

Plot PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

This condition will require an update. There are discrepancies between the LDC approved exhibit and the site plan revisions the applicant discussed at Planning Commission on 5/05/10.

The use hereby permitted is for a winery, vineyards and wedding facility consisting of a covered patio with an outdoor fireplace, a pond, and a 1,750 square foot barn to be remodeled into a wine production room and caretaker's unit. In addition, the project proposes a 6,900 square foot gift shop and tasting room, a 5,861 square foot gathering room, a 1-bedroom 4,659 square foot Bed & Breakfast facility, a 7,450 square foot banquet hall with underground parking, a 192 square foot guard office, a 400 square foot enclosed dance facility, and to permit an existing garage/storage building. The existing trailers will be removed. The project shall provide 108 parking spaces and an area for overflow parking.

AMENDED AT PLANNING COMMISSION ON 5/05/10 (This condition was amended to reflect the revised project description.)

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 (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 an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Plot Plan No. 23376. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will 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.

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No.

05/17/10
13:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

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

RECOMMND

23376 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 23376,
Amended No. 2, dated June 19, 2009.

APPROVED EXHIBIT B = Elevations and Floor Plans for Plot
Plan No. 23376, Amended No. 2, dated June 4, 2009.

APPROVED EXHIBIT L = Landscaping Plans for Plot Plan No.
23376, Amended No. 2, dated June 4, 2009.

APPROVED EXHIBIT M = Material Board for Plot Plan No.
23376, Amended No. 2, dated June 4, 2009.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN 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-G1.2 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-G1.3 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. 5 USE-G1.6 DUST CONTROL

RECOMMND

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

PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 7 USE-G2.5 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. 8 USE-G2.6SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

10.BS GRADE. 10 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 11 USE-G2.9DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "GRADING".

05/17/10
13:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PLAT PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 13 USE-G2.23 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. 14 USE-G.3.1NO 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 Grading Division of the Building and Safety Department.

10.BS GRADE. 15 USE-G3.3RETAINING WALLS RECOMMND

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

10.BS GRADE. 16 USE-G3.4CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with

05/17/10
13:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER (cont.) RECOMMND

additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS RECOMMND

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

10.BS GRADE. 19 USE-G2.17LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 20 USE-G1.4 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 (916) 657-1146.

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SDRWQCB GENERAL COMMENTS RECOMMND

Based on the information provided to the Department of Environmental Health (DEH) during the planning review process, no action on behalf of the San Diego Regional Water Quality Control Board (SDRWQCB) was required at the time. However, DEH reserves the right to request a

05/17/10
13:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

10.E HEALTH. 1 SDRWQCB GENERAL COMMENTS (cont.) RECOMMND

clearance letter from the San Diego Regional Water Quality Control Board should further information indicate the requirements.

10.E HEALTH. 2 EST. DAILY WASTEWATER FLOWS RECOMMND

Per letter c/o Lawrence Phelps, RCE dated March 9, 2009, the estimated aggregate total daily wastewater flow discharged onsite does not exceed 1200 gallons. Should further information indicate total daily wastewater flow discharges greater than 2000 gallons, the Department of Environmental Health (DEH) reserves the right to regulate in accordance with County Ordinances and policies including but not limited to requiring further engineering and/or testing, the proposal of an advanced treatment unit or sanitary sewer, San Diego Regional Water Quality Control Board clearance, etc.

FIRE DEPARTMENT

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

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

10.FIRE. 2 USE -WINE CAVE RECOMMND

WINERY CAVE SHALL COMPLY WITH 2007 CBC, SECTION 436.

10.FIRE. 3 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2007 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 4 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as

PLOT PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

10.FIRE. 4 USE-#31-ON/OFF NOT LOOPED HYD (cont.) RECOMMND

measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 5 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 6 USE-#89-RAPID HAZMAT BOX RECOMMND

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

10.FIRE. 7 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. 8 USE-#88A-AUTO GATES RECOMMND

Gate(s) shall be automatic 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.

05/17/10
13:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 8

PLAT PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 . USE FLOOD HAZARD REPORT

RECOMMND

PP 23376 is a proposal to legalize an existing wedding facility with addition of bed and breakfast place and a restaurant in the Temecula area. The 10.25 acre site is located on the south side of Glenoaks Road approximately 660 feet west of Camino Del Vino.

The site is subject to local offsite runoff from a tributary drainage area of approximately 10 acres from the east. Most of these flows are tributary to an existing pond on the proposed site.

The development of this site would adversely impact water quality. The impervious area due to the proposed development in the northern half area is not considered large enough to initiate an increased runoff mitigation measure. However, mitigation shall be required to offset water quality impacts. The hydrology study and the preliminary Water Quality Management Plan (WQMP) dated June 18, 2009 was submitted with the previous amended 2 exhibit which was approved by the District and is still applicable to this amended 3 exhibit. The developer is proposing a grassy swale to treat the parking lot which then drains to an existing low. Although no backup calculations or cross section for the grassy swale is submitted, it appears there is sufficient area to accommodate additional length for the grassy swale if needed. An infiltration basin is proposed along the southern boundary to mitigate both increased runoff and water quality. The developer is also proposing "porous" cobblestone for the driveways as a BMP. No section or detail of these cobblestones is provided and therefore the cobblestone would be considered impervious and shall have water quality mitigation. The detail cross section and the back up calculations for these BMP's shall be submitted at the improvement plan check.

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS

RECOMMND

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

05/17/10
13:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 9

PROJECT PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

10.FLOOD RI. 10 USE INCREASED RUNOFF

RECOMMND

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

10.FLOOD RI. 11 USE INCREASED RUNOFF CRITERIA

RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be

05/17/10
13:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 10

PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

10.FLOOD RI. 11 USE INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association.

10.FLOOD RI. 13 USE WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide

PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

10.FLOOD RI. 13 USE WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 14 USE SUBMIT FINAL WQMP>PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.rcflood.org/NPDES.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a

PLLOT PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

10.FLOOD RI. 14 USE SUBMIT FINAL WQMP>PRELIM (cont.) RECOMMND

preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 16 USE BMP MAINTENANCE & INSPECT 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 District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

10.PLANNING. 3 USE - PDP01334 RECOMMND

County Paleontological Report (PDP) No. 1334, submitted for this project (PP23376), was prepared by CRM Tech and is entitled: "Paleontological Resources Assessment Report, Assessors Parcel No. 942-050-004, Plot Plan No. 23376, Oak Meadows, 36101 Glen Oaks Road, Rancho California Area, Riverside County, California", CRM Tech Contract No. 2245P, July 7, 2008.

PDP01334 concluded:

1.The project area lies within the highly fossiliferous Pleistocene-age Pauba Formation. The Temecula Arkose and an unnamed sandstone formation may lie beneath the Pauba Formation.

2.The proposed project's potential to impact paleontological resources is determined to be high for Pleistocene-age fossil remains.

PLAT PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

10.PLANNING. 3 USE - PDP01334 (cont.)

RECOMMND

PDP01334 recommended:

1. Paleontological monitoring for all earth-moving operations in the project area that will directly impact sediments of the Pauba Formation, the Temecula Arkose Formation, or the unnamed sandstone formation.

2. A program to mitigate impacts to paleontological resources unearthed during the project should be developed in accordance with the provisions of CEQA as well as regulations of the County of Riverside and the proposed guidelines of the Society of Vertebrate Paleontology. This program is described, in part, in the July 7, 2008 report referenced above and includes monitoring, collection of vertebrate fossils, sediment sampling & washing for small invertebrate and vertebrate fossils, preparation, identification and curation of recovered specimens and reporting.

PDP01334 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01334 is hereby accepted for PP23376. A Paleontological Resource Impact Mitigation Program (PRIMP) shall be prepared prior to issuance of any grading permit on this site as described elsewhere in this conditions set.

10.PLANNING. 4 USE - COMPLY WITH ORD./CODES

RECOMMND

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

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

10.PLANNING. 5 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

05/17/10
13:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 14

PLOT PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

10. PLANNING. 5 USE - FEES FOR REVIEW (cont.) RECOMMND

with.

10. PLANNING. 6 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. 7 USE- COLORS & MATERIALS RECOMMND

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

10. PLANNING. 9 USE- HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of operation listed below in order to reduce the conflict with adjacent residential zones and/or land uses.

-Weddings can be held:

Monday through Thursday: 4:00 pm to 9:00 pm
Friday through Sunday: 4:00pm to 10:00 pm

-The small group gatherings shall occur Monday through Thursday between the hours of 11:00 AM - 2:00 PM and 4:00 PM - 9:00 PM.

-The family movie nights will occur on Wednesday nights between 6:00 PM - 9:00 PM.

-Jazz concerts will be on Saturday night between 5:00 PM - 10:00 PM.

-Wine tasting is allowed between the hours of 10:00 AM and 4:00 PM Monday through Sunday.

AMENDED AT PLANNING COMMISSION ON 5/05/10. (Special event hours of operation on Friday, Saturday and Sunday were extended to 10 PM.)

05/17/10
13:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 15

PLAT PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

10.PLANNING. 10 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)

Tasting Room - 1 space per 45 square feet of serving area

Gift Shop - 1 space per 200 square feet

Banquet Hall - 1 space for every 2 guests

300 Maximum Guests for whole facility = 150 parking spaces required

AMENDED AT PC ON 5/05/10.

10.PLANNING. 11 USE- LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the two (2) signs shown on APPROVED EXHIBIT L. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 22 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence except the existing residence and caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, except the occupant of the existing residence, caretaker and members of the caretaker's family, 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. 23 USE - MAINTAIN LICENSING RECOMMND

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

PLAT PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

10.PLANNING. 25 USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Code Enforcement as part of a code enforcement action relating to noise issues. Upon written notice from the Department of Code Enforcement requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Code Enforcement, unless more time is allowed through the written agreement by the Department of Code Enforcement. The noise monitoring report shall be approved by the Office of the Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place a deposit sufficient funds to cover the costs of this approval prior to commencing the required report.)

The permit holder shall comply with the applicable standards of Ordinance No. 847. Sound amplifying equipment or live music is prohibited between the hours of 10:00 p.m. and 8:00 a.m. Sound emanating from sound amplifying equipment or live music at any other time shall not be audible to the human ear at a distance greater than five hundred (500) feet from the equipment or music. In the event noise exceeds this standard, the permit holder or the permit holder's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities.

REVISED AT PC ON 10/28/09.

10.PLANNING. 33 USE - MT PALOMAR LIGHTING AREA

RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 39 USE - C/V DESIGN GUIDELINES

RECOMMND

The project shall conform to the Citrus Vineyard Rural Policy Area Design Standards and Guidelines.

10.PLANNING. 40 USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined

PLAT PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

10.PLANNING. 40 USE - BUSINESS LICENSING (cont.) RECOMMND

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. 44 USE - VINEYARD PLANTING RECOMMND

Prior to the issuance of building permits, 75% of the net project area shall be planted in vineyards.

10.PLANNING. 45 USE - SPECIAL EVENTS RECOMMND

The following special events shall be allowed:

-134 special events per year comprised of 99 weddings, 30 small group gatherings/business meetings, 3 movie nights and 2 jazz concerts.

-Weddings shall have a maximum of 150 guests.

-With the exception of the jazz concerts and movie nights, the special events shall be held indoors.

Note: If the winery production room/caretaker's unit and banquet hall have not been constructed within 1 year of project approval, the special events must cease. The allowance for special events is dependent on the remodel of the winery production room. Per the Citrus Vineyard zone, incidental commercial uses (special events) shall be secondary to the agricultural use of the site.

AMENDED AT DH ON 5/05/10
(Amended to reflect the allowed number of special events.)

10.PLANNING. 46 USE- PRODUCTION CAPACITY RECOMMND

The winery facility shall have a capacity to produce a minimum of 3,500 gallons of wine annually.

10.PLANNING. 47 USE- AMPLIFIED MUSIC RECOMMND

No amplified music shall be played outdoors with the exception of the two jazz concerts.

PLAT PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

10.PLANNING. 48

USE- INDUSTRIAL HYG. RECOMMND

RECOMMND

The project shall comply with the following recommendations provided by the Department of Industrial Hygiene stated in their letter dated December 9, 2008:

1. Facility related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home" must not exceed the following worst case noise levels 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 pm to 7:00 am and 65 dB(A) - 10 minute leq between 7:00 am and 10:00pm.

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 pm and 6:00 am during the months of June through September and between the hours of 6:00 pm and 7:00 am during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

3. The Lake Oak Meadows Wedding Facility shall adhere to the requirements set forth by the Riverside County Noise Ordinance, Section 9.52.060 D.

4. Our department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above) addressing the noise that might be produced from speaker phones and air conditioning unit location and specification from the proposed wedding banquet hall. Building design must be shown to reduce interior noise to at or below 50 Ldn for those buildings along Glen Oaks Road.

5. The applicant shall pay review fees to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

10.PLANNING. 49

USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

PLUF PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

10.PLANNING. 49 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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

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

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

10.PLANNING. 50 USE- NO OUTDOOR RECEPTIONS RECOMMND

No outdoor receptions will be allowed after the construction of the 400 square foot building that will be used for events.

AMENDED AT PC 5/05/10.

10.PLANNING. 51 USE- NO OUTDOOR EVENTS NOV-FEB RECOMMND

No outdoor special events are allowed during the months of November, December, January and February.

CONDITION ADDED AT DIRECTOR'S HEARING ON JULY 27, 2009.

PLAT PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

10.PLANNING. 52

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 53

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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.

1.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),

PLAT PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

10.PLANNING. 53 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

and the Planning Director to discuss the significance of the find.

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

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

10.PLANNING. 54 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 55 USE - EXTERIOR NOISE LEVEL RECOMMND

Exterior noise levels produced by any use allowed under this permit, are not to exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities.

ADDED AT PC ON 10/28/09.

10.PLANNING. 56 USE - MAXIMUM CAPACITY RECOMMND

At no time shall the number of people at the facility exceed 300. This number includes guests and employees.

05/17/10
13:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 22

PLOT PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

10.PLANNING. 56 USE - MAXIMUM CAPACITY (cont.) RECOMMND

ADDED AT PC ON 5/05/10.

10.PLANNING. 57 USE - NUMBER OF WEDDINGS RECOMMND

One year after the approval of the plot plan, the Planning Director shall review any noise complaints about the facility and determine if the number of weddings per year shall be increased from 99 to 130 weddings. The determination shall be placed in the Land Management System used for permits or other subsequently used permit tracking system.

ADDED AT PC ON 5/05/10.

10.PLANNING. 58 USE - TEMP. RESTRAINING ORDER RECOMMND

In the event the applicant has uncured code or conditions of approval violations after a ten (10) day notice period, the applicant agrees that the County may go to court ex parte to obtain a temporary restraining order that would prohibit special events at the property, but allow the winery to continue operating, until the violations are cured.

ADDED AT PC ON 5/05/10.

TRANS DEPARTMENT

10.TRANS. 1 USE - TRAFFIC MANAGEMENT PLAN RECOMMND

The following Traffic Management Plan was prepared by the applicant/engineer.

PP 23376

Project Description:

The purpose of this Traffic Management Plan is to describe the proposed project details for Plot Plan 23376 located at 36101 Glen Oaks Rd. Temecula.

This project is on 10 gross acres and is currently an existing wedding facility holding weddings in an outdoors setting. Several phases of Plot Plan 23376 will improve the facility with a banquet hall, barrel room, tasting room, gift shop, and appurtenances. Following are several event scenarios describing hours and number of guest. Seventy

PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

10.TRANS. 1

USE - TRAFFIC MANAGEMENT PLAN (cont.)

RECOMMND

five percent of the 10 acres will remain vineyard.

Ingress/Egress:

The project takes access from Glen Oaks Rd at 2 points. The existing street is paved to a width of 28 feet on a ROW of 88'.

Access to this site is provided by two 24 ft. wide driveways connecting directly to Glen Oaks Rd.

The driveway connections to Glen Oaks Rd. will include left turn pockets and A.C pavement transitions to taper between the existing road, and the proposed driveways. Driveways will be design in accordance with the following design parameters:

1. Edge of pavement returns shall be a 35 foot radius.
2. Left turn pockets shall be 12 foot wide and 100 feet long, with a 120 foot transition.
3. Provide 330 feet A.C. pavement transitions on each side of the left turn pockets (deceleration transition).

Parking:

Onsite parking is in accordance with Riverside County Ordinance 348, Section 18.12. Ordinance requires 108 parking spaces. A total of 112 parking spaces are provided, with an additional 42 spaces for overflow. Seven spaces have been designated as handicap accessible. The overflow spaces are located between the rows of grapes west of the primary parking area. When parking requires the use of overflow spaces Lake Oak Meadows staff will "valet park" vehicles to avoid damage to vines and vehicles.

Hours of Operation/Employees:

The winery will be open for wine tasting 7 days a week from 10 a.m. to 4 p.m.

The winery is operated by The Aglio Family. In addition to family members, there will be 2 -4 employees working at the winery.

Special Events:

Please see Planning Department conditions of approval regarding special events.

Signage:

PLOT PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

10.TRANS. 1 USE - TRAFFIC MANAGEMENT PLAN (cont.) (cont.) RECOMMND

A winery sign exist at the entrance to the site. Signage has been noted on the Plot Plan as well as a proposed/existing signage report. All signage will conform to Riverside County Ord. 348 Sec 19.4.

Stop signs will be placed on the driveways where the driveways meet Glen Oaks Rd. They will be located 55 feet south of the centerline of Glen Oaks Rd. and 6 feet east of the edge of the pavement for the driveway.

No Parking signs will be posted along Glen Oaks Rd. along the length of the subject property unless directed otherwise by County Transportation.

Per Planning Commission public hearing held on May 5, 2010, the Special Events section was revised

10.TRANS. 2 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 3 USE - STD INTRO 3 (ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement tandards (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. These Ordinances 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.

05/17/10
13:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 25

PLOT PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

10.TRANS. 4 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of 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 a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 3 USE - REVIEW OPERATION HOURS

RECOMMND

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

20.PLANNING. 5 USE- EXPIRATION CODE ENFORCE

RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the

05/17/10
13:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 26

PROJECT PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 5 USE- EXPIRATION CODE ENFORCE (cont.) RECOMMND

submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. No building permits shall be issued until AFTER the permit holder has met the 75% planting requirements of Condition Nos. 10.PLANNING.44 and 80.PLANNING.29 herein. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT. Additional time may be requested pursuant to Section 18.43 of Ordinance No. 348.

AMENDED AT PC 10/28/09.

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

20.PLANNING. 9 USE - REMOVE TRAILERS & OUTSIDE STORAGE RECOMMND

The existing trailers and outside storage shall be removed from the site within 30 days of project approval.

ADDED AT PC ON 5/05/10.

20.PLANNING. 10 USE - PORTABLE RESTROOM RECOMMND

The portable restroom facility shall be removed within 1 year of project approval.

ADDED AT PC ON 5/05/10.

05/17/10
13:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 27

PLOT PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 11 USE - DANCE FACILITY RECOMMND

The applicant shall submit dance facility plans to the Building and Safety Department in enough time for plan check to occur and allow the enclosed dance facility permit to be issued within 60 days of project approval and finaled within 120 days of project approval.

ADDED AT PC ON 5/05/10.

20.PLANNING. 12 USE - VINEYARD PLANTING RECOMMND

75% vineyard planting shall be completed within 60 days of project approval.

ADDED AT PC ON 5/05/10.

20.PLANNING. 13 USE - GARAGE/STORAGE BLDG RECOMMND

The applicant/permit-holder shall cause the garage/storage building plans to be submitted to the Building & Safety Department with enough time to allow plan check to occur. The existing garage/storage building near the western property line shall be permitted and finaled within 90 days of project approval.

ADDED AT PC ON 5/05/10.

20.PLANNING. 14 USE - WINE PRODUCTION BLDG RECOMMND

The applicant/permit-holder shall cause the wine production building plans to be submitted to the Building & Safety Department with enough time to allow plan check to occur. The wine production building permit shall be finaled within 300 days of project approval.

ADDED AT PC ON 5/05/10.

20.PLANNING. 15 USE - GATHERING ROOM RECOMMND

The applicant/permit-holder shall cause the gathering room building plans to be submitted to the Building & Safety Department with enough time to allow plan check to occur. The gathering room building permit shall be issued within 180 days and shall be finaled within 1 year of project approval.

ADDED AT PC ON 5/05/10.

05/17/10
13:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

PLOT PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 16 USE - POOL FENCING

RECOMMND

The applicant/permit-holder shall cause permanent pool fencing plans to be submitted to the Building & Safety Department with enough time to allow plan check to occur. The pool fence permit shall be issued within 60 days and finalized within 90 days of project approval.

ADDED AT PC ON 5/05/10.

20.PLANNING. 17 USE - AMENDED PER FINAL

RECOMMND

Within 10 days of approval by the Planning Commission six (6) copies of an Amended Per Final Conditions site plan, elevations, and floor plans shall be submitted to and approved by the County Planning Department. A lock shall take effect at the end of the 10 days on the PLOT PLAN and on any implementing permits (including building permits) and shall not be removed unless and until the Amended Per Final Conditions exhibits have been approved by the County Planning Department.

ADDED AT PC ON 5/05/10.

TRANS DEPARTMENT

20.TRANS. 1 USE - IMPROVEMENT

RECOMMND

Glenoaks Road is a paved County maintained road and shall be improved along the outside project boundary with AC pavement, protected shoulders, and transitions per PP23376 Amended No. 3 exhibit dated 6/19/2009 within the 94' (50' on project side and 44' on the opposite side of the centerline) dedicated right-of-way as follows:

PRIOR TO ONE (1) YEAR AFTER APPROVAL OF THIS PROJECT, the driveways connection to Glenoaks Road will include left-turn pockets and AC pavement transitions to taper between the existing road, and the proposed driveways, in accordance with the following design parameters and/or as approved by the Director of Transportation.

1. Edge of pavement returns shall be a 35 foot radius.
2. The left-turn pockets shall be 12 foot wide and 100 feet long with a 120 foot transition.
3. Provide 330' AC pavement transitions on each side

PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

20. PRIOR TO A CERTAIN DATE

20.TRANS. 1 USE - IMPROVEMENT (cont.) RECOMMND

of the left-turn pockets (deceleration transition).

4. Provide 14 foot AC pavement transitions on each side of the left-turn pocket for a design speed of 50 mph.
5. Provide acceleration/deceleration lanes per County Standard 803.
6. If existing pavement is found in poor condition, it is the responsibility of the applicant to re-construct the section adjacent to required improvement including 12' minimum on the north side of Glenoaks Road.

Per Planning Commission public hearing held on May 5, 2010, the reference to the amended exhibit and timing of improvements was revised

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 USE-G2.4 GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division 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.

PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE-G2.7DRNAGE DESIGN Q100

RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 7 USE-G2.15NOTRD OFFSITE LTR

RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 9 USE-G1.4 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 (916) 657-1146.

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.

PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 10 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. 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 and the Environmental Programs 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 will be required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE EROS CNTRL AFTER RGH GRAD

RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4 USE OFFSITE EASE OR REDESIGN

RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to issuance of permits. If the developer cannot obtain such rights, the project shall be redesigned to eliminate the need for the easement.

05/17/10
13:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 32

PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 5 USE WRITTEN PERM FOR GRADING

RECOMMND

Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

60.FLOOD RI. 8 USE MITCHARGE

RECOMMND

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

Plot Plan 23376 is located within the limits of the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.86-acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

RECOMMND

PDP01334, prepared by CRM Tech July 7, 2008, determined the proposed project's potential to impact paleontological resources is high for Pleistocene-age fossil remains. Hence,

PRIOR TO ISSUANCE OF ANY GRADING PERMIT, THE FOLLOWING

PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A Paleontological Resource Impact Mitigation Program (PRIMP) report that includes, at a minimum, the following:

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. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
6. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
7. Procedures and protocol for collecting and processing of samples and specimens.
8. Fossil identification and curation procedures to be employed.
9. Identification of the permanent repository to receive any recovered fossil material.
10. All pertinent exhibits, maps and references.
11. Procedures for reporting of findings.
12. 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.

All reports shall be signed by the qualified paleontologist and all other professionals responsible for the report's content, as appropriate. Two wet-signed original copies of

Plot PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

60. PRIOR TO GRADING PRMT ISSUANCE

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

the report 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 Check staff, the Land Use Counter or any other County office.

60.PLANNING. 2 USE - GEOTECHNICAL REPORT RECOMMND

PRIOR TO ISSUANCE OF ANY GRADING PERMITS, THE FOLLOWING SHALL BE SUBMITTED TO THE COUNTY GEOLOGIST FOR REVIEW AND APPROVAL:

A report that addresses the excavation for and general construction of the proposed underground facilities (wine storage/tasting room).

60.PLANNING. 10 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Ordinance No. 663, which requires the payment of the appropriate fee set forth in that ordinance. Said fee shall be calculated on the approved development project which is anticipated to be 10.25 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.

AMENDED AT PC ON 10/28/09.

60.PLANNING. 14 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 23376, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 19 USE - OAK TREE PRESERVATION RECOMMND

The following tree preservation guidelines shall be incorporated in the project's approved grading, building, and landscaping plans:

1. No construction activities or placement of

PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19

USE - OAK TREE PRESERVATION (cont.)

RECOMMND

structures shall occur within the protected zone of any oak tree or oak woodland, except as provided herein. The protected zone is defined as a circle whose center is within the base of an oak tree, the radius of which is equal to an oak tree's height or ten (10) feet, whichever is greater. Where the outermost edge of an oak tree's drip line (the outermost edge of a tree's canopy) extends beyond this radius, that portion of the drip line shall also be included as part of that tree's protected zone. Protected zones do not apply to dead or dying oak trees, unless the tree's condition appears to be the result of human activity that indicates an intent to kill the tree.

2. Landscaping, trenching, or irrigation systems shall not be installed within the existing protected zone of any oak tree or oak woodlands, unless recommended by a qualified biologist.

3. Land uses that would cause excessive soil compaction within the protected zone of any individual oak tree shall be avoided. No recreational trails are permitted within the drip line of any individual oak tree.

4. Manufactured cut slopes shall not begin their downward cut within the protected zone of any individual oak tree, except as provided in these guidelines.

5. Manufactured fill slopes shall not extend within the protected zone, except as provided in these guidelines.

6. On-site retaining walls, if required, shall be designed to protect the root system of any individual oak tree by preserving the natural grade within the protected zone.

7. Redirection of surface runoff which results in increased soil moisture for an extended period of time within the drip line area of any individual oak tree shall be avoided. If unavoidable, a drainage system shall be designed to maintain the previous amount of soil moisture.

8. Sedimentation and siltation shall be controlled to avoid filling around the base of oak trees.

9. Redirection of surface runoff which results in decreased soil moisture for an extended period of time

E. PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 USE - OAK TREE PRESERVATION (cont.) (cont.) RECOMMND

within the drip line area shall be avoided. If unavoidable, an irrigation system shall be designed to maintain the previous amount of soil moisture.

10. A construction zone at the interface with a protected zone shall be clearly delineated on the site in order to avoid impacts from construction operations and also to prevent the storage or parking of equipment outside the construction zone.

11. Dead or dying oak trees are necessary for the excavation of nest cavities by woodpeckers. Twelve species of birds use nest cavities. It is important to the health of the habitat to retain dead and dying oak trees that are not a hazard to humans. Such oak trees shall be retained in place unless determined to pose a health or safety hazard in which case they shall be discarded at an approved on-site location identified by the consulting biologist for habitat enhancement.

12. On-site to on-site, or on-site to off-site relocation of oak trees will not constitute mitigation and is considered the same as removal for the purposes of these guidelines.

13. Replacement of oak trees with plantings of saplings or acorns is not required by these guidelines; however, replacement plantings may be used in addition to these guidelines when they are required by another agency or when it is determined to be biologically sound and appropriate to do so.

60.PLANNING. 23 GEN - CULTURAL RESOURCES PROFE RECOMMND

As a result of information contained in the archaeology report prepared for this project, (PD-A-4536), archaeological monitoring of all grading shall be required. 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. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special

PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23

GEN - CULTURAL RESOURCES PROFE (cont.)

RECOMMND

interest monitors. The Project Monitor 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 to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 24

GEN - TRIBAL MONITORS

RECOMMND

As a result of information submitted by the Pechanga Band of Luiseno Indians, Native American monitoring of the grading shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Pechanga Band of Luiseno Indians. This group shall be known as the Tribal Monitor for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of

PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24

GEN - TRIBAL MONITORS (cont.)

RECOMMND

materials, rock crushing, structure demolition and etc. .
The Tribal Monitors 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 appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and tribal monitors throughout the process.

2)Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all groups interests only.

3)This agreement shall not modify any condition of approval or mitigation measure.

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribal groups has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

F PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND.

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - FOOD PLANS REQD RECOMMND

*** No Text Exists For This Condition ***

80.E HEALTH. 3 USE - PERC TEST REQD RECOMMND

A satisfactory detailed soils percolation test in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health (DEH) Technical Guidance Manual.

80.E HEALTH. 4 USE - SEPTIC PLANS RECOMMND

The applicant must provide to the Department of Environmental Health (DEH) for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report), drawn to an appropriate scale, showing all required detail as specified in the DEH Technical Guidance Manual.

80.E HEALTH. 5 DEH SITE EVALUATION REQUIRED RECOMMND

The Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4" perforated pipe installed at a depth that extends at least 10 feet below the proposed

PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 5 DEH SITE EVALUATION REQUIRED (cont.) RECOMMND

leach line trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked.

Please note that if groundwater encroachment is observed, further engineering as well as Regional Water Quality Control Board Clearance may be required.

FIRE DEPARTMENT

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

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

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

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 4 USE MITCHARGE RECOMMND

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

Plot Plan 23376 is located within the limits of the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.86-acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

80.FLOOD RI. 5 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 3 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. 4 USE- CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING (cont.) RECOMMND
approval.

80.PLANNING. 7 USE- MAXIMUM DWELLING UNITS RECOMMND

A maximum of two (2) dwelling units are allowed under this permit. This includes the existing residence and the proposed caretaker's unit only.

80.PLANNING. 10 USE - REC & PARK DIST MITIG. RECOMMND

The applicant or the successor-in-interest shall provide a clearance letter from the Riverside County Economic Development Agency providing proof that the project has been annexed into CSA 149A. Contact EDA at 951-955-3212.

AMENDED AT PC ON 10/28/09.

80.PLANNING. 11 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. 16 USE- WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated June 2, 2008, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 20 USE - LIGHTING PLANS RECOMMND

All parking lot 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.

PLANNING PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 23376, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 28 USE- LNDSCPNG PROJ SPECIFIC RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

a.If over 75% vineyard planting is achieved, additional plants are to be used for the landscape around new and existing buildings

80.PLANNING. 29 USE - VINEYARD PLANTING RECOMMND

Prior to the issuance of building permits, 75% of the net project area shall be planted in vineyards.

80.PLANNING. 32 USE - LC LANDSCAPE PLOT PLAN RECOMMND

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

At minimum, plans shall include the following components:

1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

1 F PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 32

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

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

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

PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

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

RECOMMND

Sufficient public street right-of-way along Glenoaks Road shall be conveyed for public use to provide for a 50 foot half-width right-of-way.

80.TRANS. 2 USE - TUMF CREDIT AGREEMENT

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS

RECOMMND

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT CONTACT

RECOMMND

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

90.E HEALTH. 2 USE- E.HEALTH CLEARANCE REQ

RECOMMND

Environmental Health Clearance prior to final inspection.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2

USE-#66-DISPLAY BOARDS

RECOMMND

Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

90.FIRE. 3

USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2002 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

90.FIRE. 4

USE-#83-AUTO/MAN FIRE ALARM

RECOMMND

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

90.FIRE. 5

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"

05/17/10
13:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 47

PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 5 USE-#27-EXTINGUISHERS (cont.)

RECOMMND

(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. 6 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)

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 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. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 5 USE BMP MAINTENANCE & INSPECT

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 District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 3 USE- PARKING PAVING MATERIAL

RECOMMND

A minimum of 108 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. Parking spaces shall be surfaced with asphaltic concrete, or concrete, or porous paving to current standards as approved by the Department of Building and Safety. The additional 42 spaces are to be provided within the overflow area shown on EXHIBIT A. Overflow parking shall be provided by valets only in order to protect the vineyard planting.

AMENDED AT PC ON 5/05/10.

90.PLANNING. 4 USE- ACCESSIBLE PARKING

RECOMMND

A minimum of seven (7) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. 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

PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE- ACCESSIBLE PARKING (cont.) RECOMMND

International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 5 USE- COVERED PARKING SPACES RECOMMND

A minimum of six (6) parking spaces shall be covered by a carport or enclosed garage as shown on EXHIBIT A.

90.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.

90.PLANNING. 10 USE- INSTALL BIKE RACKS RECOMMND

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

1 F PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - UTILITIES UNDERGROUND

RECOMMND

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

90.PLANNING. 16 USE- TRASH ENCLOSURES

RECOMMND

Two (2) 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 enclosure(s) shall be a minimum of six (6) feet in height and shall be architecturally enhanced and made with masonry block, landscaping screening 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. 17 USE - EXISTING STRUCTURES

RECOMMND

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

90.PLANNING. 18 USE- CSA 149 FEE

RECOMMND

The permit holder shall present certification to the Director of the Department of Building and Safety that payment of development impact fees in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from County Service Area No. 149.

05/17/10
13:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 51

PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 19 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 20 USE- WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 25 USE - CONDITION COMPLIANCE RECOMMND

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

90.PLANNING. 28 USE- ORD 810 O S FEE (2) RECOMMND

Prior to building permit final inspection, the applicant shall comply with the provisions of 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.

AMENDED AT PC ON 10/28/09.

90.PLANNING. 29 USE - ORD NO. 659 (DIF) RECOMMND

Prior to building permit final inspection, the applicant shall comply with the provisions of Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities necessary to address the direct and cumulative environmental effects generated by new development projects. Additionally, it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area", as defined in the Ordinance.

AMENDED AT PC ON 10/28/09.

90.PLANNING. 32 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request

1 PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 32 USE - LC LNDSACP INSPECT DEPOST (cont.) RECOMMND

Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 33 USE - LC COMPLY W/ LNDSACP/ IRR RECOMMND

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

90.PLANNING. 36 GEN - CULTURAL RESOURCES RPT RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 37

USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

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

TRANS DEPARTMENT

90.TRANS. 1

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 project boundaries 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: 1. Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

90.TRANS. 2

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. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

NOTE: Signing and striping shall be performed per

PLAN:TRANSMITTED Case #: PP23376

Parcel: 942-050-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 USE - SIGNING & STRIPING (cont.) RECOMMND

10.TRANS.1 condition (Traffic Management Plan).

90.TRANS. 3 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. 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.

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.

05/17/10
13:56

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 55

PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

USE - IMPROVEMENT

RECOMMND

Glenoaks Road is a paved County maintained road and shall be improved along the outside project boundary with AC pavement, protected shoulders, and transitions per PP23376 Amended No. 3 exhibit dated 6/19/2009 within the 94' (50' on project side and 44' on the opposite side of the centerline) dedicated right-of-way as follows:

PRIOR TO ONE (1) YEAR AFTER APPROVAL OF THIS PROJECT, the driveways connection to Glenoaks Road will include left-turn pockets and AC pavement transitions to taper between the existing road, and the proposed driveways, in accordance with the following design parameters and/or as approved by the Director of Transportation.

1. Edge of pavement returns shall be a 35 foot radius.
2. The left-turn pockets shall be 12 foot wide and 100 feet long with a 120 foot transition.
3. Provide 330' AC pavement transitions on each side of the left-turn pockets (deceleration transition).
4. Provide 14 foot AC pavement transitions on each side of the left-turn pocket for a design speed of 50 mph.
5. Provide acceleration/deceleration lanes per County Standard 803.
6. If existing pavement is found in poor condition, it is the responsibility of the applicant to re-construct the section adjacent to required improvement including 12' minimum on the north side of Glenoaks Road.

Per Planning Commission public hearing held on May 5, 2010 the reference to the amended exhibit and timing of improvements was revised

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

DATE: May 8, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Riv. Sheriffs Dept.
Riv. Waste Management Dept.

CSA 149 c/o EDA
Supervisor Stone
Commissioner Petty
Temecula Unified School Dist. ✓
RCWD ✓
SCE ✓
Southern California Gas ✓
EIC "Attachment A" ✓
Temecula Valley Winegrowers Assoc. ✓
Archeology

PLOT PLAN NO. 23376 – EA41927 – Applicant: Kelly Smith – Engineer/Representative: Inland Valley Development - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – Citrus Vineyard Rural Policy Area – Location: Southerly of Glen Oaks Road, Westerly of Camino Del Vino, and Easterly of Milkweed Way – 10.25 Acres - Zoning: Citrus Vineyard (C/V) - **REQUEST:** The plot plan proposes to legalize an existing wedding facility consisting of a covered patio with an outdoor fireplace, a pond, and a 1,750 square foot barn that will be remodeled and used for a caretakers residence. In addition, the project proposes to construct a 2,190 square foot underground winery with a tasting room in conjunction with three (3) new buildings comprised of a 7,460 square foot bed and breakfast with 10 rooms, a 4,440 square foot restaurant, and a 4,170 square foot banquet hall with a flower gift shop. Note: The existing trailers will be removed. - APN(s): 942-050-004 - Related Cases: PAR01094, CV06-5352, CV07-10259

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on May 29, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. 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 item, please do not hesitate to contact **Alisa Krizek**, Project Planner, at **(951) 955-9075** or email at akrizek@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.



**Rancho
Water**

June 6, 2008

Alisa Krizek, Case Planner
County of Riverside
Planning Department
Post Office Box 1409
Riverside, CA 92502-1409

Board of Directors

William E. Plummer
President

Ralph H. Daily
Sr. Vice President

Stephen J. Corona

Ben R. Drake

Lisa D. Herman

John E. Hoagland

Lawrence M. Libeu

**SUBJECT: WATER AVAILABILITY
PLOT PLAN 23376
PORTION OF PARCEL F-19 OF MAP BOOK 50/68-75
APN 942-050-004
[KELLY SMITH]**

Dear Ms. Krizek:

Officers:

Phillip L. Forbes
Interim General Manager

Jeffrey D. Armstrong
Acting Assistant General Manager /
Chief Financial Officer

Perry R. Louck
Director of Planning

Andrew L. Webster, P.E.
Acting District Engineer

Kelli E. Garcia
District Secretary

C. Michael Cowett
Best Best & Krieger LLP
General Counsel

Please be advised that the above-referenced project/property is located within the boundaries of Rancho California Water District (RCWD) and fronts an existing 24-inch diameter water pipeline (1790 Pressure Zone) within Glenoaks Road.

Water service to the property exists, and modifications to existing service arrangements would be available upon the completion of financial arrangements between RCWD and the property owner. If new water facilities are required for fire protection or other purposes, the project proponent should contact RCWD for fees and requirements.

Water availability is 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.

Sewer service to the subject project, if available, would be provided by Eastern Municipal Water District. If you should have any questions or need additional information, please contact an Engineering Services Representative at this office at (951) 296-6900.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT

Corey F. Wallace, P.E.
Engineering Manager

cc: Laurie Williams, Engineering Services Supervisor

08\CW:lm042\FEG



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

June 2, 2008

Alisa Krizek, Project Planner
Riverside County Planning Department
P.O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan No. 23376

Proposal: Legalize an existing wedding facility consisting of a covered patio with an outdoor fireplace, a pond, and a 1,750 square foot barn that will be remodeled and used for a caretakers residence.

APN: 942-050-004

Dear Ms. Krizek:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located south of Glen Oaks Road, west of Camino Del Vino, and east of Milkweed Way, in the Rancho California Zoning Area. The project is subject to the State Model Ordinance, implemented 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial and multi-family residential development projects provide adequate area(s) for collection and loading of recyclable materials (i.e., paper products, glass and other recyclables). Based on this State Law the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the proposed development project:

1. **Prior to issuance of a building permit for EACH building,** the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection for EACH building,** the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.
3. a) **Prior to the issuance of a building permit, a Waste Recycling Plan (WRP)** shall be submitted to the Waste Management Department for approval. At a

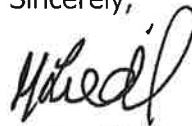
minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

b) **Prior to the issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

4. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Riverside County Household Hazardous Waste Collection Program at 1-800-304-2226.
5. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,



Mirtha Liedl, Planner



Dedicated to delivering state-of-the-art occupational and environmental consultation to businesses, governmental agencies and communities of Riverside County

Date: December 9, 2008

To: Alisa Krizek
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, California 92502
Fax: (951) 955-3157

From: Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist
Department of Public Health
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (951) 358-5050

Report Written by: Leah McNamara
Industrial Hygienist I *JM*

Report Reviewed by: Steven D. Hinde, REHS, CIH *SDH*
Senior Industrial Hygienist

Project Reviewed: Plot Plan No. 23376

Reference Number: 96561

Applicant: Ms. Kelly Smith
21579 Coral Rock Lane
Wildomar, CA 92595

Noise Consultant: URBAN CROSSROADS
41 Corporate Park, Ste. 300
Irvine, CA 92606

Review Stage: First Review



Information Provided:

"Lake Oak Meadows Noise Study, County of Riverside, California JN: 06177-02, dated September 18, 2008."

Noise Standards:**For Stationary Noise Sources:****A. Standards:**

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

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

B. Requirement for Determination of Community Noise Impact:

- a) Noise originating from operations within the facility grounds shall be treated as "stationary" noise sources for which this standard will apply.
- b) Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.
- c) Required Modeling Parameters for Stationary Sources:
 - i. Stationary sources are to be modeled as "point" sources.
 - ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, which ever yields the worst-case results.
 - iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.
 - iv. Predicted noise levels are to be expressed in terms of worst-case "equivalent continuous sound levels" [or, Leq] averaged over a ten minute

period.

- v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.
- vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

Findings:

The consultant's report is adequate. Based on our calculations the recommendations listed below should provide sufficient attenuation to reduce the exterior noise levels to below 65 dB (A) during the day and 45 dB (A) at night.

Recommendations:

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

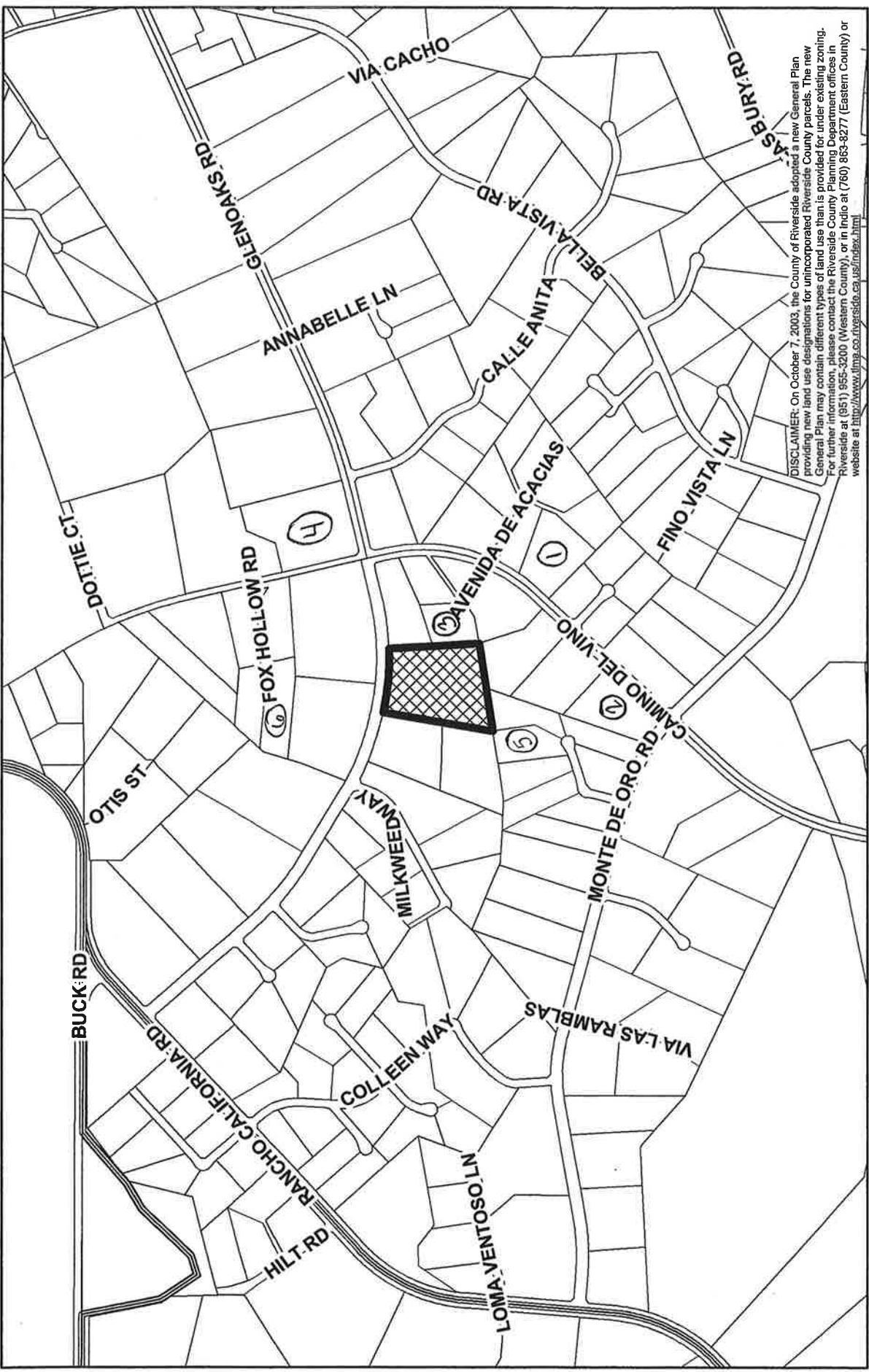
1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
3. The Lake Oak Meadows Wedding Facility shall adhere to the requirements set forth by the Riverside County Noise Ordinance, Section 9.52.060 D.
4. Our department (Office of Industrial Hygiene) must receive, review and approve an acoustical report (as listed above) addressing the noise that might be produced from speaker phones and air conditioning unit location and specifications from the proposed wedding banquet hall. Building design must be shown to reduce interior noise to at or below 50 Ldn for those buildings along Glen Oaks Road.

5. The applicant shall pay review fees to the Department of Public Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

Planner: Aisa Krizek
 Date: 01/12/09
 Vicinity Map

PT 23376
 VICINITY MAP

Supervisor Stone
 District 3
 Date Drawn: 12/11/08



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.planning.org/planning/plan/030606.pdf>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
 Township/Range: T7SR1W
 Section: 19



Assessors
 Bk. Pg. 942-05
 Thomas
 Bros. Pg. 930 D7
 6,900

Feet

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

APPEAL OF PLOT PLAN NO. 23376 / VARIANCE NO. 1839 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Kelly Smith – Engineer/Representative: Inland Valley Development - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Citrus Vineyard Rural Policy Area – Location: Southerly of Glen Oaks Road, westerly of Camino Del Vino, and easterly of Milkweed Way – 10.25 Gross Acres - Zoning: Citrus Vineyard (C/V) - **REQUEST:** The plot plan proposes a winery, bed & breakfast facility and special events facility consisting of a covered patio with an outdoor fireplace, a pond, and a 1,750 square foot barn to be remodeled into a wine production room and caretaker's unit. The project proposes a 4,288 square foot gift shop and tasting room, a 5,950 square foot banquet hall with underground parking, a 9,205 square foot 10 room bed & breakfast facility, a 192 square foot guard office, a 690 square foot storage building and a 400 square foot temporary dance pavilion to be used until the banquet hall is constructed. The project proposes 108 parking spaces. The appeal request is for the increase of wedding events from 30 to 130 and that the hours of operation of wedding events are extended from 9:00 PM to 10:00 PM on Friday and Saturday. The project also proposes 30 small group gatherings/business meetings, 3 movie nights and 2 jazz concerts. The variance proposes to reduce the side yard setback requirement for an existing building used for storage along the westerly property line from 50 feet to 20 feet - APN: 942-050-004. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: April 7, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Kinika Hesterly, at 951-955-1888 or email khesterl@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Kinika Hesterly
P.O. Box 1409, Riverside, CA 92502-1409

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

APPEAL OF PLOT PLAN NO. 23376 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Kelly Smith – Engineer/Representative: Inland Valley Development - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Citrus Vineyard Rural Policy Area – Location: Southerly of Glen Oaks Road, westerly of Camino Del Vino, and easterly of Milkweed Way – 10.25 Gross Acres - Zoning: Citrus Vineyard (C/V) - **REQUEST:** The plot plan proposes to permit an existing unpermitted winery, vineyards and wedding facility consisting of a covered patio with an outdoor fireplace, a pond, and a 1,750 square foot barn to be remodeled into a wine production room. In addition, the project proposes to construct a 2,100 square foot underground tasting and barrel room in conjunction with three (3) new buildings comprised of a 9,205 square foot bed and breakfast with 10 rooms, a 6,900 square foot gift shop and tasting room, and a 7,450 square foot banquet hall, a 192 square foot guard office, and a 400 square foot temporary dance pavilion to be used until the banquet hall is constructed. The project shall be constructed within four (4) phases. Phase I shall include the temporary dance pavilion, detention basin and swales. Phase II shall include the construction of the banquet hall and remodel of the existing agricultural barn into a production room and caretaker's unit. Phase III shall include the construction of the gift shop and tasting room and guard office. Phase IV will include the construction of the underground barrel and tasting room and bed and breakfast. The existing trailers will be removed. The project shall provide 103 parking spaces. The project will have 65 special events comprised of 30 weddings, 30 small group gatherings/business meetings, 3 movie nights and 2 jazz concerts - APN: 942-050-004. (Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: September 30, 2009
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Kinika Hesterly, at 951-955-1888 or email khesterl@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Kinika Hesterly
P.O. Box 1409, Riverside, CA 92502-1409

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 23376 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Kelly Smith – Engineer/Representative: Inland Valley Development - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Citrus Vineyard Rural Policy Area – Location: Southerly of Glen Oaks Road, westerly of Camino Del Vino, and easterly of Milkweed Way – 10.25 Gross Acres - Zoning: Citrus Vineyard (C/V) - **REQUEST:** The plot plan proposes to permit an existing unpermitted winery, vineyards and wedding facility consisting of a covered patio with an outdoor fireplace, a pond, and a 1,750 square foot barn to be remodeled into a wine production room. In addition, the project proposes to construct a 2,100 square foot underground tasting and barrel room in conjunction with three (3) new buildings comprised of a 9,205 square foot bed and breakfast with 10 rooms, a 6,900 square foot gift shop and tasting room, and a 7,450 square foot banquet hall, a 192 square foot guard office, and a 400 square foot temporary dance pavilion to be used until the banquet hall is constructed. The project shall be constructed within four (4) phases. Phase I shall include the temporary dance pavilion, detention basin and swales. Phase II shall include the construction of the banquet hall and remodel of the existing agricultural barn into a production room and caretaker's unit. Phase III shall include the construction of the gift shop and tasting room and guard office. Phase IV will include the construction of the underground barrel and tasting room and bed and breakfast. The existing trailers will be removed. The project shall provide 103 parking spaces - APN(s): 942-050-004.(Quasi-Judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: July 13, 2009
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
12th FLOOR CONFERENCE ROOM 12A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Lisa Sheldon, at 951-955-5719 or e-mail lsheldo@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn Lisa Sheldon,
P.O. Box 1409, Riverside, CA 92502-1409

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 23376 / VARIANCE NO. 1839 – CEQA Exempt – Applicant: Kelly Smith – Engineer/Representative: Inland Valley Development - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Citrus Vineyard Rural Policy Area – Location: Southerly of Glen Oaks Road, westerly of Camino Del Vino, and easterly of Milkweed Way – 10.25 Gross Acres - Zoning: Citrus Vineyard (C/V) - **REQUEST:** The plot plan proposes to permit an existing unpermitted winery, vineyards and wedding facility consisting of a covered patio with an outdoor fireplace, a pond, and a 1,750 square foot barn to be remodeled into a wine production room. In addition, the project proposes to construct a 2,100 square foot underground tasting and barrel room in conjunction with three (3) new buildings comprised of a 9,205 square foot bed and breakfast with 10 rooms, a 6,900 square foot gift shop and tasting room, and a 7,450 square foot banquet hall, a 192 square foot guard office, and a 400 square foot temporary dance pavilion to be used until the banquet hall is constructed. The project shall be constructed within four (4) phases. Phase I shall include the temporary dance pavilion, detention basin and swales. Phase II shall include the construction of the banquet hall and remodel of the existing agricultural barn into a production room and caretaker's unit. Phase III shall include the construction of the gift shop and tasting room and guard office. Phase IV will include the construction of the underground barrel and tasting room and bed and breakfast. The existing trailers will be removed (except building H). The project shall provide 103 parking spaces. The variance is a request to allow for a setback for an existing modular office building in the rear of the property to vary from the required side yard setback of 50 feet (Article XIVb, Section 14.74, d., (7)). The building is located 20 feet from the property line - APN(s): 942-050-004. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m or as soon as possible thereafter.
DATE OF HEARING: May 18, 2009
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
12th FLOOR CONFERENCE ROOM 12A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Lisa Sheldon, at 951-955-5719 or e-mail lisheldo@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements,

or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Lisa Sheldon
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/8/2010,

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

APN (s) or case numbers PP 23376/Var 01839 For

Company or Individual's Name Planning Department,

Distance buffered ~~600'~~ 1000'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

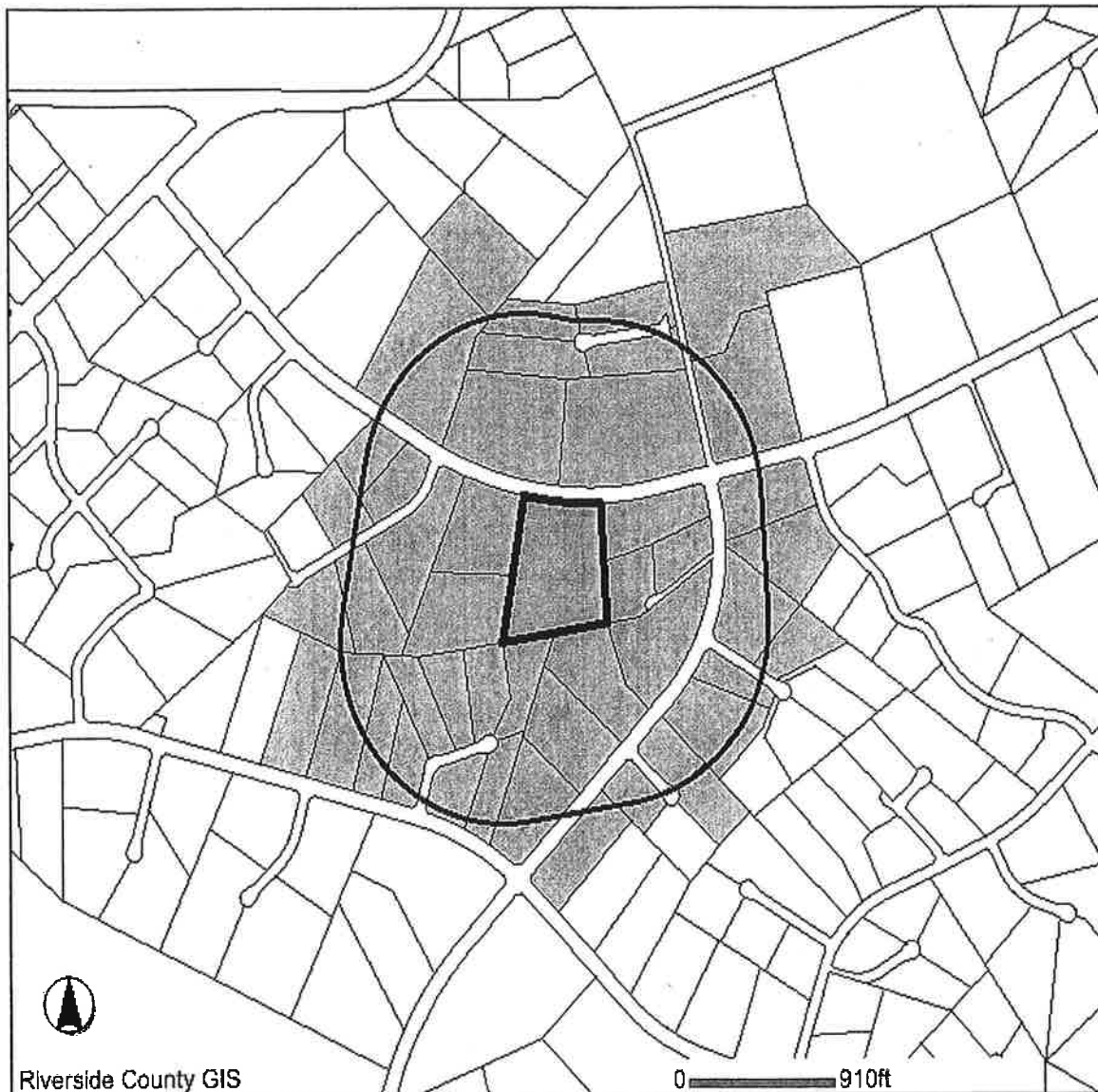
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 3/8/2010
E.P.O.S.: 9/8/2010

1000 feet buffer



Selected parcel(s):

924-350-004 924-350-006 941-200-015 941-200-016 941-210-020 941-210-021 941-210-024
 941-210-025 941-220-001 941-220-002 941-220-003 941-220-018 942-030-005 942-030-010
 942-040-008 942-040-009 942-040-010 942-040-011 942-040-012 942-040-013 942-050-002
 942-050-003 942-050-004 942-050-007 942-050-008 942-050-009 942-050-010 942-050-011
 942-050-012 942-050-013 942-060-013 942-060-020 942-060-021 942-070-012 942-070-016
 942-070-017 942-070-018 942-070-021 942-070-022 942-070-023 942-070-028 942-070-029
 942-070-030 942-070-031 942-070-032 942-070-033

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

iAP PRINTED ON...03/8/2010



APN: 924350004 ASMT: 924350004
CHRIS VANDERLANS
SANDY VANDERLANS
36400 GLENOAKS RD
TEMECULA CA. 92592

APN: 924350006 ASMT: 924350006
GARY L LANDBERG
MIRIAM L LANDBERG
P O BOX 890850
TEMECULA CA 92589

APN: 941200015 ASMT: 941200015
HOLLY VOGT GUILLORY
39155 CALLE ANITA RD
TEMECULA CA. 92592

APN: 941200016 ASMT: 941200016
TERRY A KOBYLSKI
KATHLEEN L KOBYLSKI
39377 CALLE ANITA
TEMECULA CA. 92592

APN: 941210020 ASMT: 941210020
DIEGO MARTIN ABBES
ANDREA ERICA ABBES
ADRIAN EDUARDO SILBERMAN
HILLARY LYNNE SILBERMAN
11515 TRAILRUN CT
RIVERSIDE CA 92505

APN: 941210021 ASMT: 941210021
ROBERT E KING
JUDITH L KING
P O BOX 890352
TEMECULA CA 92589

APN: 941210024 ASMT: 941210024
NICOLETTE I DENNEY
39580 CAMINO DEL VINO
TEMECULA CA. 92592

APN: 941210025 ASMT: 941210025
TERRY W TOKLE
CHERYL L TOKLE
36262 AVENIDA DE ACACIA
TEMECULA CA. 92592

APN: 941220001 ASMT: 941220001
RICHARD G MELENDEZ
RACHAEL G MELENDEZ
39710 CAMINO DEL VINO
TEMECULA CA. 92592

APN: 941220002 ASMT: 941220002
MARY JEAN YOCKEY
33565 PAUBA RD
TEMECULA CA 92592

APN: 941220003 ASMT: 941220003
SCOTT DANIELS
39776 CAMINO DEL VINO
TEMECULA CA. 92592

APN: 941220018 ASMT: 941220018
ARCHIE RANNALS
DOREEN RANNALS
39890 CAMINO DEL VINO
TEMECULA CA 92592

APN: 942030005 ASMT: 942030005
FERNANDO CHAVIRA
GLORIA LORETTA CHAVIRA
1100 VERA CRUZ ST
MONTEBELLO CA 90640

APN: 942030010 ASMT: 942030010
HUDSON WALNUT GROUP
4754 LASHEART DR
LA CANADA CA 91011



APN: 942040008 ASMT: 942040008
DAVID WALTER LOS
DIANE C LOS
22436 ATOMO
MISSION VIEJO CA 92692

APN: 942040009 ASMT: 942040009
JOSE TORRES
IRMA TORRES
MARIBEL TORRES
C/O MARIBEL TORRES
20784 SAGE ST
PERRIS CA 92570

APN: 942040010 ASMT: 942040010
SARA ELLEN HOSTETLER
39375 CAMINO DEL VINO
TEMECULA CA. 92592

APN: 942040011 ASMT: 942040011
SHARON A EILAT
36123 FOX HOLLOW RD
TEMECULA CA. 92592

APN: 942040012 ASMT: 942040012
MANUEL E QUINANOLA
GAY DELMAR QUINANOLA
36120 FOX HOLLOW
TEMECULA CA. 92592

APN: 942040013 ASMT: 942040013
SALLY A HERNANDEZ
JOHNNY G HERNANDEZ
RICHARD G HERNANDEZ
39311 CAMINO DEL VINO ST
TEMECULA CA. 92592

APN: 942050002 ASMT: 942050002
THOMAS W WOODWARD
CAROLE L WOODWARD
36015 GLEN OAKS RD
TEMECULA CA. 92592

APN: 942050003 ASMT: 942050003
ROGER D MILTON
KRISTY M MILTON
P O BOX 890835
TEMECULA CA 92589

APN: 942050004 ASMT: 942050004
FRANK AGLIO
36101 GLENOAKS RD
TEMECULA CA. 92592

APN: 942050007 ASMT: 942050007
BEVERLY A MEREDITH
P O BOX 890037
TEMECULA CA 92589

APN: 942050008 ASMT: 942050008
JOHN J KILLEN
JACQUELINE S KILLEN
39560 MILKWEED WAY
TEMECULA CA. 92592

APN: 942050009 ASMT: 942050009
ROY V HOWARD
KATHLEEN A HOWARD
39600 MILKWEED WAY
TEMECULA CA. 92592

APN: 942050010 ASMT: 942050010
M & J RAMSAY CROP
P O BOX 607
TEMECULA CA 92593

APN: 942050011 ASMT: 942050011
EDWIN C MEYERS
SHEREE M MEYERS
39621 AVENIDA ASCENCION
TEMECULA CA. 92592

APN: 942050012 ASMT: 942050012
DIANE CARSON
RICHARD CARSON
P O BOX 892573
TEMECULA CA 92589

APN: 942050013 ASMT: 942050013
JERRY DOTSON
LINDA DOTSON
39695 CAMINO DEL VINO
TEMECULA CA 92592

APN: 942060013 ASMT: 942060013
STEVE LEITHEIM
EVELYN LEITHEIM
35925 GLENOAKS RD
TEMECULA CA. 92592

APN: 942060020 ASMT: 942060020
CHARLES W EMBICK
GLENDA L EMBICK
P O BOX 890098
TEMECULA CA 92589

APN: 942060021 ASMT: 942060021
JOSEPH F RAYMOND
JO ELLEN RAYMOND
101 MAXIMO WAY
PALM DESERT CA 92260

APN: 942070012 ASMT: 942070012
PHILLIP D SIVERT
PATRICIA L SIVERT
35770 MONTE DE ORO
TEMECULA CA. 92592

APN: 942070016 ASMT: 942070016
CHARLES DALL
BOBBI DALL
39885 CAMINO DEL VINO
TEMECULA CA. 92592

APN: 942070017 ASMT: 942070017
GREGG W ENGLISH
CHERYL A ENGLISH
39875 CAMINO DEL VINO
TEMECULA CA. 92592

APN: 942070018 ASMT: 942070018
EDWIN A HUDSON
CHERYL D HUDSON
39725 CAMINO DEL VINO
TEMECULA CA. 92592

APN: 942070021 ASMT: 942070021
DAVID HAVLENA
COLLEEN HAVLENA
35690 MONTE DE ORO RD
TEMECULA CA 92592

APN: 942070022 ASMT: 942070022
KENNETH D TEASDALE
LORILYN C TEASDALE
35700 MONTE DE ORO
TEMECULA CA. 92591

APN: 942070023 ASMT: 942070023
JAMES R NIEDERECKER
ELISA L NIEDERECKER
P O BOX 890337
TEMECULA CA 92589

APN: 942070028 ASMT: 942070028
DANIEL ZITA
SHERRY ZITA
39575 DE MARQUEZ CT
TEMECULA CA. 92592

APN: 942070029 ASMT: 942070029
WILLIAM H MOYER
DIANN M MOYER
39555 DE MARQUEZ CT
TEMECULA CA. 92592



APN: 942070030 ASMT: 942070030
WENDELL S WRIGHT
ROBYN S WRIGHT
P O BOX 890066
TEMECULA CA 92589

APN: 942070031 ASMT: 942070031
GARY F WARNE
YIANOULA WARNE
P O BOX 891862
TEMECULA CA 92589

APN: 942070032 ASMT: 942070032
WILLIAM PETER CARL GRIFFIN
DONNA L GRIFFIN
35920 MONTE DE ORO
TEMECULA CA. 92592

APN: 942070033 ASMT: 942070033
CHAD JOHNSON
CARRIE JOHNSON
P O BOX 892458
TEMECULA CA 92589



Centralized Correspondence,
Southern California Gas Company
P. Box 3150
Jimas, CA 91773

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

Rancho California Water District
42135 Winchester Rd.
P.O. Box 9017
Temecula, CA 92590-4800

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

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

Temecula Wine Growers
P.O. Box 1601
Temecula, CA 92593

Applicant/Owner:
Frank Aglio
31915 Rancho California Rd.,
Ste. 200-334
Temecula, CA 92591

Eng-Rep:
Larry Markham
41635 Enterprise Circle, North
Temecula, CA 92590

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * T0802235

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: OAK MEADOWS RANCH INC \$1.53
paid by: CK 304
CA FISH & GAME EA41927
paid towards: CFG05274 CALIF FISH & GAME: DOC FEE
at parcel: 36101 GLENOAKS RD TEM
appl type: CFG3

By _____ Apr 10, 2008 11:43
SBROSTRO posting date Apr 10, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$1.53

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * T0802236

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: OAK MEADOWS RANCH INC \$62.47
paid by: CK 1132
CA FISH & GAME EA41927
paid towards: CFG05274 CALIF FISH & GAME: DOC FEE
at parcel: 36101 GLENOAKS RD TEM
appl type: CFG3

By _____ Apr 10, 2008 11:43
SBROSTRO posting date Apr 10, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$62.47

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0910556

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: OAK MEADOWS RANCH INC \$1,993.00
paid by: CK 7049
CA FISH & GAME EA41927
paid towards: CFG05274 CALIF FISH & GAME: DOC FEE
at parcel: 36101 GLENOAKS RD TEM
appl type: CFG3

By _____ Jul 23, 2009 11:18
SBROSTRO posting date Jul 23, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

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

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 23376 / Variance No. 1839 and Environmental Assessment No. 41927

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Kinika Hesterly Title: Project Planner Date: March 8, 2010

Applicant/Project Sponsor: Frank Aglio Date Submitted: April 10, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Kinika Hesterly at (951) 955-1888.

Revised: 3/08/10
Y:\Planning Case Files-Riverside office\PP23376\DH-PC-BOS Hearings\5.05.10 PC\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA41927 ZCFG05274

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

"Oak Meadows Winery" Environmental Assessment No. 41927 and Plot Plan No. 23376 / VAR01839

Project Title/Case Numbers

Kinika Hesterly
County Contact Person

(951) 955-1888
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Frank Aglio
Project Applicant

P.O. Box 547, San Clemente, CA 92674
Address

36101 Glen Oaks Road – Southerly of Glen Oaks Road, westerly of Camino Del Vino and easterly of Milkweed Way.
Project Location

Plot Plan No. 23376 proposes a winery, vineyards and wedding facility consisting of a covered patio with an outdoor fireplace, a pond, and a 1,750 square foot barn to be remodeled into a wine production room and caretaker's unit. In addition, the project proposes a 6,900 square foot gift shop and tasting room, a 5,861 square foot gathering room, a 1-bedroom 4,659 square foot Bed & Breakfast facility, a 7,450 square foot banquet hall with underground parking, a 192 square foot guard office, a 400 square foot dance facility, and to permit an existing garage/storage building. The existing trailers will be removed. The project proposes 108 parking spaces and an area for overflow parking, 99 weddings, 30 small group gatherings/business meetings, 3 movie nights and 2 jazz concerts per year.

Variance No. 1839 proposes to reduce the side yard setback requirement for an existing building used for storage along the westerly property line from 50 feet to 20 feet.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,010.25 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\PP23376\DH-PC-BOS Hearings\5.05.10 PC\NOD Form.5.05.10.docx

Please charge deposit fee case#: ZEA41927 ZCFG05274 .

FOR COUNTY CLERK'S USE ONLY

**Rancho California Homeowners' Association
39630 Kapalua Way
Temecula, CA 92592**

To: Members of the Riverside County Board of Supervisors

From: Rancho California Highlands Association
Sarah M. Stone, President 951-302-9363

Re: July 13, 2010 Board Agenda Item 16.1 – Proposal to Approve an Events Facility on Glenoaks Road in Temecula, CA

Dear Members of the Board of Supervisors:

The Board of Directors of RCHA, on behalf of the owners of the 57 homes and home sites located within the boundaries of Glenoaks Road, Mesa Road, Camino Sierra and DePortola Road respectfully voices its opposition to the portion of the proposal which allows outside music for 133 weddings/events per year until 10 PM. The Association had no objection to the original proposal for 99 events with music ending no later than 9:00 PM. We believe that the quiet enjoyment of the residents of wine country may continue to be encroached upon as this facility and the wineries are given expanded hours and expanded venues for outdoor activities. We would cite the following specifics for your continued attention:

1. The original Section 6.d of Ordinance No. 847 offers reasonable guidelines for hours of operation in an area with the intended use of the quiet enjoyment of the residents of a rural area. Location of each venue must, however, be taken into consideration as each abutting neighborhood is different.
2. The Board recognizes that an appealing option of special occasions benefits both the owners and customers and the Board does not wish to object to the reasonable use of the wineries for special occasions as long there is not an intrusion into the quiet enjoyment of the residents throughout the valley.
3. The RCHA Board is quite concerned about the extension of hours and number of event dates and requests that the Board of Supervisors approve the original request of 99 events ending at 9:00 PM for outdoor events. The RCHA Board would not have an objection to 10:00 PM for events inside a fully enclosed facility.
4. The Board is very concerned that if this proposal is approved that several to all of the other wineries will also expand outdoor events so that there would be a cacophony of sound that will disturb the rural nature of the valley.

Thank you for your consideration.

SEP 10 10 11:52

2010-07-101807

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Memorandum

DATE: July 13, 2010

TO: Board of Supervisors

FROM: Larry Ross, Principal Planner

RE: item number 16.1, Plot Plan 23376, "Oak Meadows", conditions of approval

Attached are the most recent conditions of approval, these conditions are approved by County Counsel and agreed to by the applicant.

1. 10. EVERY 001
GENERAL CONDITIONS

USE - PROJECT DESCRIPTION

Status:
RECOMMND

Conditions:
Informational

This condition will require an update. There are discrepancies between the LDC approved exhibit and the site plan revisions the applicant discussed at Planning Commission on 5/05/10.

The use hereby permitted is for a winery, vineyards and wedding facility consisting of a covered patio with an outdoor fireplace, a pond, and a 1,750 square foot barn to be remodeled into a wine production room and caretaker's unit. In addition, the project proposes a 6,900 square foot gift shop and tasting room, a 5,861 square foot gathering room, a 1-bedroom 4,659 square foot Bed & Breakfast facility, a 7,450 square foot banquet hall with underground parking, a 192 square foot guard office, a 400 square foot enclosed dance facility, and to permit an existing garage/storage building. The existing trailers will be removed. The project shall provide 108 parking spaces and an area for overflow parking.

AMENDED AT PLANNING COMMISSION ON 5/05/10 (This condition was amended to reflect the revised project description.)

10.EVERY.001 USE - PROJECT DESCRIPTION

The uses hereby permitted are a winery and vineyard including the following incidental uses: 1. an 18,139 square foot gathering room and banquet hall building with underground parking; 2. a 400 square foot enclosed dance facility; 3. a 5,250 square foot building used for wine production, offices and a caretaker's unit; 4. a 3,709 square foot gift shop and tasting room; 5. a ten bedroom, 4,659 square foot bed & breakfast inn; 6. a 192 square foot guard office; 7. A 2,100 square foot barrel room; and 8. a garage/storage building. Weddings and small group gatherings may be held within the gathering room and banquet hall facility along with the dance facility. The project shall be constructed within the following phases and within the following order: Phase I shall include establishing a vineyard consisting of 75% of the net lot area; Phase II shall include the construction of the enclosed dance facility; and Phase III shall include the construction of the wine production room, caretaker's unit and a garage/storage building; and Phase IV shall include the construction of the gift shop and tasting room, the gathering room and banquet hall building with underground parking, a bed and breakfast, a guard office, and a barrel room.

2. 10. EVERY 003
GENERAL CONDITIONS

USE - DEFINITIONS

Status:
RECOMMND

Conditions:
Informational

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 23376 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 23376, Amended No. 2, dated June 19, 2009.

APPROVED EXHIBIT B = Elevations and Floor Plans for Plot Plan No. 23376, Amended No. 2, dated June 4, 2009.

APPROVED EXHIBIT L = Landscaping Plans for Plot Plan No. 23376, Amended No.

2, dated June 4, 2009.

APPROVED EXHIBIT M = Material Board for Plot Plan No. 23376, Amended No. 2, dated June 4, 2009.

10.EVERY.003 USE – DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 23376 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 23376, Amended No. 4, dated June 29, 2010.

APPROVED EXHIBIT B & C = Elevations and Floor Plans for Plot Plan No. 23376, Amended No. 4, dated June 29, 2010.

APPROVED EXHIBIT L = Landscaping Plans for Plot Plan No. 23376, Amended No. 2, dated June 4, 2009.

APPROVED EXHIBIT M = Material Board for Plot Plan No. 23376, dated June 4, 2009.

3. 10.PLANNING 009 GENERAL CONDITIONS	USE- HOURS OF OPERATION	Status: RECOMMND	Conditions: Informational
---	--------------------------------	-----------------------------------	--

Use of the facilities approved under this plot plan shall be limited to the hours of operation listed below in order to reduce the conflict with adjacent residential zones and/or land uses.

-Weddings can be held:

Monday through Thursday: 4:00 pm to 9:00 pm Friday through Sunday: 4:00pm to 10:00 pm

-The small group gatherings shall occur Monday through Thursday between the hours of 11:00 AM - 2:00 PM and 4:00 PM - 9:00 PM.

-The family movie nights will occur on Wednesday nights between 6:00 PM - 9:00 PM.

-Jazz concerts will be on Saturday night between 5:00 PM - 10:00 PM.

-Wine tasting is allowed between the hours of 10:00 AM and 4:00 PM Monday through Sunday.

AMENDED AT PLANNING COMMISSION ON 5/05/10. (Special event hours of operation on Friday, Saturday and Sunday were extended to 10 PM.)

10.PLANNING.009 USE - HOURS OF OPERATION

In order to reduce conflict with adjacent residential zones and/or land uses, the use of the facilities approved under this plot plan shall be limited to:

1. Use of the winery, tasting room and gift shop is allowed between 10:00 AM and 5:00 PM, daily.
2. Weddings are allowed between the hours of 5:00 PM and 9:00 PM, Monday through Thursday and 5:00 PM and 10:00 PM, Friday through Sunday.
3. Other small group special events are allowed between the hours of 11:00 AM and 2:00 PM and 4:00 PM and 9:00 PM, Monday through Thursday.

4. 10.PLANNING 010
GENERAL CONDITIONS

USE- BASIS FOR PARKING

Status:
RECOMMND

Conditions:
Informational

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b) Tasting Room - 1 space per 45 square feet of serving area

Gift Shop - 1 space per 200 square feet

Banquet Hall - 1 space for every 2 guests

300 Maximum Guests for whole facility = 150 parking spaces required

AMENDED AT PC ON 5/05/10.

10.PLANNING.010 USE - BASIS FOR PARKING

Parking for this project was determined on the basis of Ordinance No. 348, Section 18.12.a.(2).b). A total of 150 parking spaces shall be provided. 94 of these spaces shall be permanently dedicated and 56 of these spaces shall be included in the overflow areas as identified and set forth in APPROVED EXHIBIT A.

5. Add back in 10.PLANNING.014 USE - PHASES ALLOWED

Construction of this project may be done in four (4) phases. Phase I shall include establishing a vineyard consisting of 75% of the net lot area. Phase II shall include the construction of the enclosed dance facility. Phase III shall include the construction of the wine production room, caretaker's unit, and a garage/storage building. Phase IV shall include the construction of the gift shop and tasting room, a banquet hall with underground parking, the gathering room, a bed and breakfast, a guard office, and a barrel room. The construction of the Phase IV facilities is optional and shall not be required to satisfy the conditions of approval of this plot plan. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department after consultation with the Department of Code Enforcement. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

6. 10.PLANNING 044
GENERAL CONDITIONS

USE - VINEYARD PLANTING

Status:
RECOMMND

Conditions:
Informational

Prior to the issuance of building permits, 75% of the net project area shall be planted in vineyards.

10.PLANNING.044 USE - VINEYARD PLANTING

Prior to the issuance of building permits, 75% of the net lot area shall be planted in vineyards. More specifically, a minimum of 6.75 acres shall be planted in vineyards.

7. 10.PLANNING 045
GENERAL CONDITIONS

USE - SPECIAL EVENTS

Status:
RECOMMND

Conditions:
Informational

The following special events shall be allowed:

-134 special events per year comprised of 99 weddings, 30 small group gatherings/business meetings, 3 movie nights and 2 jazz concerts.

-Weddings shall have a maximum of 150 guests.

-With the exception of the jazz concerts and movie nights, the special events shall be held indoors.

Note: If the winery production room/caretaker's unit and banquet hall have not been constructed within 1 year of project approval, the special events must cease. The allowance for special events is dependent on the remodel of the winery production room. Per the Citrus Vineyard zone, incidental commercial uses (special events) shall be secondary to the agricultural use of the site.

AMENDED AT DH ON 5/05/10 (Amended to reflect the allowed number of special events.)

10.PLANNING.045 USE - SPECIAL EVENTS

The following special events shall be allowed:

-129 special events per year comprised of 99 weddings and 30 small group gatherings/business meetings.

-Weddings shall have a maximum of 150 guests.

-With the exception of weddings, all special events shall be held indoors. As required by 10.Planning.47, no amplified music shall be played outdoors.

8. 10.PLANNING 047 **USE- AMPLIFIED MUSIC** **Status:** **Conditions:**
GENERAL CONDITIONS **RECOMMND** **Informational**

No amplified music shall be played outdoors with the exception of the two jazz concerts.

10.PLANNING.047 USE - AMPLIFIED MUSIC

No amplified music shall be played outdoors.

9. 10.PLANNING 050 **USE- NO OUTDOOR RECEPTIONS** **Status:** **Conditions:**
GENERAL CONDITIONS **RECOMMND** **Informational**

No outdoor receptions will be allowed after the construction of the 400 square foot building that will be used for events.

AMENDED AT PC 5/05/10.

Delete 10.PLANNING.050 USE - NO OUTDOOR RECEPTIONS

10. 10.PLANNING 051 **USE- NO OUTDOOR EVENTS NOV- FEB** **Status:** **Conditions:**
GENERAL CONDITIONS **RECOMMND** **Informational**

No outdoor special events are allowed during the months of November, December, January and February.

CONDITION ADDED AT DIRECTOR'S HEARING ON JULY 27, 2009.

Delete 10.PLANNING.051 USE - NO OUTDOOR EVENTS NOV-FEB.

11. 10.PLANNING 057 **USE - NUMBER OF WEDDINGS** **Status:** **Conditions:**
GENERAL CONDITIONS **RECOMMND** **Informational**

One year after the approval of the plot plan, the Planning Director shall review any noise complaints about the facility and determine if the number of weddings per year shall be increased from 99 to 130 weddings. The determination shall be placed in the Land Management System used for permits or other subsequently used permit tracking system.

ADDED AT PC ON 5/05/10.

Delete 10.PLANNING.057 USE - NUMBER OF WEDDINGS

12. 10.PLANNING 058
GENERAL CONDITIONS

**USE - TEMP. RESTRAINING
ORDER**

Status:
RECOMMND

Conditions:
Informational

In the event the applicant has uncured code or conditions of approval violations after a ten (10) day notice period, the applicant agrees that the County may go to court ex parte to obtain a temporary restraining order that would prohibit special events at the property, but allow the winery to continue operating, until the violations are cured.

ADDED AT PC ON 5/05/10.

10.PLANNING.058 USE – CESSATION OF SPECIAL EVENT USE

In the event the applicant has uncured code or condition of approval violations after a ten (10) day notice period, the applicant agrees to cease all special events at the property until the violations are cured.

13. 10.TRANS 001
GENERAL CONDITIONS

**USE - TRAFFIC MANAGEMENT
PLAN**

Status:
RECOMMND

Conditions:
Informational

The following Traffic Management Plan was prepared by the applicant/engineer.

PP 23376

Project Description: The purpose of this Traffic Management Plan is to describe the proposed project details for Plot Plan 23376 located at 36101 Glen Oaks Rd. Temecula.

This project is on 10 gross acres and is currently an existing wedding facility holding weddings in an outdoors setting. Several phases of Plot Plan 23376 will improve the facility with a banquet hall, barrel room, tasting room, gift shop, and appurtenances. Following are several event scenarios describing hours and number of guest. Seventy five percent of the 10 acres will remain vineyard.

Ingress/Egress: The project takes access from Glen Oaks Rd at 2 points. The existing street is paved to a width of 28 feet on a ROW of 88'.

Access to this site is provided by two 24 ft. wide driveways connecting directly to Glen Oaks Rd.

The driveway connections to Glen Oaks Rd. will include left turn pockets and A.C pavement transitions to taper between the existing road, and the proposed driveways. Driveways will be design in accordance with the following design parameters:

1. Edge of pavement returns shall be a 35 foot radius.
2. Left turn pockets shall be 12 foot wide and 100 feet long, with a 120 foot transition.
3. Provide 330 feet A.C. pavement transitions on each side of the left turn pockets (deceleration transition).

Parking: Onsite parking is in accordance with Riverside County Ordinance 348, Section 18.12. Ordinance requires 108 parking spaces. A total of 112 parking spaces are provided, with an additional 42 spaces for overflow. Seven spaces have been designated as handicap accessible. The overflow spaces are located between the rows of grapes west of the primary parking area. When parking requires the use of overflow spaces Lake Oak Meadows staff will "valet park" vehicles to avoid

damage to vines and vehicles.

Hours of Operation/Employees: The winery will be open for wine tasting 7 days a week from 10 a.m. to 4 p.m.

The winery is operated by The Aglio Family. In addition to family members, there will be 2 -4 employees working at the winery.

Special Events: Please see Planning Department conditions of approval regarding special events.

Signage: A winery sign exist at the entrance to the site. Signage has been noted on the Plot Plan as well as a proposed/existing signage report. All signage will conform to Riverside County Ord. 348 Sec 19.4.

Stop signs will be placed on the driveways where the driveways meet Glen Oaks Rd. They will be located 55 feet south of the centerline of Glen Oaks Rd. and 6 feet east of the edge of the pavement for the driveway.

No Parking signs will be posted along Glen Oaks Rd. along the length of the subject property unless directed otherwise by County Transportation.

Per Planning Commission public hearing held on May 5, 2010, the Special Events section was revised

10.TRANS.001 USE - TRAFFIC MANAGEMENT PLAN

Add back in the following language under special events:

When larger attendance events take place such as larger weddings, additional traffic management devices will be put in place. These devices will warn drivers along Glen Oaks Rd. of special event traffic ahead. In a capacity scenario approximately 150 cars may enter or exit within a 1 hour period. Typically, for weddings there is a definite start and stop time. Further this may occur in non peak times in the evening.

14. 20.PLANNING 003
PRIOR TO A CERTAIN DATE

**USE - REVIEW OPERATION
HOURS**

**Status:
RECOMMND**

**Conditions:
Informational**

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

20.PLANNING.003 USE - REVIEW OPERATION HOURS

One year after issuance of occupancy permits, the Planning Director and the Director of Code Enforcement may review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the special events may be further restricted.

15. 20.PLANNING 005
PRIOR TO A CERTAIN DATE

**USE- EXPIRATION CODE
ENFORCE**

**Status:
RECOMMND**

**Conditions:
Informational**

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. No building permits shall be issued until AFTER the permit holder has met the 75% planting requirements of Condition Nos. 10.PLANNING.44 and 80.PLANNING.29 herein. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT. Additional time may be requested pursuant to Section 18.43 of Ordinance No. 348. AMENDED AT PC 10/28/09.

20.PLANNING.005 USE - EXPIRATION CODE ENFORCE

Add 20.PLANNING.012 to the list of planting requirement conditions.

16. 20.PLANNING 010
PRIOR TO A CERTAIN DATE

USE - PORTABLE RESTROOM

**Status:
RECOMMND**

**Conditions:
Informational**

The portable restroom facility shall be removed within 1 year of project approval.

ADDED AT PC ON 5/05/10.

20.PLANNING.010 USE - PORTABLE RESTROOM

Within 180 days of project approval, the portable restroom facility shall be removed.

17. 20.PLANNING 011
PRIOR TO A CERTAIN DATE

USE - DANCE FACILITY

**Status:
RECOMMND**

**Conditions:
Informational**

The applicant shall submit dance facility plans to the Building and Safety Department in enough time for plan check to occur and allow the enclosed dance facility permit to be issued within 60 days of project approval and finalized within 120 days of project approval.

ADDED AT PC ON 5/05/10.

20.PLANNING.011 USE - DANCE FACILITY

The enclosed dance facility shall be constructed in compliance with all applicable County ordinances within 120 days of project approval. No building permit for the construction of the enclosed dance facility shall be issued until such time as the vineyard planting requirements set forth in 10.PLANNING.044, 20.PLANNING.012

and 80.PLANNING.029 have been met.

18. 20.PLANNING 013 **USE - GARAGE/STORAGE BLDG** **Status:** **Conditions:**
PRIOR TO A CERTAIN DATE **RECOMMND** **Informational**

The applicant/permit-holder shall cause the garage/storage building plans to be submitted to the Building & Safety Department with enough time to allow plan check to occur. The existing garage/storage building near the western property line shall be permitted and finalized within 90 days of project approval.

ADDED AT PC ON 5/05/10.

20.PLANNING.013 USE - GARAGE/STORAGE BUILDING

The garage/storage building near the western property line as shown on Exhibit A shall be constructed in compliance with all applicable County ordinances within 120 days of project approval. No building permit for the construction of the garage/storage building shall be issued until such time as the vineyard planting requirements set forth in 10.PLANNING.044, 20.PLANNING.012 and 80.PLANNING.029 have been met.

19. 20.PLANNING 014 **USE - WINE PRODUCTION** **Status:** **Conditions:**
PRIOR TO A CERTAIN DATE **BLDG** **RECOMMND** **Informational**

The applicant/permit-holder shall cause the wine production building plans to be submitted to the Building & Safety Department with enough time to allow plan check to occur. The wine production building permit shall be finalized within 300 days of project approval.

ADDED AT PC ON 5/05/10.

20.PLANNING.014 USE - WINE PRODUCTION BLDG

The wine production building shall be constructed in compliance with all applicable County ordinances within 180 days of project approval. No building permit for the construction of the wine production building shall be issued until such time as the vineyard planting requirements set forth in 10.PLANNING.044, 20.PLANNING.012 and 80.PLANNING.029 have been met.

20. 20.PLANNING 015 **USE - GATHERING ROOM** **Status:** **Conditions:**
PRIOR TO A CERTAIN DATE **RECOMMND** **Informational**

The applicant/permit-holder shall cause the gathering room building plans to be submitted to the Building & Safety Department with enough time to allow plan check to occur. The gathering room building permit shall be issued within 180 days and shall be finalized within 1 year of project approval.

ADDED AT PC ON 5/05/10.

Delete 20.PLANNING.015 USE - GATHERING ROOM

21. 20.PLANNING 017 **USE - AMENDED PER FINAL** **Status:** **Conditions:**
PRIOR TO A CERTAIN DATE **RECOMMND** **Informational**

Within 10 days of approval by the Planning Commission six (6) copies of an Amended Per Final Conditions site plan, elevations, and floor plans shall be submitted to and approved by the County Planning Department. A lock shall take effect at the end of the 10 days on the PLOT PLAN and on any implementing permits(including building permits) and shall not be removed unless and until the Amended Per Final Conditions exhibits have been approved by the County Planning Department.

ADDED AT PC ON 5/05/10.

Delete 20.PLANNING.017 USE - AMENDED PER FINAL

22. 80.PLANNING 029 **USE - VINEYARD PLANTING** **Status:** **Conditions:**
PRIOR TO BLDG PRMT **RECOMMND** **Informational**
ISSUANCE

Prior to the issuance of building permits, 75% of the net project area shall be planted in vineyards.

80.PLANNING.029 USE - VINEYARD PLANTING

Prior to the issuance of building permits, 75% of the net lot area shall be planted in vineyards. More specifically, a minimum of 6.75 acres shall be planted in vineyards.

23. 90.PLANNING 003 **USE- PARKING PAVING** **Status:** **Conditions:**
PRIOR TO BLDG FINAL **MATERIAL** **RECOMMND** **Informational**
INSPECTION

A minimum of 108 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. Parking spaces shall be surfaced with asphaltic concrete, or concrete, or porous paving to current standards as approved by the Department of Building and Safety. The additional 42 spaces are to be provided within the overflow area shown on EXHIBIT A. Overflow parking shall be provided by valets only in order to protect the vineyard planting.

AMENDED AT PC ON 5/05/10.

90.PLANNING.003 USE PARKING PAVING MATERIAL

A minimum of 94 parking spaces shall be provided as shown on the APPROVED EXHIBIT A. The 94 parking spaces shall be surfaced with asphaltic concrete, or concrete, or porous paving, or decomposed granite to current standards as approved by the Department of Building and Safety. In addition 56 spaces are to be provided within the overflow area shown on APPROVED EXHIBIT A. Overflow parking shall be provided by valets only in order to protect the vineyard planting.

24. 90.PLANNING 028
PRIOR TO BLDG FINAL
INSPECTION

USE- ORD 810 O S FEE (2)

Status:
RECOMMND

Conditions:
Informational

Prior to building permit final inspection, the applicant shall comply with the provisions of 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.

AMENDED AT PC ON 10/28/09.

90.PLANNING.028 USE - ORD 810 OS FEE

Add the following sentence to the end of the condition: The Project Area for Plot Plan No. 23376 has been calculated to be 1.98 net acres.

25. **Add the following condition to the "Every" conditions:**

The applicant may, after 1 year of the project approval, apply for a revised plot plan to add jazz concerts and family movie nights as uses authorized by this plot plan. In addition, the applicant at this time may apply for a revised plot plan to increase the number of weddings and small group gatherings authorized per year.

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

7/19/10
Date

KG
Initial

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

"Oak Meadows Winery" Environmental Assessment No. 41927 and Plot Plan No. 23376 / VAR01839

Project Title/Case Numbers

Kinika Hesterly
County Contact Person

(951) 955-1888
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Frank Aglio
Project Applicant

P.O. Box 547, San Clemente, CA 92674
Address

36101 Glen Oaks Road – Southerly of Glen Oaks Road, westerly of Camino Del Vino and easterly of Milkweed Way.
Project Location

Plot Plan No. 23376 proposes a winery, vineyards and wedding facility consisting of a covered patio with an outdoor fireplace, a pond, and a 1,750 square foot barn to be remodeled into a wine production room and caretaker's unit. In addition, the project proposes a 6,900 square foot gift shop and tasting room, a 5,861 square foot gathering room, a 1-bedroom 4,659 square foot Bed & Breakfast facility, a 7,450 square foot banquet hall with underground parking, a 192 square foot guard office, a 400 square foot dance facility, and to permit an existing garage/storage building. The existing trailers will be removed. The project proposes 108 parking spaces and an area for overflow parking, 99 weddings, 30 small group gatherings/business meetings, 3 movie nights and 2 jazz concerts per year.

Variance No. 1839 proposes to reduce the side yard setback requirement for an existing building used for storage along the westerly property line from 50 feet to 20 feet.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on May 5, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,010.25 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Kinika Hesterly
Signature

Urban Regional Planner
Title

5-26-10
Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\PP23376\DH-PC-BOS Hearings\5.05.10 PC\NOD Form.5.05.10.docx

Please charge deposit fee case#: ZEA41927 ZCFG05274

FOR COUNTY CLERK'S USE ONLY

JUL 13 2010 16.1

JUN 8 2010 1.5

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 23376 / Variance No. 1839 and Environmental Assessment No. 41927

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Kinika Hesterly Title: Project Planner Date: March 8, 2010

Applicant/Project Sponsor: Frank Aglio Date Submitted: _____

ADOPTED BY: Planning Commission

Person Verifying Adoption: Kinika Hesterly Date: 5-05-10

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

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Kinika Hesterly at (951) 955-1888.

Revised: 3/08/10
Y:\Planning Case Files-Riverside office\PP23376\DH-PC-BOS Hearings\5.05.10 PC\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA41927 ZCFG05274

FOR COUNTY CLERK'S USE ONLY

JUL 13 2010/6.1

JUN 8 2010

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * T0802235

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: OAK MEADOWS RANCH INC \$1.53
paid by: CK 304
CA FISH & GAME EA41927
paid towards: CFG05274 CALIF FISH & GAME: DOC FEE
at parcel: 36101 GLENOAKS RD TEM
appl type: CFG3

By _____ Apr 10, 2008 11:43
SBROSTRO posting date Apr 10, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$1.53

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

JUL 13 2010 16.1

JUN 8 2010 1.5

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * T0802236

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: OAK MEADOWS RANCH INC \$62.47
paid by: CK 1132
CA FISH & GAME EA41927
paid towards: CFG05274 CALIF FISH & GAME: DOC FEE
at parcel: 36101 GLENOAKS RD TEM
appl type: CFG3

By _____ Apr 10, 2008 11:43
SBROSTRO posting date Apr 10, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$62.47

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

JUL 13 2010 Ke.1

JUN 8 2010 1.5

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0910556

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: OAK MEADOWS RANCH INC \$1,993.00
paid by: CK 7049
CA FISH & GAME EA41927
paid towards: CFG05274 CALIF FISH & GAME: DOC FEE
at parcel: 36101 GLENOAKS RD TEM
appl type: CFG3

By _____ Jul 23, 2009 11:18
SBROSTRO posting date Jul 23, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

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

JUN 8 2010



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

June 29, 2010

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: PLOT PLAN NO. 23376; VAR. 1839

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, July 2, 2010.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PE Legals [legals@pe.com]
Sent: Tuesday, June 29, 2010 10:53 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: PP 23376 VAR 1839

Received for publication on July 2

Thank You! ~Maria G. Tinajero - The Press Enterprise Legal Adv. - 1.800.880.0345 (Phone) - 951.368.9018 (fax) - Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Tuesday, June 29, 2010 10:48 AM
To: PE Legals
Subject: FOR PUBLICATION: PP 23376 VAR 1839

Hello again! Attached is a Notice of Public Hearing, for above-mentioned item, for publication on Friday, July 2, 2010. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

June 29, 2010

THE CALIFORNIAN
ATTN: LEGALS
28765 SINGLE OAK DR., STE. 100
TEMECULA, CA 92590

E-MAIL: tswenson@nctimes.com
FAX: (951) 699-1467

RE: NOTICE OF PUBLIC HEARING: PLOT PLAN NO. 23376; VAR. 1839

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, July 2, 2010.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Tammi Swenson [TSwenson@nctimes.com]
Sent: Tuesday, June 29, 2010 10:59 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: PP 23376 VAR 1839

Received... thank you :)

Tammi Swenson
Legal Advertising Representative
North County Times & The Californian
San Diego County: (760)745-6611 ext 2604
Riverside County: (951)676-4315 ext 2604
tswenson@nctimes.com

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Tuesday, June 29, 2010 10:49 AM
To: Tammi Swenson
Subject: FOR PUBLICATION: PP 23376 VAR 1839

Hello! Attached is a Notice of Public Hearing, for above-mentioned item, for publication on Friday, July 2, 2010. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN AND A VARIANCE IN THE RANCHO CALIFORNIA ZONING AREA – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 13, 2010 at 1:30 P.M.** to consider the application submitted by Frank Aglio – Markham Development Management Group, Inc.. on **Plot Plan No. 23376**, which proposes a winery, vineyards and wedding facility consisting of a covered patio with an outdoor fireplace, a pond, and a 1,750 square foot barn to be remodeled into a wine production room and caretaker's unit, a 6,900 square foot gift shop and tasting room, a 5,861 square foot gathering room, a 1-bedroom 4,659 square foot Bed & Breakfast facility, a 7,450 square foot banquet hall with underground parking, a 192 square foot guard office, a 400 square foot dance facility, and to permit an existing garage/storage building, existing trailers will be removed, provide 108 parking spaces and an area of overflow parking, and also proposes 134 special events including 99 weddings, 30 small group gatherings/business meetings, 3 movie nights and 2 jazz concerts; and, **Variance No. 1839**, which proposes to reduce the side yard setback requirement for an existing building used for storage along the westerly property line from 50 feet to 20 feet ("the project"). The project is located southerly of Glen Oaks Road, westerly of Camino Del Vino, and easterly of Milkweed Way in the Rancho California Zoning Area – Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 41927**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KINIKA HESTERLY, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL khesterl@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: June 29, 2010

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 29, 2010, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

PLOT PLAN NO. 23376 and VARIANCE NO. 1839

to be posted, pursuant to Government Code Section 21092 et seq, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: July 13, 2010 @ 1:30 PM

SIGNATURE: *Mcgil* DATE: June 29, 2010
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann [MaMeyer@asrclkrec.com]
Sent: Tuesday, June 29, 2010 1:26 PM
To: Gil, Cecilia
Subject: RE: FOR POSTING: PP 23376 VAR 1839

received and posted

From: Gil, Cecilia
Sent: Tuesday, June 29, 2010 10:49 AM
To: Meyer, Mary Ann
Cc: Marshall, Tammie
Subject: FOR POSTING: PP 23376 VAR 1839

Good Morning! Attached is a Notice of Public Hearing, for above-mentioned item, for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 29, 2010, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

PLOT PLAN NO. 23376 and VARIANCE NO. 1839

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: July 13, 2010 @ 1:30 PM

SIGNATURE: Mcgil DATE: June 29, 2010
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/8/2010,

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

APN (s) or case numbers PP 23376/Var 01839 For

Company or Individual's Name Planning Department,

Distance buffered ~~600'~~ 1000'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.


NAME: Vinnie Nguyen

TITLE GIS Analyst

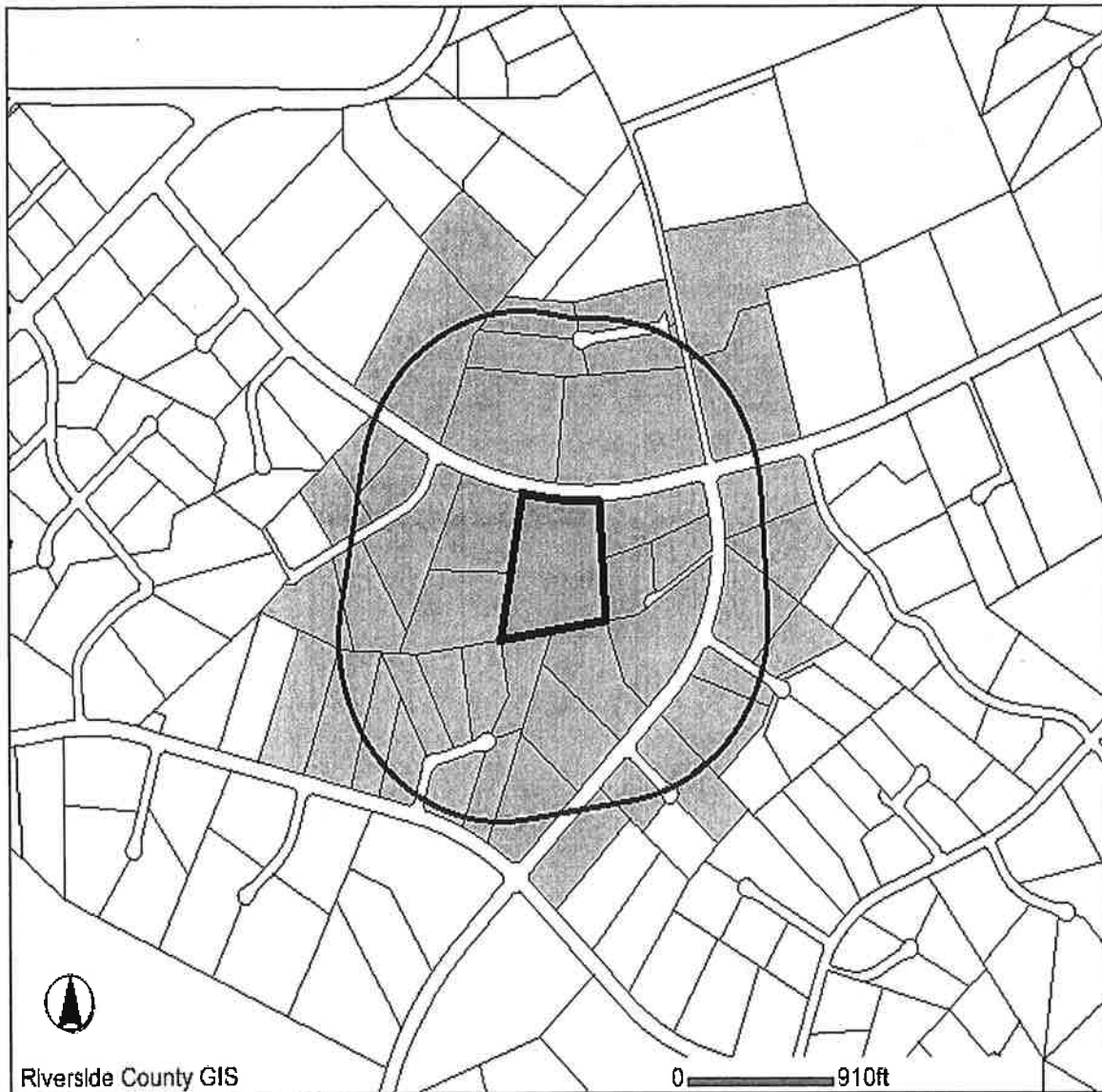
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 3/8/2010 
EXPIRES: 9/8/2010

1000 feet buffer



Selected parcel(s):

924-350-004 924-350-006 941-200-015 941-200-016 941-210-020 941-210-021 941-210-024
 941-210-025 941-220-001 941-220-002 941-220-003 941-220-018 942-030-005 942-030-010
 942-040-008 942-040-009 942-040-010 942-040-011 942-040-012 942-040-013 942-050-002
 942-050-003 942-050-004 942-050-007 942-050-008 942-050-009 942-050-010 942-050-011
 942-050-012 942-050-013 942-060-013 942-060-020 942-060-021 942-070-012 942-070-016
 942-070-017 942-070-018 942-070-021 942-070-022 942-070-023 942-070-028 942-070-029
 942-070-030 942-070-031 942-070-032 942-070-033

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...03/8/2010



Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

Rancho California Water District
42135 Winchester Rd.
P.O. Box 9017
Temecula, CA 92590-4800

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

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

Temecula Wine Growers
P.O. Box 1601
Temecula, CA 92593

Applicant/Owner:
Frank Aglio
31915 Rancho California Rd.,
Ste. 200-334
Temecula, CA 92591

Eng-Rep:
Larry Markham
41635 Enterprise Circle, North
Temecula, CA 92590

PP23376 var 1839
54

APN: 924350004 ASMT: 924350004
CHRIS VANDERLANS
SANDY VANDERLANS
36400 GLENOAKS RD
TEMECULA CA. 92592

APN: 924350006 ASMT: 924350006
GARY L LANDBERG
MIRIAM L LANDBERG
P O BOX 890850
TEMECULA CA 92589

APN: 941200015 ASMT: 941200015
HOLLY VOGT GUILLORY
39155 CALLE ANITA RD
TEMECULA CA. 92592

APN: 941200016 ASMT: 941200016
TERRY A KOBYSLSKI
KATHLEEN L KOBYSLSKI
39377 CALLE ANITA
TEMECULA CA. 92592

APN: 941210020 ASMT: 941210020
DIEGO MARTIN ABBES
ANDREA ERICA ABBES
ADRIAN EDUARDO SILBERMAN
HILLARY LYNNE SILBERMAN
11515 TRAILRUN CT
RIVERSIDE CA 92505

APN: 941210021 ASMT: 941210021
ROBERT E KING
JUDITH L KING
P O BOX 890352
TEMECULA CA 92589

APN: 941210024 ASMT: 941210024
NICOLETTE I DENNEY
39580 CAMINO DEL VINO
TEMECULA CA. 92592

APN: 941210025 ASMT: 941210025
TERRY W TOKLE
CHERYL L TOKLE
36262 AVENIDA DE ACACIA
TEMECULA CA. 92592

APN: 941220001 ASMT: 941220001
RICHARD G MELENDEZ
RACHAEL G MELENDEZ
39710 CAMINO DEL VINO
TEMECULA CA. 92592

APN: 941220002 ASMT: 941220002
MARY JEAN YOCKEY
33565 PAUBA RD
TEMECULA CA 92592

APN: 941220003 ASMT: 941220003
SCOTT DANIELS
39776 CAMINO DEL VINO
TEMECULA CA. 92592

APN: 941220018 ASMT: 941220018
ARCHIE RANNALS
DOREEN RANNALS
39890 CAMINO DEL VINO
TEMECULA CA 92592

APN: 942030005 ASMT: 942030005
FERNANDO CHAVIRA
GLORIA LORETTA CHAVIRA
1100 VERA CRUZ ST
MONTEBELLO CA 90640

APN: 942030010 ASMT: 942030010
HUDSON WALNUT GROUP
4754 LASHEART DR
LA CANADA CA 91011

APN: 942040008 ASMT: 942040008
DAVID WALTER LOS
DIANE C LOS
22436 ATOMO
MISSION VIEJO CA 92692

APN: 942040009 ASMT: 942040009
JOSE TORRES
IRMA TORRES
MARIBEL TORRES
C/O MARIBEL TORRES
20784 SAGE ST
PERRIS CA 92570

APN: 942040010 ASMT: 942040010
SARA ELLEN HOSTETLER
39375 CAMINO DEL VINO
TEMECULA CA. 92592

APN: 942040011 ASMT: 942040011
SHARON A EILAT
36123 FOX HOLLOW RD
TEMECULA CA. 92592

APN: 942040012 ASMT: 942040012
MANUEL E QUINANOLA
GAY DELMAR QUINANOLA
36120 FOX HOLLOW
TEMECULA CA. 92592

APN: 942040013 ASMT: 942040013
SALLY A HERNANDEZ
JOHNNY G HERNANDEZ
RICHARD G HERNANDEZ
39311 CAMINO DEL VINO ST
TEMECULA CA. 92592

APN: 942050002 ASMT: 942050002
THOMAS W WOODWARD
CAROLE L WOODWARD
36015 GLEN OAKS RD
TEMECULA CA. 92592

APN: 942050003 ASMT: 942050003
ROGER D MILTON
KRISTY M MILTON
P O BOX 890835
TEMECULA CA 92589

APN: 942050004 ASMT: 942050004
FRANK AGLIO
36101 GLENOAKS RD
TEMECULA CA. 92592

APN: 942050007 ASMT: 942050007
BEVERLY A MEREDITH
P O BOX 890037
TEMECULA CA 92589

APN: 942050008 ASMT: 942050008
JOHN J KILLEN
JACQUELINE S KILLEN
39560 MILKWEED WAY
TEMECULA CA. 92592

APN: 942050009 ASMT: 942050009
ROY V HOWARD
KATHLEEN A HOWARD
39600 MILKWEED WAY
TEMECULA CA. 92592

APN: 942050010 ASMT: 942050010
M & J RAMSAY CROP
P O BOX 607
TEMECULA CA 92593

APN: 942050011 ASMT: 942050011
EDWIN C MEYERS
SHEREE M MEYERS
39621 AVENIDA ASCENCION
TEMECULA CA. 92592



APN: 942050012 ASMT: 942050012
DIANE CARSON
RICHARD CARSON
P O BOX 892573
TEMECULA CA 92589

APN: 942050013 ASMT: 942050013
JERRY DOTSON
LINDA DOTSON
39695 CAMINO DEL VINO
TEMECULA CA 92592

APN: 942060013 ASMT: 942060013
STEVE LEITHEIM
EVELYN LEITHEIM
35925 GLENOAKS RD
TEMECULA CA. 92592

APN: 942060020 ASMT: 942060020
CHARLES W EMBICK
GLENDA L EMBICK
P O BOX 890098
TEMECULA CA 92589

APN: 942060021 ASMT: 942060021
JOSEPH F RAYMOND
JO ELLEN RAYMOND
101 MAXIMO WAY
PALM DESERT CA 92260

APN: 942070012 ASMT: 942070012
PHILLIP D SIVERT
PATRICIA L SIVERT
35770 MONTE DE ORO
TEMECULA CA. 92592

APN: 942070016 ASMT: 942070016
CHARLES DALL
BOBBI DALL
39885 CAMINO DEL VINO
TEMECULA CA. 92592

APN: 942070017 ASMT: 942070017
GREGG W ENGLISH
CHERYL A ENGLISH
39875 CAMINO DEL VINO
TEMECULA CA. 92592

APN: 942070018 ASMT: 942070018
EDWIN A HUDSON
CHERYL D HUDSON
39725 CAMINO DEL VINO
TEMECULA CA. 92592

APN: 942070021 ASMT: 942070021
DAVID HAVLENA
COLLEEN HAVLENA
35690 MONTE DE ORO RD
TEMECULA CA 92592

APN: 942070022 ASMT: 942070022
KENNETH D TEASDALE
LORILYN C TEASDALE
35700 MONTE DE ORO
TEMECULA CA. 92591

APN: 942070023 ASMT: 942070023
JAMES R NIEDERECKER
ELISA L NIEDERECKER
P O BOX 890337
TEMECULA CA 92589

APN: 942070028 ASMT: 942070028
DANIEL ZITA
SHERRY ZITA
39575 DE MARQUEZ CT
TEMECULA CA. 92592

APN: 942070029 ASMT: 942070029
WILLIAM H MOYER
DIANN M MOYER
39555 DE MARQUEZ CT
TEMECULA CA. 92592



APN: 942070030 ASMT: 942070030
WENDELL S WRIGHT
ROBYN S WRIGHT
P O BOX 890066
TEMECULA CA 92589

APN: 942070031 ASMT: 942070031
GARY F WARNE
YIANOULA WARNE
P O BOX 891862
TEMECULA CA 92589

APN: 942070032 ASMT: 942070032
WILLIAM PETER CARL GRIFFIN
DONNA L GRIFFIN
35920 MONTE DE ORO
TEMECULA CA. 92592

APN: 942070033 ASMT: 942070033
CHAD JOHNSON
CARRIE JOHNSON
P O BOX 892458
TEMECULA CA 92589

Legal Advertising Invoice

③ REMITTANCE ADDRESS
 POST OFFICE BOX 12009
 RIVERSIDE, CA 92502-2209
 FAX (951) 368-9026

① BILLING PERIOD 07/02/10 - 07/02/10
 ② ADVERTISING/CLIENT NAME BOARD OF SUPERVISORS
 ⑤ BILLING DATE 07/02/10
 FOR BILLING INFORMATION CALL (951) 368-9713
 ④ PAGE NO 1
 ③ TOTAL AMOUNT DUE 252.20
 ① UNAPPLIED AMOUNT 0
 TERMS OF PAYMENT Due Upon Receipt

⑥ BILLED ACCOUNT NAME AND ADDRESS
 BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 P.O. BOX 1147
 RIVERSIDE CA 92502

⑥ BILLED ACCOUNT NUMBER 045202
 REP NO LE04

Statement #: 56549667 Amount Paid \$ _____ Your Check # _____


PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

④ DATE	① REFERENCE	⑫ ⑬ ⑭ DESCRIPTION-OTHER COMMENTS/CHARGES	⑮ SAU SIZE ⑯ BILLED UNITS	⑰ RATE	⑱ GROSS AMOUNT	⑲ NET AMOUNT
07/02	4204230 CO	PLOT PLAN NO. 23376 Class : 10 Ctext Ad# 10317852 Placed By : Cecilia Gil	194 L	1.30		252.20

*Planning
 16.1 w/ 07/13/10
 54 P = 1 hr
 PP 23376*

RECEIVED RIVERSIDE COUNTY
 CLERK / BOARD OF SUPERVISORS
 2010 JUL 13 PM 3:17

⑳ CURRENT NET AMOUNT DUE	㉑ 30 DAYS	㉒ 60 DAYS	㉓ OVER 90 DAYS	㉔ UNAPPLIED AMOUNT	㉕ PLEASE PAY THIS AMOUNT
					252.20

THE PRESS-ENTERPRISE  P.O. BOX 12009
 RIVERSIDE, CA 92502-2209
 TELEPHONE (951) 368-9711
 (951) 368-9720 [(951) 368-9713

ADVERTISING STATEMENT/INVOICE

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



⑳ STATEMENT NUMBER		ADVERTISER INFORMATION			
①	BILLING PERIOD	② BILLED ACCOUNT NUMBER	③ ADVERTISER/CLIENT NUMBER	④ ADVERTISER/CLIENT NAME	
56549667	07/02/10 - 07/02/10	045202		BOARD OF SUPERVISORS	

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside CA 92501-3878
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P.)**

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Plot Plan No. 23376

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

07-02-10

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Jul. 2, 2010
At: Riverside, California

BOARD OF SUPERVISORS
P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE CA 92502

Ad #: 10317852

PO #:

Agency #: _____

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN AND A VARIANCE IN THE RANCHO CALIFORNIA ZONING AREA - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing of which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, July 13, 2010 at 1:30 P.M. to consider the application submitted by Frank Aglio - Markham Development Management Group, Inc. on Plot Plan No. 23376, which proposes a winery, vineyards and wedding facility consisting of a covered patio with an outdoor fireplace, a pond, and a 1,750 square foot barn to be remodeled into a wine production room and caretaker's unit, a 6,900 square foot gift shop and tasting room, a 5,861 square foot gathering room, a 1-bedroom 4,659 square foot Bed & Breakfast facility, a 7,450 square foot banquet hall with underground parking, a 192 square foot guard office, a 400 square foot dance facility, and to permit an existing garage/storage building, existing trailers will be removed, provide 108 parking spaces and an area of overflow parking, and also proposes 134 special events including 99 weddings, 30 small group gatherings/business meetings, 3 movie nights and 2 jazz concerts; and, Variance No. 1839, which proposes to reduce the side yard setback requirement for an existing building used for storage along the westerly property line from 50 feet to 20 feet ("the project"). The project is located southerly of Glen Oaks Road, westerly of Camino Del Vino, and easterly of Milkweed Way in the Rancho California Zoning Area - Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 41927.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KINIKA HESTERLY, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL khesterl@rclma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental standards. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147
Dated: June 29, 2010

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant
7/2,

2010 JUL 13 5:41 3-13

RIVERSIDE CO. BOARD OF SUPERVISORS
ATTN: CECILIA GIL
P.O. BOX 1147
RIVERSIDE, CA 92502-1147
951-955-8464

AD NUMBER 2263239	PAGE NO. 1 of 1
BILL DATE 07/02/10	SALESPERSON 06
START DATE 07/02/10	STOP DATE 07/02/10

AD NUMBER	AD DESCRIPTION	CLASS	LINES
2263239	NOTICE OF PUBLIC HEARING NOTICE OF	16000 LEGAL ADVERTISING	130 * 2

Publication	Insertions	Rate	Net Amount	Gross Amount
9 THE CALIFORNIAN	1	L3	\$0.00	
23 INTERNET	1	L3	\$0.00	
TOTAL AD CHARGE			\$272.20	
<i>Planning 16.1 of 07/13/10 olbr PP23376</i>				
Purchase Order PP 23376			PAY THIS AMOUNT	\$272.20
				\$272.70*
				*AFTER 08/01/10

**RECEIVED RIVERSIDE COUNTY
 CLERK / BOARD OF SUPERVISORS
 2010 JUL 14 PM 2:19**

THANK YOU FOR ADVERTISING WITH THE NORTH COUNTY TIMES.

INQUIRIES ON YOUR BILLING? CALL OUR BUSINESS OFFICE AT 760-739-6660.

NORTH COUNTY TIMES
c/o LEE NEWSPAPERS
PO BOX 540
WATERLOO IA 50704-0540

NORTH COUNTY TIMES
c/o LEE NEWSPAPERS
PO BOX 540
WATERLOO IA 50704-0540

Return this portion with your payment

Check # Credit Card
 DISCOVER VISA MASTERCARD AMERICAN EXPRESS
 Acct #: _____
 Exp. Date: _____
 Name on credit card _____
 Signature _____

Please make checks payable to: **NORTH COUNTY TIMES**

Legal

Ad Number	2263239
Billing Date	07/02/10
Amount Due \$	272.20
Amount Enclosed \$	

 **RIVERSIDE CO. BOARD OF SUPERVISORS**
ATTN: CECILIA GIL
P.O. BOX 1147
RIVERSIDE, CA 92502-1147

000100

NORTH COUNTY TIMES
c/o LEE NEWSPAPERS
PO BOX 742548
CINCINNATI OH 45274-2548



PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA County of Riverside

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to, or interested in the above entitled matter. I am an authorized representative of



An Edition of the North County Times

a newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 1991, Case Number 209105; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

July 2 2010

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at TEMECULA, CALIFORNIA, this

2nd day of July, 2010

Signature

Tammi E. Swenson
Legal Advertising Representative

Title

NOTICE OF PUBLIC HEARING Riverside County Board of Supervisors

NOTICE OF PUBLIC HEARING NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN AND A VARIANCE IN THE RANCHO CALIFORNIA ZONING AREA - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, July 13, 2010 at 1:30 P.M. to consider the application submitted by Frank Aglio - Markham Development Management Group, Inc., on Plot Plan No. 23376, which proposes a winery, vineyards and wedding facility consisting of a covered patio with an outdoor fireplace, a pond, and a 1,750 square foot barn to be remodeled into a wine production room and caretaker's unit, a 6,900 square foot gift shop and tasting room, a 5,861 square foot gathering room, a 1-bedroom 4,659 square foot Bed & Breakfast facility, a 7,450 square foot banquet hall with underground parking, a 192 square foot guard office, a 400 square foot dance facility, and to permit an existing garage/storage building, existing trailers will be removed, provide 108 parking spaces and an area of overflow parking, and also proposes 134 special events including 99 weddings, 30 small group gatherings/business meetings, 3 movie nights and 2 jazz concerts; and, Variance No. 1839, which proposes to reduce the side yard setback requirement for an existing building used for storage along the westerly property line from 50 feet to 20 feet ("the project"). The project is located southerly of Glen Oaks Road, westerly of Camino Del Vino, and easterly of Milkweed Way in the Rancho California Zoning Area - Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 41927.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KINIKA HESTERLY, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL khesterl@rctlma.org.

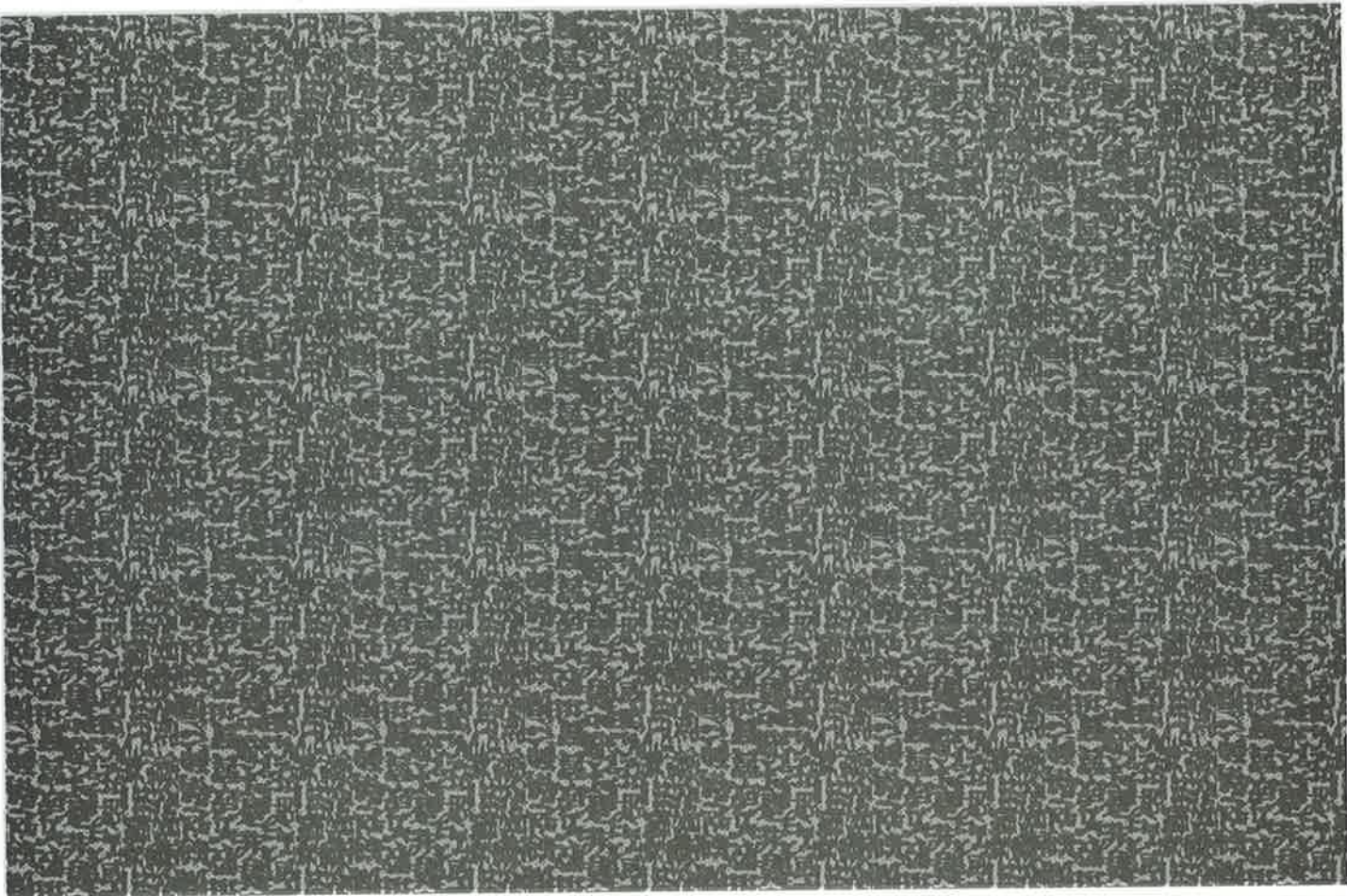
Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: June 29, 2010
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

PUB: July 2, 2010



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE
This may affect your property

RESORTED
FIRST CLASS
NO SUCH
STREET



UNITED STATES POSTAGE
EINITY BOWEN
02 1R \$ 00.38²
0002098691 JUN 29 2010
MAILED FROM ZIP CODE 92504

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2010 JUL -7 PM 12:57

APN: 942050008 ASMT: 942050008
JOHN J KILLEN
JACQUELINE S KILLEN
39560 MILKWEED WAY
TEMECULA CA. 92592

MMK

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Larry Markham

Address: 41635 Enterprise Circle N, Ste B
(only if follow-up mail response requested)

City: Temecula **Zip:** 92590

Phone #: 909 322 8482

Date: 7.13.10 **Agenda #** 16.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____