

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-g) Implementation of the proposed project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

Compliance with the requirements of Southern California Edison, Eastern Municipal Water District, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to less than significant levels.

Based on data available at this time, no off-site utility improvements will be required to support this project, other than improvement of local roadways. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans? ☐ ☐ ☐ ☒

Source:

a) The proposed project will not conflict with any adopted energy conservation plans. The project will have 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
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MANDATORY FINDINGS OF SIGNIFICANCE

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact:

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

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff Review, Project Application

Findings of Fact:

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

Riverside County General Plan and EIR
 Wine Country Community Plan EIR
 Environmental Assessment 42381

Location Where Earlier Analyses, if used, are available for review:

County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92502

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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Parcel: 943-120-023

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for:

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.

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.

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 amphitheater is limited to 52 events a year. 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 Variance is to exceed the height development standard outlined in Ordinance No. 348 Section 14.93 for a tower

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10. GENERAL CONDITIONS

10. EVERY. 1 USE - PROJECT DESCRIPTION (cont.) RECOMMND

element of the proposed winery to 124 feet.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

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

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

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

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3707 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Conditional Use Permit

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

No. 3707, dated 3/11/15.

APPROVED EXHIBIT B = Elevations for Conditional Use Permit
No. 3707, dated 3/11/15.

APPROVED EXHIBIT C = Floor Plans for Conditional Use
Permit No. 3707, dated 3/11/15.

APPROVED EXHIBIT L = Landscape Plans for Conditional Use
Permit No. 3707, dated 3/11/15.

APPROVED EXHIBIT G = Grading Plans for Conditional Use
Permit No. 3707, dated 3/11/15.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and

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10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

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

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

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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

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

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

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

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

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

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

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE BLDG DEPT PLAN CHECK RECOMMND

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permits for the winery complex that will include a hotel, spa, winery, tasting room, restaurant, wedding pavilion, chapel for wedding, retail use, detached cottages, villas, event center, amphitheater, trash enclosures, walls and light standards from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

FIRE DEPARTMENT

10.FIRE. 1 USE-#21-HAZARDOUS FIRE AREA RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk

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10. GENERAL CONDITIONS

10.FIRE. 1 USE-#21-HAZARDOUS FIRE AREA (cont.) RECOMMND

of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.7.

10.FIRE. 2 USE-#005-ROOFING MATERIAL RECOMMND

All buildings shall be constructed with class B roofing material as per the California Building Code.

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 4 USE*-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be based on building area and construction type in accordance with the California Fire Code and California Building Code, 2013 edition. Required fire flow must be available before any combustible material is placed on the job site.

10.FIRE. 5 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants (6"x4"x 2-2 1/2") shall be spaced in accordance with the California Fire Code, 2013 edition and located as measured along approved vehicular travel ways.

10.FIRE. 6 USE-#19-ON/OFF LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located along approved vehicular travel waysto meet the required fire flow and shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 8 USE-#89-RAPID HAZMAT BOX RECOMMND

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

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10. GENERAL CONDITIONS

10.FIRE. 8 USE-#89-RAPID HAZMAT BOX (cont.) RECOMMND

for approval prior to installation.

10.FIRE. 9 USE-#25-GATE ENTRANCES RECOMMND

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

10.FIRE. 10 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatically operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit (CUP) 3707 is a proposal to construct a winery complex with a hotel, spa, and restaurant on a 90-acre property in the Temecula area. The site is located on the north side of Rancho California Road between Calle Contento Road and La Serena Way.

Our review indicates the topography of the area consists of well-defined ridges and natural watercourses that traverse the property. The site is on a plateau and straddles a ridge-line that naturally drains in two different directions and watersheds. Since the site is along a ridge-line there is little tributary offsite runoff. The southern half drains south to Empire Creek/Long Canyon which parallels Rancho California Road along the southern side. The northern portion of the site drains to the north to Long Valley, which is a natural watercourse.

The proposed grading for the project shall be designed in a manner that perpetuates the existing natural drainage

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

patterns with respect to tributary drainage areas, outlet points and outlet conditions. Diversions greater than one acre will not be permitted.

This project is subject to the 2014 Water Quality Management Plan (WQMP) mitigation requirements for the Santa Margarita River Region. This includes mitigation for water quality impacts as well as Hydromodification management. Hydromodification management approaches focus on managing the peak flow rates and reducing the flow duration curves from the post-development to the pre-developed conditions. No additional increased runoff mitigation would be required if the project has a Hydromodification Management Plan (HMP) that shows mitigation requirements are met in the WQMP. This project does not involve any existing or proposed District maintained facilities, therefore the review and approval of the preliminary and final WQMP, plus any associated drainage and grading plans, will be processed by the Transportation Department.

It should be noted that the site is located within the bounds of both the Murrieta Creek/Temecula Valley and Santa Gertrudis Valley Area Drainage Plans (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$2,291 and \$1,179 per acre respectively, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

10.PLANNING. 1

USE - COMPLY WITH ORD./CODES

RECOMMND

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

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10. GENERAL CONDITIONS

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 4 USE- COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B&C.

10.PLANNING. 5 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 6 USE- HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to:

The hours of operation for tasting rooms associated with wineries shall be limited to 9:00 am to 7:00 pm Monday through Sunday in the Wine Country - Winery District and 10:00 am to 6:00 pm Monday through Sunday in the Wine Country - Equestrian and Residential Districts.

The hours of operation for shipping facilities associated

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10. GENERAL CONDITIONS

10.PLANNING. 6 USE- HOURS OF OPERATION (cont.) RECOMMND

with wineries shall be limited to 9:00 am to 7:00 pm Monday through Sunday in the Wine Country - Winery District and 10:00 am to 6:00 pm Monday through Sunday in the Wine Country - Equestrian and Residential Districts.

Outdoor special events shall be limited to the hours of 8:00 am to 10:00 pm Monday through Sunday.

10.PLANNING. 7 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), in conjunction with a parking study provided by the applicants representative.

10.PLANNING. 8 USE - PERMIT SIGNS SEPARATELY RECOMMND

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

10.PLANNING. 10 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 12 USE - PHASE BY NEW PERMIT RECOMMND

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

10.PLANNING. 15 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

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10. GENERAL CONDITIONS

10.PLANNING. 17 USE- NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 18 USE- MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Alcohol and Beverage Control, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit may become null and void for the winery and restaurant.

10.PLANNING. 19 USE - NO OFF-ROAD USES ALLOWED RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING. 24 USE - PREVENT DUST & BLOWSAND RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING. 25 USE- VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to PP23343 shall become null and void upon final approval of CUP03707 by the County of Riverside.

10.PLANNING. 26 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured

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10. GENERAL CONDITIONS

10.PLANNING. 26 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

testimony, or
c) is found to be detrimental to the public health, safety
or general welfare, or is a public nuisance, this permit
shall be subject to the revocation procedures.

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

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

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

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

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

10.PLANNING. 35 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the
unincorporated area of Riverside County, as defined
in Riverside County Ordinance No. 857, shall obtain a
business license. For more information regarding business
registration, contact the Business Registration and License
Program Office of the Building and Safety Department at
www.rctlma.org.buslic.

10.PLANNING. 38 USE - GEO02038 UPDATE RECOMMND

County Geologic Report (GEO) No. 2038, was previously
reviewed and approved by the County Geologist for PP23342
and TR35924 which are located on the same property as this
currently proposed project (CUP03707). This report was

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10. GENERAL CONDITIONS

10.PLANNING. 38

USE - GEO02038 UPDATE (cont.)

RECOMMND

submitted as an update to GEO02038 and was prepared by Leighton and Associates, Inc. and is entitled: "Update Geotechnical Report Mount Palomar Winery and Resort 33820 Rancho California Road Wine Country/Temecula Area California", dated February 27, 2015. This document is herein included as part of GEO02038 for CUP03707.

GEO02038 (Update) concluded:

- 1.The subject site is not included within an Earthquake Fault Zone as created by the Alquist-Priolo Earthquake Fault Zoning Act.
- 2.No active faults are known or observed on -site or trending to the project site.
- 3.The potential for ground rupture should be considered very low.
- 4.The liquefaction potential on the site is considered to be low.
- 5.The potential for landsliding or rockfall in the future is considered non-existent.
- 6.The risk of flooding due to tsunamis or seiching is considered to be negligible.

GEO02038 (Update) recommended:

- 1.Prior to grading, the proposed structural improvement areas of the site should be cleared of surface and subsurface obstructions and organic material.
- 2.After completion of the recommended removal and prior to placing additional fill, the approved surface should be scarified a minimum of 8 inches, moisture conditioned and compacted to a minimum 90 percent of the maximum dry density in accordance with ASTM D1557.

GEO No. 2038 Update satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2038 Update is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

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10. GENERAL CONDITIONS

10.PLANNING. 40 USE - AMPLIFIED MUSIC

RECOMMND

The project includes a Noise Ordinance Exception for the amphitheater and its amplified sound use. The exception does not apply to the rest of the project site. The exception does not permit any outdoor amplified sound for conventions, weddings, banquets or any other use outside the amphitheater.

10.PLANNING. 41 USE - NOISE NOI-1

RECOMMND

The Noise Study requires the following:

The Project owner or operator shall schedule onsite special events, such as weddings, such that events held at the amphitheater would not occur at the same time of day as the other onsite special events held at the Mt. Palomar Winery Resort.

10.PLANNING. 42 USE - NOISE NOI-2

RECOMMND

The Noise Study required the following:

Live music and the use of sound amplifying equipment at the amphitheater and at other onsite outdoor events held at the Mt. Palomar Winery Resort shall be prohibited between the hours of 10:00 p.m. and 8:00 a.m.

10.PLANNING. 43 USE - NOISE NOI-3 (1)

RECOMMND

For the life of the project the landowner shall assure compliance with the Noise Study regarding the operation of the amphitheater sound system. As outlined in the study the owner shall minimize noise levels outside of the amphitheater facility consistent with the following:

- The amphitheater staff shall assure that volume of the facility follows the sound system control panel decibel measurement device. The device shall include an indicator light that provides a visible stage 1 alert or yellow warning light when noise levels exceed 99 dBA when measured at 50 feet from the front of the speakers and a visible stage 2 alert or red warning light when noise levels exceed 102 dBA when measured at 50 feet from the front of the speakers. Amphitheater staff shall adjust speaker volumes if the visible stage 2 or red warning light is activated more than once per event such that the stage 2 or red warning light is no longer activated.

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10. GENERAL CONDITIONS

10.PLANNING. 44 USE - NOISE NOI-4 RECOMMND

The Project owner or operator shall retain an oncall sound engineer if noise complaints from three or more independent sources are received for a single amphitheater event or other outdoor event with amplified sound. The sound engineer shall provide recommendations to monitor and control noise levels from sound amplification equipment.

10.PLANNING. 45 USE - NOISE CONSTRUCTION 1 RECOMMND

If construction occurs within one-quarter mile of an inhabited dwelling, construction activities shall be limited to the daytime hours of 6:00 a.m. to 6:00 p.m. during the months of June through September, and to 7:00 a.m. to 6:00 pm.m during the months of October through May.

10.PLANNING. 46 USE - NOISE CONSTRUCTION 2 RECOMMND

To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes when not in use.

10.PLANNING. 47 USE - NOISE CONSTRUCTION 3 RECOMMND

Best efforts shall be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.

10.PLANNING. 48 USE - NOISE CONSTRUCTION 4 RECOMMND

Equipment and trucks shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible).

10.PLANNING. 49 USE - NOISE CONSTRUCTION 5 RECOMMND

Impact tools (e.g., jack hammers, pavement breakers, and rock drills) shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used; this muffler can lower noise levels from the exhaust by up to about ten dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of five dBA.

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10. GENERAL CONDITIONS

10.PLANNING. 49 USE - NOISE CONSTRUCTION 5 (cont.) RECOMMND

Quieter procedures shall be used such as drills rather than impact equipment, whenever feasible.

10.PLANNING. 50 USE - NOISE CONSTRUCTION 6 RECOMMND

Stationary construction noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible.

10.PLANNING. 51 USE - NOISE CONSTRUCTION 7 RECOMMND

A sign shall be posted on-site pertaining the permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the County and construction contractor's telephone numbers (during regular construction hours and off-hours).

10.PLANNING. 52 USE - NOISE - OPERATIONS 1 RECOMMND

Mechanical equipment including but not limited to, de-stemming, crushing, and refrigeration equipment shall be enclosed or shielded for noise attenuation. Alternatively, the proponent may submit a Noise Study prepared by a qualified acoustical analyst that demonstrates that the unenclosed/unshielded equipment would not exceed the County's allowable noise levels.

10.PLANNING. 53 USE - NOISE - OPERATIONS 2 RECOMMND

Shipping facilities and parking areas which abut residential parcels shall be located away from sensitive land uses and be designed to minimize potential noise impacts upon nearby sensitive land uses.

10.PLANNING. 61 USE- AMPHITHEATER MONITORING RECOMMND

During the first year of operation, the applicant shall arrange an appointment with the Office of Industrial Hygiene to conduct noise monitoring of up to five (5) amphitheater events featuring amplified music/sound. The applicant shall inform the Office of Industrial Hygiene at least a month in advance of all amphitheater events, give a description of event as to the nature of the sound or music featured and specify the date and time of each performance.

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10. GENERAL CONDITIONS

10.PLANNING. 61

USE- AMPHITHEATER MONITORING (cont.)

RECOMMND

The Office of Industrial Hygiene will use its discretion in selecting which events to monitor. On-site noise monitoring will be conducted throughout the length of the performance.

The results of each monitoring session will be delivered to the applicant and the Planning Director. In the event of non-compliance with the noise conditions of approval, the applicant will take whatever steps necessary in order to bring the amphitheater events into compliance.

Continued amphitheater operation is conditioned on compliance with the noise conditions of approval. 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 "Amphitheater Operation - General"

10.PLANNING. 62

USE - AMPHITHEATER OPERATION

RECOMMND

All special event vendors (e.g. DJs, musical bands, etc.) shall be notified regarding noise conditions of approval.

1) Outdoor special events shall be limited to the hours of 8:00 am to 10:00pm Monday through Sunday.

2) Noise levels shall be kept below levels prescribed in the County's General Plan Noise Element and County Noise Ordinance No. 847 by using a decibel-measuring device to measure music sound levels when amplified music is used.

3) Clean-up activities associated with special events shall terminate no later than midnight.

4) Padding/carpeting shall be installed under music speakers for early absorption of music.

5) After issuance of two Code Violation Notices for excessive noise, noise measurements shall be performed by the Office of Industrial Hygiene for every event at the property line, to determine if the Noise Ordinance and project conditions are being followed during the special events.

6) If violations of the Noise Ordinance or project

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10. GENERAL CONDITIONS

10.PLANNING. 62 USE - AMPHITHEATER OPERATION (cont.) RECOMMND

conditions are found, the County shall reconsider allowed hours of operation, number of guests, amount of special events per year, or approval of the specific facility.

7) The proponents shall be required to pay fees assessed per the Department's hourly rate pursuant to Ordinance No. 671.

10.PLANNING. 63 USE - IF HUMAN REMAINS FOUND RECOMMND

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

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

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

i) A County Official is contacted.

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

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

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

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

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

i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being

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10. GENERAL CONDITIONS

10.PLANNING. 63 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

notified by the commission.

- (1)The MLD identified fails to make a recommendation; or
- (2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 64 USE - UNANTICIPATED RESOURCES RECOMMND

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

1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

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

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

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - STD INTRO (ORD 461) (cont.) RECOMMND

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

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - LANDSCAPE RQMTS (LS) RECOMMND

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department, Landscape Section for review and approval. Such plans shall be submitted with a completed Agreement for Payment of Costs of Application Processing form (IP application) with the applicable current fee as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping guidelines. Emphasis shall be placed on using low water use plant species that are drought tolerant;
- 2) Ensure all landscape and irrigation plans are in conformance with the approved conceptual landscape

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10.TRANS. 3 USE - LANDSCAPE RQMTS (LS) (cont.) RECOMMND

exhibit;

- 3) Ensure all landscaping is provided with a weather-based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the installation inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.TRANS. 4 USE - SUBMIT FINAL WQMP RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the San Diego Regional Water Quality Control Board [Order No. R9-2010-16, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Margarita River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects within the priority development category. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c)

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10. GENERAL CONDITIONS

10.TRANS. 4

USE - SUBMIT FINAL WQMP (cont.)

RECOMMND

identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

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

10.TRANS. 5

USE - TS/CONDITIONS

RECOMMND

project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Butterfield Stage Road (NS) at:
La Serena Way (EW)
Rancho California Road (EW)

Margarita Road (NS) at:
Rancho California Road (EW)

Meadows Parkway (NS) at:
Rancho California Road (EW)

La Serena Way (NS) at:
Rancho California Road (EW)

Calle Contento (NS) at:
Rancho California Road (EW)

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - TS/CONDITIONS (cont.)

RECOMMND

Ynez Road (NS) at:
Rancho California Road (EW)

I-15 Freeway Northbound Ramps (NS) at:
Rancho California Road (EW)

I-15 Freeway Southbound Ramps (NS) at:
Rancho California Road (EW)

Proposed West Project Access (NS) at:
Rancho California Road (EW)

Proposed East Project Access (NS) at:
Rancho California Road (EW)

As such, the proposed project is consistent with this
General Plan policy.

The associated conditions of approval incorporate
mitigation measures identified in the traffic study, which
are necessary to achieve or maintain the required level of
service.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 6 USE- MITIGATION MONITORING

RECOMMND

WITHIN TWO (2) YEARS OF THE DATE OF APPROVAL OF THIS
PERMIT, the permittee shall prepare and submit a written
report to the Riverside County Planning Director
demonstrating compliance with all conditions of approval
and mitigation measures of this permit and E.A. No. 42718.

20.PLANNING. 7 USE - EXPIRATION DATE-CUP/PUP

RECOMMND

This approval shall be used within two (2) years of the
approval date; otherwise, it shall become null and void and
of no effect whatsoever. By use is meant the beginning of
substantial construction contemplated by this approval
within two (2) year period which is thereafter diligently
pursued to completion or to the actual occupancy of
existing buildings or land under the terms of the
authorized use. Prior to the expiation of the two year

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 7 USE - EXPIRATION DATE-CUP/PUP (cont.)

RECOMMND

period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

20.PLANNING. 8 VAR - EXP DATE OF VARIANCE

RECOMMND

This project includes a variance to the height limit for the tower on the winery. The variance shall be used within 3 (three) years from the effective date of the variance as provided in Section 18.27.e. of Ordinance No. 348. No extensions shall be permitted for the variance. In the event the project is not constructed within this 3 year period, the tower shall not exceed 50' (fifty feet).

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

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

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

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

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

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

RECOMMND

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

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 USE - APPROVED WQMP

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

60.BS GRADE. 14 USE - SWPPP REVIEW

RECOMMND

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

E HEALTH DEPARTMENT

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

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

EPD DEPARTMENT

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

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

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

60.EPD. 2 EPD - MBTA SURVEYS RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

FIRE DEPARTMENT

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

RECOMMND

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE MITCHARGE

RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

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

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

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

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

5.Direction for any fossil discoveries to be immediately

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60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

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

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

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

9.Fossil identification and curation procedures to be employed.

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

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.PLANNING. 2 USE - GRADING PLANS RECOMMND

The project must comply with the following:

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

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

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

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

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

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

60.PLANNING. 7 USE- MITIGATION MONITORING RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

satisfied prior to the issuance of a grading permit.

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

60.PLANNING. 11 USE- SKR FEE CONDITION

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18

USE - ARCHAEOLOGICAL MONITOR

RECOMMND

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

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

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

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

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

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

60.PLANNING. 19

USE - NATIVE MONITOR

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19

USE - NATIVE MONITOR (cont.)

RECOMMND

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

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

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

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

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

TRANS DEPARTMENT

60.TRANS. 1

USE - PRIOR TO ROAD CONSTRUCT

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

acceptance of the improvements.

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

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

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

60.TRANS. 3 USE - SUBMIT GRADING PLAN RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

60.TRANS. 5 USE - WQMP MAINT DETERMINATION RECOMMND

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

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

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

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70. PRIOR TO GRADING FINAL INSPECT

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

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

70.PLANNING. 2 USE - MONITORING REPORT RECOMMND

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

TRANS DEPARTMENT

70.TRANS. 1 USE - IMPLEMENT WQMP RECOMMND

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

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

BS PLNCK DEPARTMENT

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

INEFFECT

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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

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

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

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

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

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

E HEALTH DEPARTMENT

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

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

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

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

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

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

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

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

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FLOOD RI DEPARTMENT

80.FLOOD RI. 2

USE MITCHARGE

RECOMMND

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

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

PLANNING DEPARTMENT

80.PLANNING. 2

USE- ALLOW UNDERGROUND UTIL.

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 6 USE- CONFORM TO ELEVATIONS RECOMMND

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

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

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

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 16 USE- MITIGATION MONITORING RECOMMND

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

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

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

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

80.PLANNING. 18 USE- HEIGHT LIMITATIONS RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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

80.PLANNING. 38 USE - FEE BALANCE

RECOMMND

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

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

RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 1 USE - LANDSCAPE PLAN SUBMITTAL

RECOMMND

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1

USE - LANDSCAPE PLAN SUBMITTAL (cont.)

RECOMMND

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

When applicable, plans shall include the following components:

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

The Transportation Department shall clear this condition.

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

80.TRANS. 2

USE - ANNEX L&LMD/OTHER DIST

RECOMMND

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

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

RECOMMND

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

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

80.TRANS. 3 USE - LANDSCAPING/TRAIL COM

RECOMMND

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

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

80.TRANS. 4 USE - UTILITY PLAN

RECOMMND

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

80.TRANS. 5 USE - TS/DESIGN

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

Signals not eligible for fee credit:

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

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

or as approved by the Transportation Department.

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

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

80.TRANS. 6 USE - TS/GEOMETRICS

RECOMMND

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

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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

Northbound: N/A

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

Eastbound: one left-turn lane, one through lane

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

or as approved by the Transportation Department.

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

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

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

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

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

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

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

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

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

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

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7

USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

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

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

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

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

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

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

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

E HEALTH DEPARTMENT

90.E HEALTH. 1

USE - HAZMAT BUS PLAN

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMND

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

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

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

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

RECOMMND

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

90.FIRE. 4 USE-#27-EXTINGUISHERS

RECOMMND

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

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

RECOMMND

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

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

PLANNING DEPARTMENT

90.PLANNING. 1 USE- MITIGATION MONITORING

RECOMMND

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

90.PLANNING. 2 USE- HEIGHT LIMITATIONS

RECOMMND

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

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90.PLANNING. 4 USE - COLOR/FINISH COMPLIANCE

RECOMMND

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

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

RECOMMND

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

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

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

90.PLANNING. 6 USE- PARKING PAVING MATERIAL

RECOMMND

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

90.PLANNING. 7 USE- ACCESSIBLE PARKING

RECOMMND

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

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

RECOMMND

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

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

90.PLANNING. 9 USE- LOADING SPACES

RECOMMND

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

90.PLANNING. 11 USE - LIGHTING PLAN COMPLY

RECOMMND

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

90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

90.PLANNING. 15 USE - UTILITIES UNDERGROUND

RECOMMND

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

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90.PLANNING. 19 USE- TRASH ENCLOSURES

RECOMMND

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

90.PLANNING. 22 USE - REMOVE OUTDOOR ADVERTISE

RECOMMND

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

90.PLANNING. 25 USE - CONDITION COMPLIANCE

RECOMMND

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

90.PLANNING. 29 USE- SKR FEE CONDITION

RECOMMND

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

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

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

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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

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

RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 1 USE - LNDSCP INSPECTION DEPOSI

RECOMMND

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

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

90.TRANS. 2 USE - LANDSCAPE INSPECTION RQM

RECOMMND

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

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

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

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90.TRANS. 3

USE - COMPLY WITH LNDSCP/IRRGT

RECOMMND

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

90.TRANS. 4

USE - WRCOG TUMF

RECOMMND

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

90.TRANS. 5

USE - UTILITY INSTALL

RECOMMND

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

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

90.TRANS. 6

USE - ANNEX L&LMD/OTHER DIST

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

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

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

90.TRANS. 7 USE - IMP PLANS

RECOMMND

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

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

90.TRANS. 8 USE - LANDSCAPING COMM

RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE - LANDSCAPING

RECOMMND

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

Landscaping will be improved within Rancho California Road.

90.TRANS. 10 USE - SIGNING & STRIPING

RECOMMND

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

90.TRANS. 11 USE - IMPROVEMENT

RECOMMND

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

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

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

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

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

RECOMMND

constructed at the centerline.

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

90.TRANS. 13 USE - IMPLEMENT WQMP

RECOMMND

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

90.TRANS. 14 USE - BM MAINT AND INSPECTION

RECOMMND

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

90.TRANS. 15 USE - TS/INSTALLATION

RECOMMND

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

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90.TRANS. 15

USE - TS/INSTALLATION (cont.)

RECOMMND

Signals not eligible for fee credit:

Buttefield Stage Road (NS) at

Rancho California Road (EW)

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

or as approved by the Transportation Department.

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

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

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

DATE: August 22, 2014

TO:

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

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

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

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

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

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: March 11, 2015

TO

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

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

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

FAST TRACK 2014-04, CONDITONAL USE PERMIT NO. 03707 AMENDED NO. 1– EA 42718 – Applicant: Louidar, LLC- Third/Third Supervisorial District – Rancho California Area – Southwest Area Plan: Agriculture: Agriculture (AG:AG) – 409.2 Gross Acres – Location: Northerly of Rancho California Road, Westerly of Calle Contento, easterly of La Serena Way - Zoning: C/V and C/V-10 – **REQUEST:** The **Conditional Use Permit** proposes a 90.4 acre winery complex that will include a hotel, Spa, Winery, Tasting Room, restaurant, wedding pavilion (including a chapel for weddings only), retail uses, detached cottages and villas, event center, and amphitheater. **NOTE: The tract map and GPA are no longer being proposed, the project is now only the CZ and the CUP.** APN(s): 943-040-011, 943-060-010, 943-060-011, 943-110-009, 943-120-014, 943-120-024, 943-120-025, 943-120-026, 943-120-027, 943-120-028, 943-120-029, 943-120-030, 943-120-031, 943-120-032, 943-120-033

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

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

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

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



VALLEY-WIDE RECREATION & PARK DISTRICT

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

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Dean Wetter
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September 9, 2014

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

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

Dear Mr. Matt:

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

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

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

Sincerely,

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



September 10, 2014

VIA EMAIL TRANSMISSION AND REGULAR MAIL

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

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

Dear Mr. Straite:

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

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

Tentative Tract Map No. 36795 is a Schedule A subdivision of 318.8 gross acres into 489 residential lots, with an average lot size of 12,000 square feet, 73 landscape lots (including parks and basins), and construction of La Serena Way, which includes a roundabout at La Serena Way and Rancho California Road. The Conditional Use Permit proposes a 90.4 acre winery complex that will include a hotel, spa, winery, tasting room, restaurant, wedding pavilion (including a chapel for weddings only), retail uses, detached cottages and villas, event center, and amphitheater.

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Maintenance

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Chief Engineer

Kelli E. Garcia
District Secretary

James B. Gilpin
Best Best & Krieger LLP
General Counsel

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

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

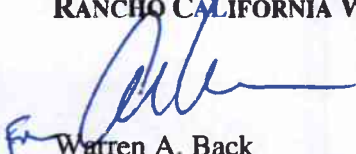


7. Other conservation measures for advanced water conservation and efficient use of water shall include consideration of the following measures designed to increase infiltration and reduce impacts to water quality within the upper aquifer of the underlying groundwater basin:
 - a. Require that all wastewater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

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

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT



Warren A. Back
Engineering Manager-Planning

Enclosures

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



WARREN D. WILLIAMS
General Manager-Chief Engineer



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

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

September 10, 2014

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

Attention: Matt Straite, Project Planner

Dear Mr. Straite:

Re: Change of Zone 07845
Area: Rancho California

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

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

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

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

Very truly yours,

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

HENRY OLIVO
Engineering Project Manager

c: Tract 36795
CUP 03707

MMM:blj



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

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



September 11, 2014

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

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

Mr. Straite:

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

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

Conserving California's Wildlife Since 1870

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

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

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

Comments and Recommendations Pertaining to this Project

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

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

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

Biological Resources and Impacts

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

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

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

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

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

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

Lake and Streambed Alteration Program

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

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

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

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

Summary of Department Recommendations

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

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

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

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

Filing Fees

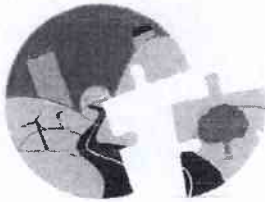
CDFW anticipates that the project will likely have an impact on fish and/or wildlife habitat, and as such an assessment of filing fees is necessary (Pub. Resources Code, § 21089; Fish and G. Code, § 711.4). Fees are payable upon filing of the Notice of Determination by the lead agency and serve to help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

Future Coordination

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

Sincerely,


Kimberly Nicol
Regional Manager



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

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

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

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

CASE NUMBER: CUP03707

DATE SUBMITTED: 8/7/2014

APPLICATION INFORMATION

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

E-Mail: kris@mountpalomar.com

Mailing Address: 33820 Rancho California Road

Temecula, CA, 92591
City State ZIP

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

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

E-Mail: bhay@hunsaker.com

Mailing Address: 2900 Adams Street, Suite A-15

Riverside CA 92504
City State ZIP

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

Property Owner's Name: Louidar, LLC

E-Mail: kris@mountpalomar.com

Mailing Address: 33280 Rancho California Road

Temecula, CA, 92591
City State ZIP

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

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

LOUIS DARWISH
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

LOUIS DARWISH
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

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

Section: 27,28,34

Township: T7S

Range: 2W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 90.4 acres +/-

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

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

Project Description: (describe the proposed project in detail)

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

Related cases filed in conjunction with this application:

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

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

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

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

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

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

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

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

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

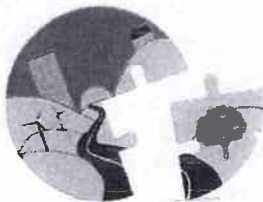
Is sewer service available at the site? Yes ☒ No ☐

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 428,665



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☒ **Standard Change of Zone**

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

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

APPLICATION INFORMATION

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

Mailing Address: 33820 Rancho California Road

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

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

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

Mailing Address: 2900 Adams Street, Suite A-15

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

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

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

Mailing Address: 33280 Rancho California Road

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

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

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Desert Office • 38686 El Cerrito Road
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(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

LOUIS DARNISH

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

LOUIS DARNISH

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

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

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

Section: 27,28,34

Township: 7S

Range: 2W

Approximate Gross Acreage: 318.8 acres +/-

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

Vista Del Monte Rd.

East of Butterfield Stage Rd.

West of Calle Contento

APPLICATION FOR CHANGE OF ZONE

2006 Riverside Co. Ed., Pg 945

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

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

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

Related cases filed in conjunction with this request:

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

INDEMNIFICATION AGREEMENT

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COUNTY:

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

By: Steven Weiss
Steven Weiss
Riverside County Planning Director

Dated: 3/1/16

PROPERTY OWNER:

Louidar, LLC, an Arizona Limited Liability Company

By: Louis Darwish
Louis Darwish
Managing Member

Dated: 2/01/2016

FORM APPROVED COUNTY COUNSEL

By: Michelle Clack
MICHELLE CLACK

DATE

2/29/16

ACKNOWLEDGMENT

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

State of California

County of

San Diego

On

Feb. 1st, 2016

before me,

MAKROUHI K. May

(insert name and title of the officer)

personally appeared

Louis Darwish

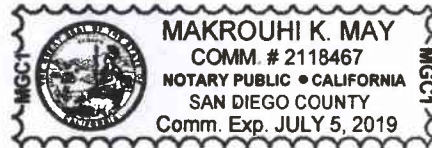
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

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

WITNESS my hand and official seal.

Signature

MAKROUHI K. May (Seal)



PALOMAR

Mt. Palomar Winery Resort

August 1st, 2015

Prepared For:

Mr. Louis Darwish

33820 Rancho California Road

Temecula, CA 92591

Parking Demand Study

For

Mount Palomar Winery Resort

FTA No. 2014-04

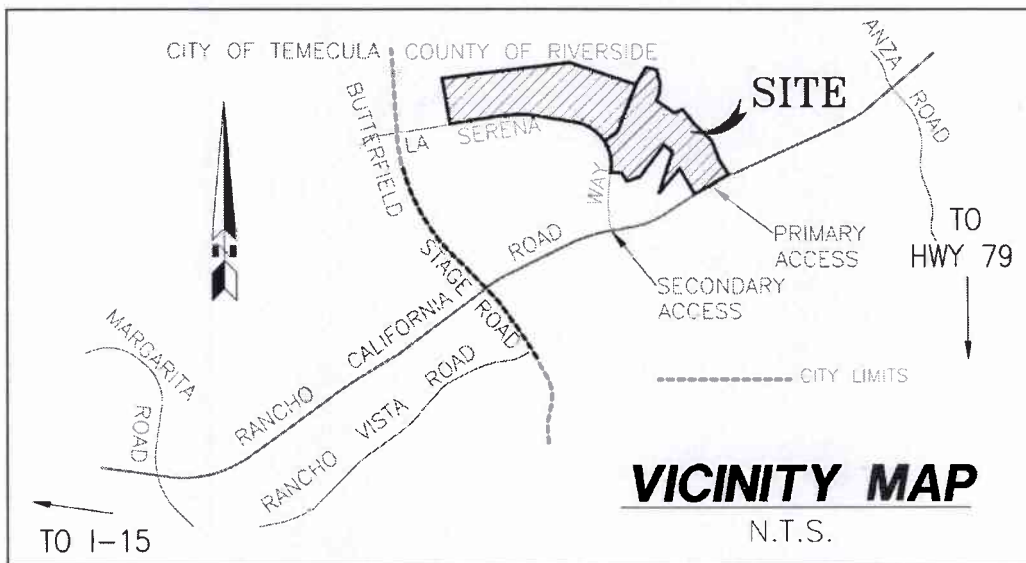
CUP 03707

Prepared by:

Farah Khorashadi, PE.

PROJECT DESCRIPTION AND LOCATION

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





COUNTY OF RIVERSIDE PARKING CODE REQUIREMENTS

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

Parking Demand Analysis

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

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

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

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

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

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

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

Definition of Terms

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

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

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

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

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

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

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

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

GLA is gross leasable area.

Shared Parking Analysis

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

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

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

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

Note:

Source 1: Urban Land Institute

Source 2: County of Riverside Ord.348

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Shared Parking Demand Results

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

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

SUMMARY OF FINDINGS AND CONCLUSIONS

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

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

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

Farah Khorashadi, PE