by Eastern Municipal Water District. As discussed in EIR N. 524, Eastern Municipal Water District has the ability to provide treatment for wastewater generated by implementing projects facilitated by the Wine Country Community Plan. No impact will result.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan,

Findings of Fact:

a) As discussed in the Wine Country Community Plan EIR (EIR No. 524), implementing project will generate construction and demolition debris. The Riverside County Waste Management Department (RCWMD) requires projects to prepare and implement a Construction and Demolition Waste Diversion Program. This would require the recycling, reuse, compost, and/or salvage of a minimum of 50 percent by weight of the material or waste generated on site during construction. During operation, the proposed project will generate solid waste, which would require landfill space. As discussed in EIR No. 524, there is adequate capacity and expansion potential within the regional landfill system to accommodate the solid waste generated by implementing projects of the Wine Country Community Plan. Impacts will be less than significant.

b) The proposed project will be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☒	☐
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☒	☐

Source: Riverside County General Plan

Findings of Fact: