

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

710B



REVIEWED BY EXECUTIVE OFFICE

DATE

10/31/11 mg

Mina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
October 17, 2011

SUBJECT: SECOND EXTENSION OF TIME FOR PLOT PLAN NO. 22575 - Applicant: CK  
Vineyards, Inc. - Third Supervisorial District

RECOMMENDED MOTION:

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for NO. 22575, extending the  
expiration date to June 10, 2012, subject to all the previously approved and/or amended  
Conditions of Approval with the applicant's consent.

*Carolyn Syms Luna*

Carolyn Syms/Luna  
Planning Director

Initials: D.m.  
CSL:cm

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried by  
unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: November 8, 2011  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board

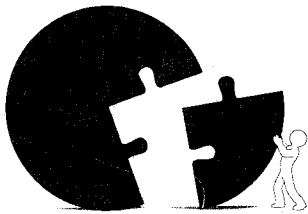
By: *[Signature]*  
Deputy

Prev. Agn. Ref.

District: Third

Agenda Number:

3.17



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

710B

DATE: October 17, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *P.M.*

SUBJECT: SECOND EXTENSION OF TIME for PLOT PLAN NO. 22575

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |   |   |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT)                   | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement**  |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> **SELECT CEQA Determination**  |
| <input checked="" type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)     | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                         |

Please schedule on the November 8, 2011 BOS Agenda

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

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

Agenda Item No.  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: David Mares  
Board of Supervisors: November 8, 2011

PLOT PLAN NO. 22575  
SECOND EXTENSION OF TIME  
Applicant: CK Vineyards, Inc.

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT**

The applicant of the subject case has requested an extension of time to begin substantial construction. Unless specifically requested by the EOT applicant, this request will not be discussed at the time it is presented to the Board of Supervisors as a policy item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### **REQUEST:**

**SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. PP22575.**

### **JUSTIFICATION FOR THE EXTENSION REQUEST:**

As per the correspondence from the Extension of Time applicant (dated October 5, 2011), construction has not occurred within the required period of time because of financial reasons and securing suitable and acceptable financing.

### **BACKGROUND:**

On June 10, 2008, the Board of Supervisors tentatively approved Change of Zone No. 7493, approved Tentative Parcel Map No. 35287 and Plot Plan No. 22575 as recommended by the Planning Commission on February 6, 2008.

The County Planning Department, as part of the review of this extension of time request, and after transmittal to Land Development Committee Members, has determined it necessary to recommend the addition of eighteen (18) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Building and Safety, Grading Division, is recommending the addition of ten (10) Conditions of Approval, the Planning Department is recommending the addition of three (3), Conditions of Approval and the Planning Department, Cultural Resources Division, is recommending the addition of five (5) Conditions of Approval.

D.M.

**PLOT PLAN NO. 22575**  
**SECOND EXTENSION OF TIME REQUEST**  
**Board of Supervisors: November 8, 2011**  
**Page 2 of 2**

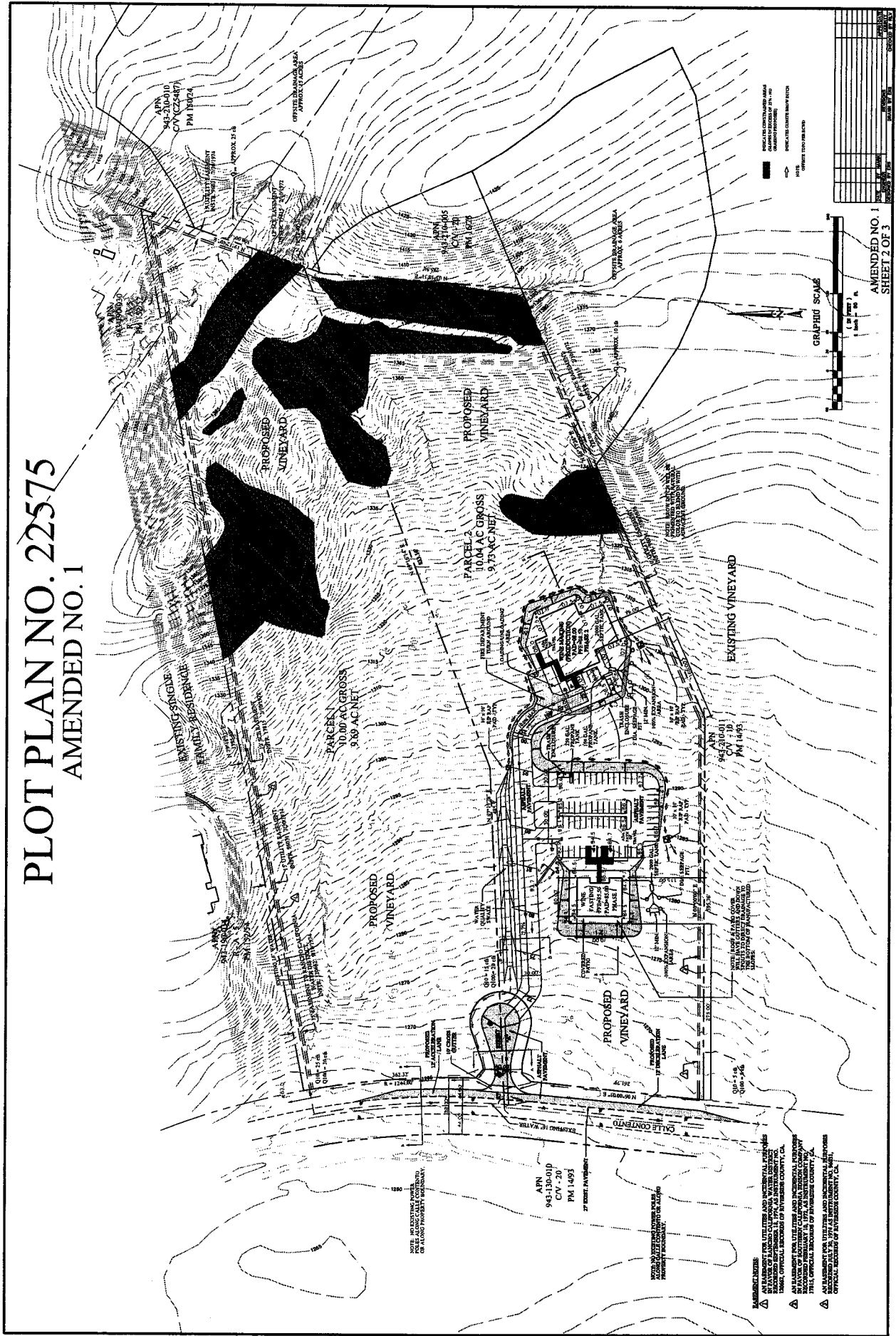
The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated October 5, 2011) indicating the acceptance of the eighteen (18) recommended conditions.

**RECOMMENDATION:**

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **NO. 22575**, extending the expiration date to June 10, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

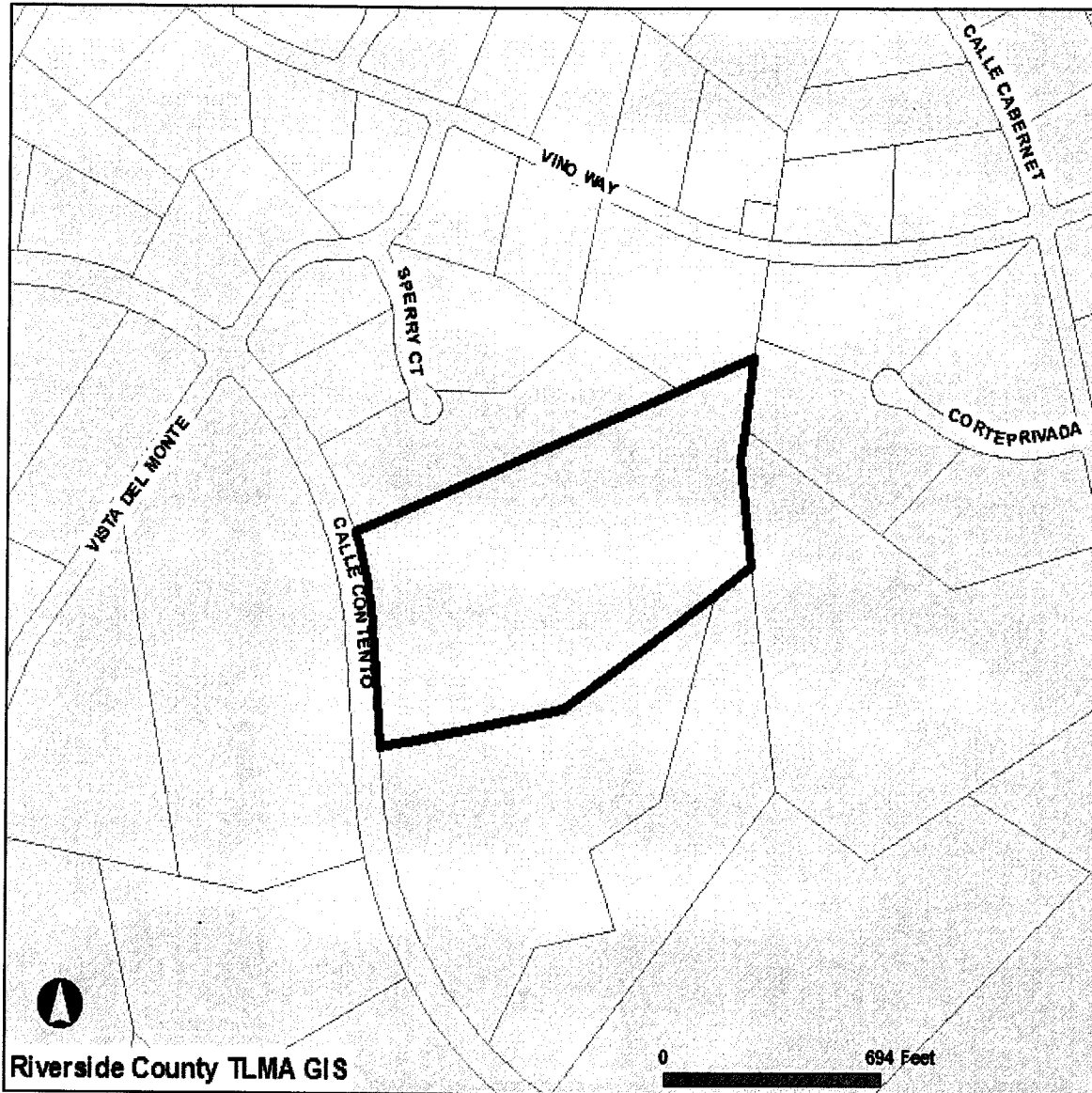
**SECOND EXTENSION OF TIME FOR PLOT PLAN NO. 22575** - Applicant: CK Vineyards, Inc.  
- Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Easterly of Calle Contento, northerly of Rancho California Road, and southerly of Vino Way - 20.05 Acres - Zoning: Citrus Vineyard - 10 Acre Minimum (C/V-10) - **APPROVED PROJECT DESCRIPTION:** Construct a 6,651 square foot two-story building, which includes a tasting room and gift shop on the first floor and administrative offices on the second floor and a 10,205 square foot two-story production building, which includes storage and offices on the first floor and a caretaker's residence on the second floor. No special events are permitted under this permit. - **REQUEST:** **SECOND EXTENSION OF TIME FOR PLOT PLAN NO. 22575**, extending the expiration to June 10, 2012.

# PLOT PLAN NO. 22575 AMENDED NO. 1



AMENDED NO. 1  
SHEET 2 OF 3

PP22575 - SUPERVISORIAL DISTRICT



Selected parcel(s):  
943-210-012

**SUPERVISORIAL DISTRICTS**

- |   |   |  |                               |
|---|---|--|-------------------------------|
| <input checked="" type="checkbox"/> SELECTED PARCEL |  INTERSTATES |  HIGHWAYS | <input type="checkbox"/> CITY |
| <input type="checkbox"/> PARCELS                    |  DISTRICT 3  |  |                               |
|   | SUPERVISOR JEFF STONE   |  |                               |

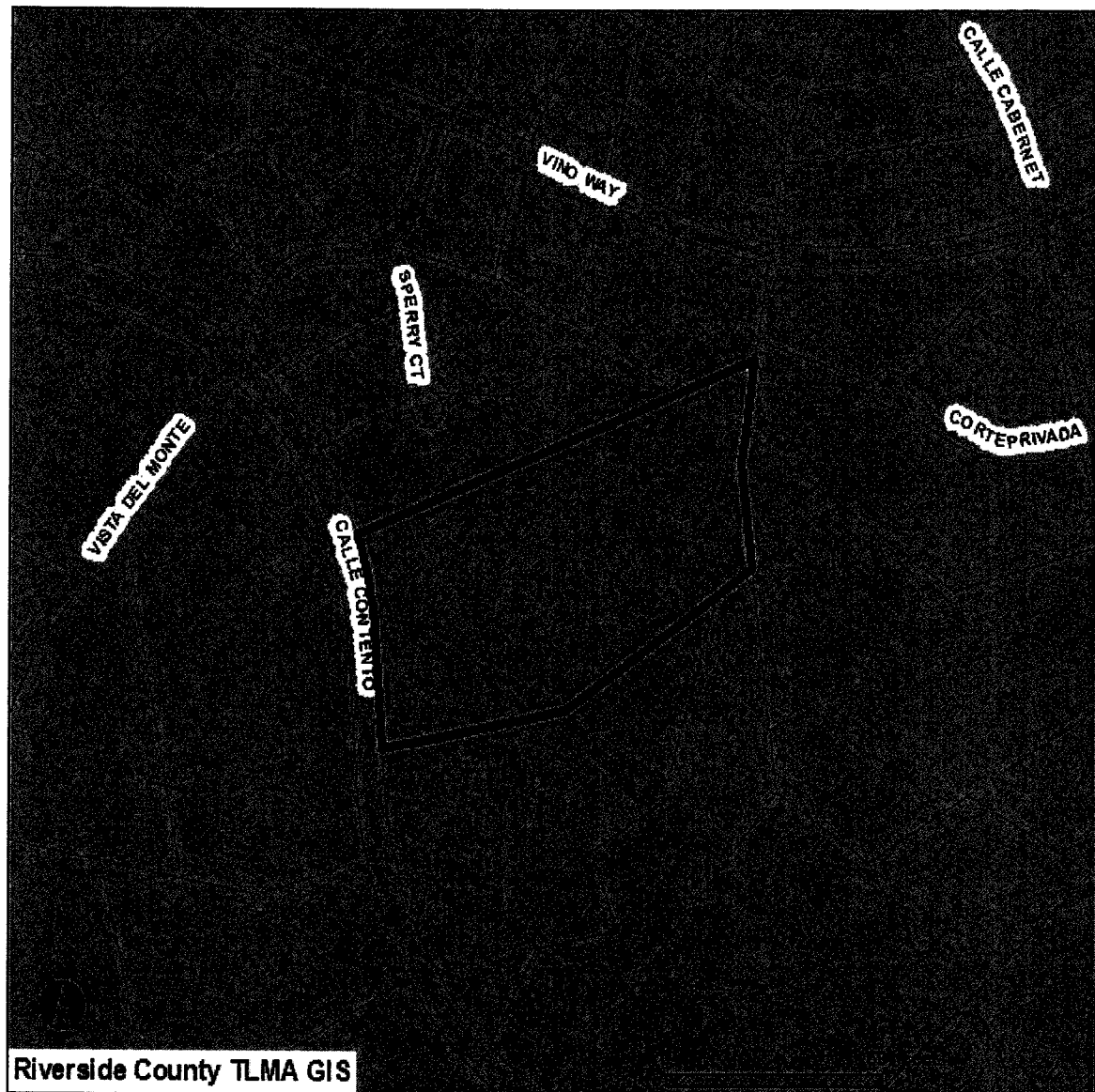
**\*IMPORTANT\***

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Wed Oct 12 08:23:12 2011

Version 111003

# PP22575 - AREA PLAN



Selected parcel(s):  
943-210-012

## AREA PLAN



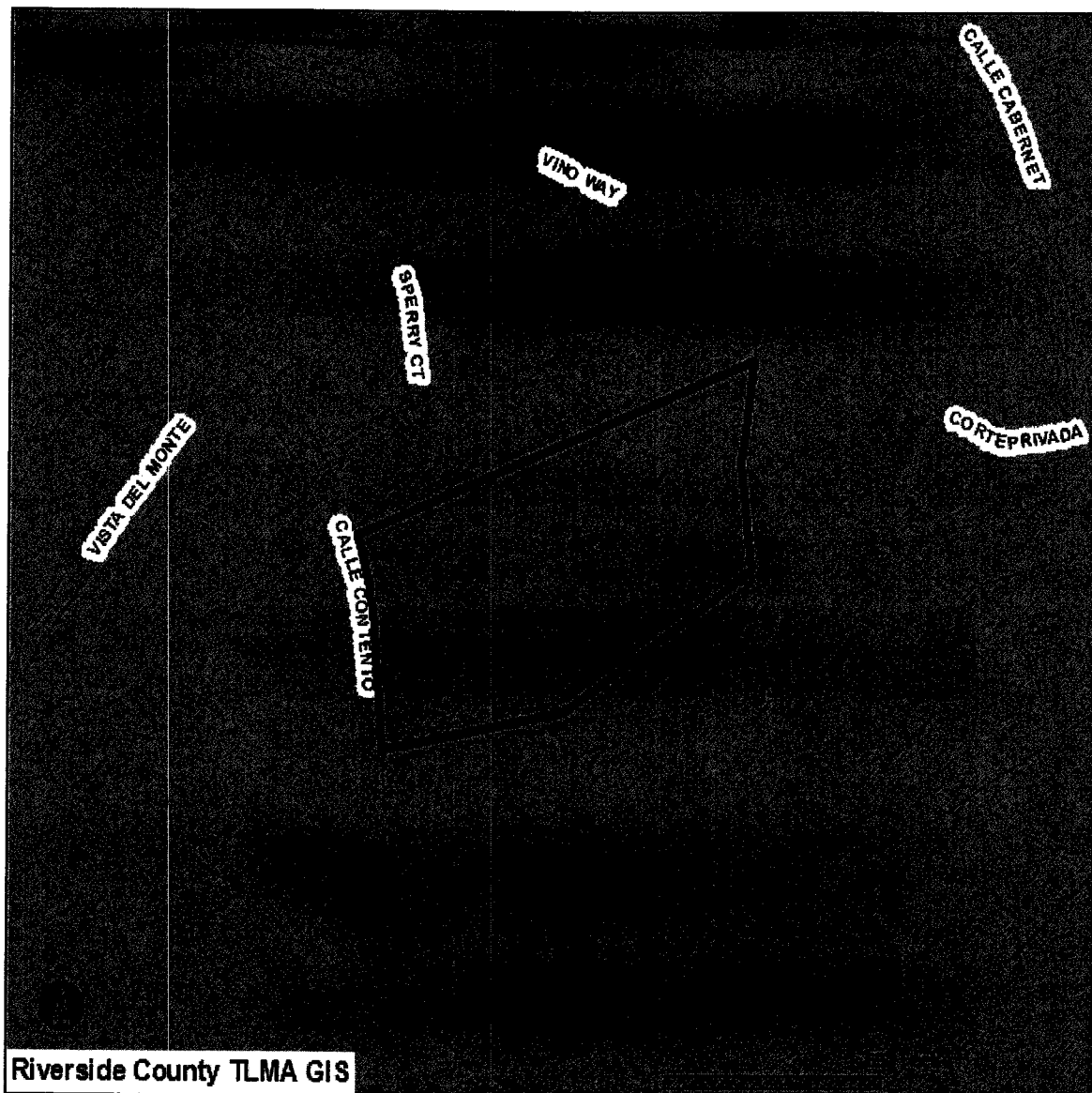
### \*IMPORTANT\*

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Wed Oct 12 08:30:19 2011

Version 111003

# PP22575 - ZONING AREA



Selected parcel(s):  
943-210-012

## ZONING DISTRICTS AND ZONING AREAS



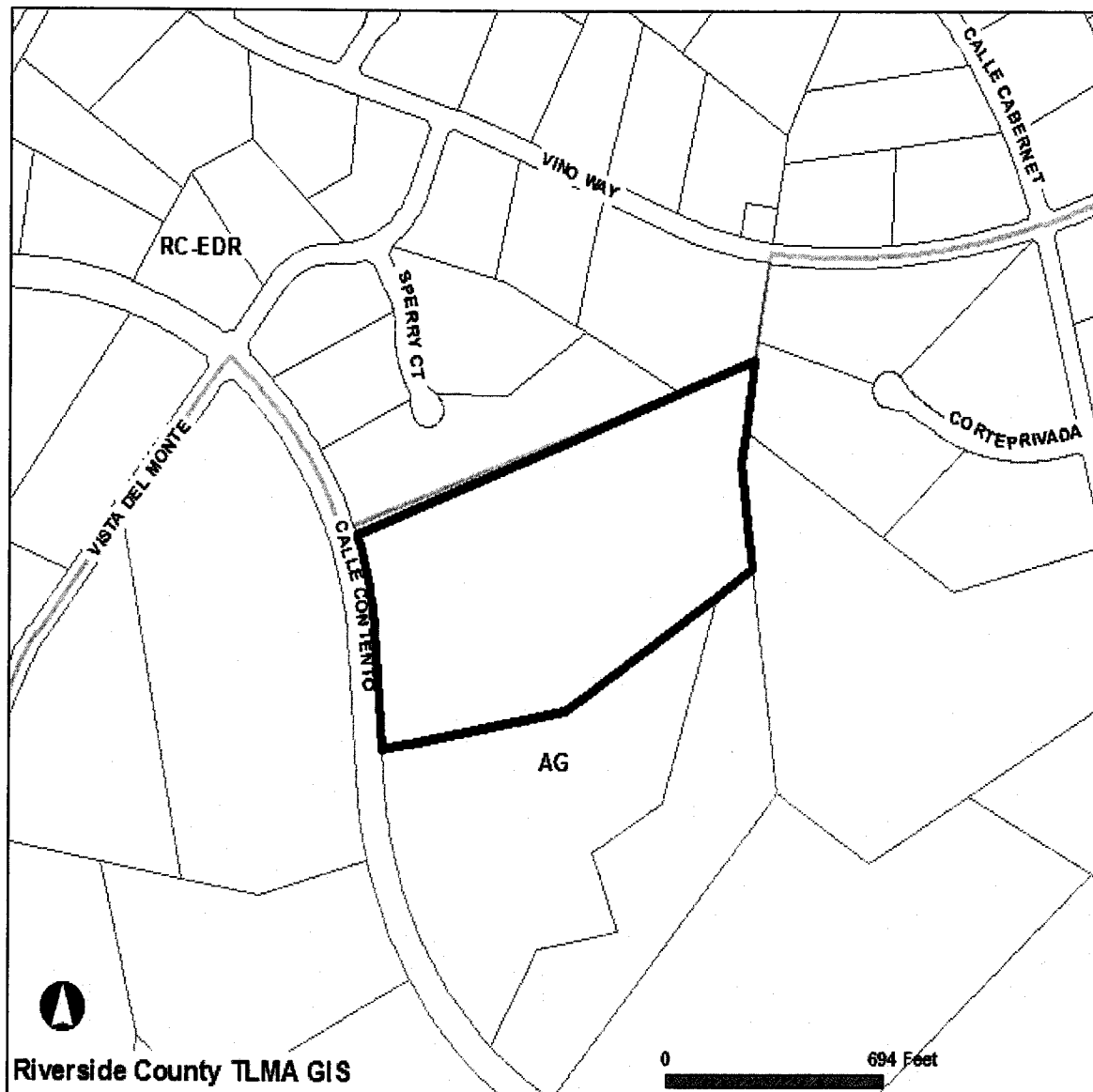
### \*IMPORTANT\*

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Wed Oct 12 08:28:27 2011  
Version 111003



# PP22575 - LAND USE



Selected parcel(s):  
943-210-012

## LAND USE

<input checked="" type="checkbox"/> SELECTED PARCEL	INTERSTATES	HIGHWAYS	<input type="checkbox"/> CITY
<input type="checkbox"/> PARCELS	AG - AGRICULTURE	EDR-RC - RURAL COMMUNITY - ESTATE DENSITY RESIDENTIAL	

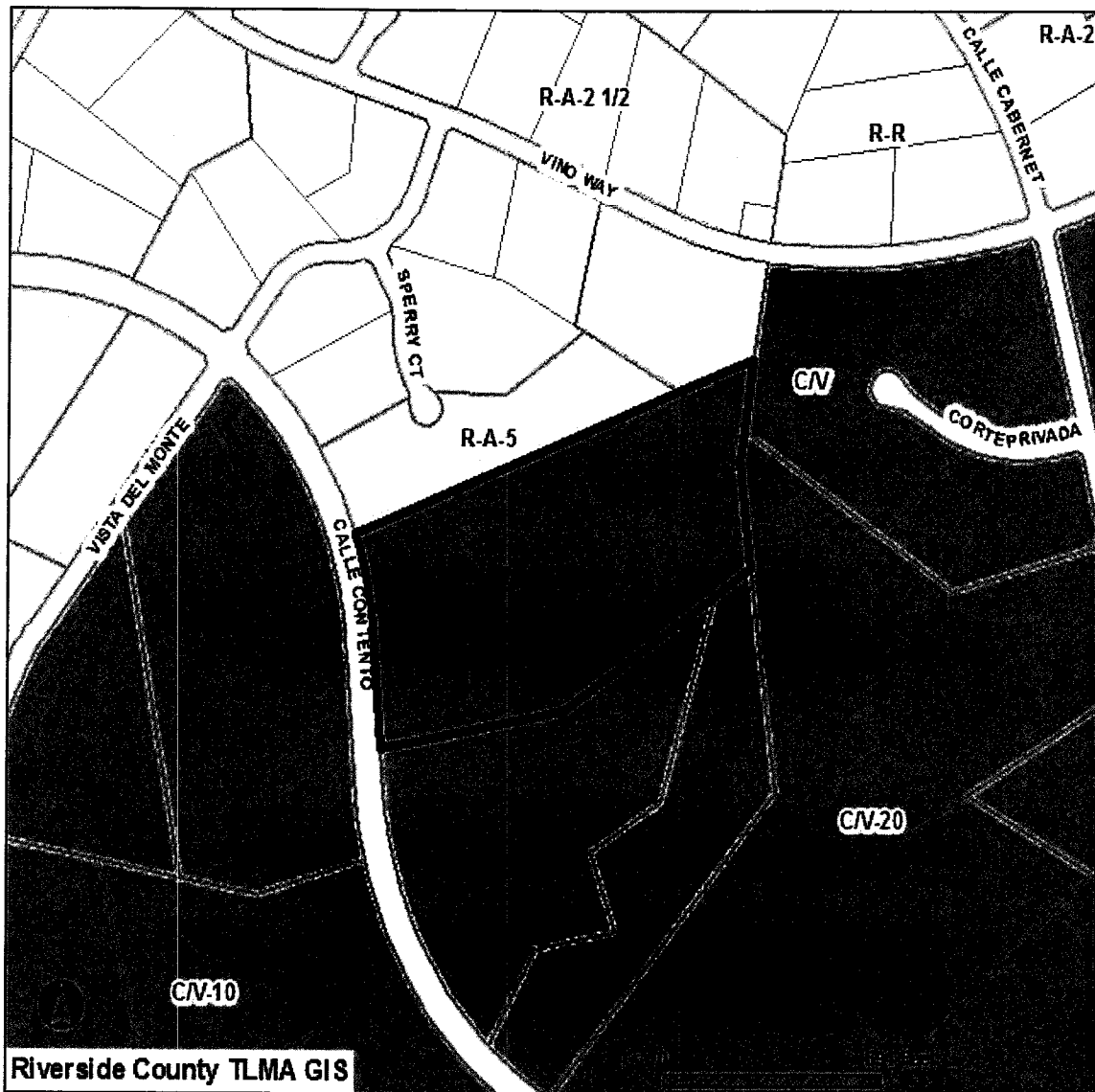
### \*IMPORTANT\*

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Wed Oct 12 08:24:17 2011

Version 111003

# PP22575 - ZONING



Selected parcel(s):  
943-210-012

## ZONING

<input checked="" type="checkbox"/> SELECTED PARCEL	INTERSTATES	HIGHWAYS	<input type="checkbox"/> CITY
<input type="checkbox"/> PARCELS	<input type="checkbox"/> ZONING BOUNDARY	<input checked="" type="checkbox"/> C/V, C/V-10, C/V-20	R-A-2, R-A-2 1/2, R-A-5
R-R			

### \*IMPORTANT\*

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Wed Oct 12 08:24:43 2011

Version 111003

# Extension of Time Environmental Determination

Project Case Number: PP22575  
Original E.A. Number: 41289  
Extension of Time No.: Second  
Original Approval Date: June 10, 2008  
Project Location: Easterly of Calle Contento, northerly of Rancho California Road, and southerly of Vino Way  
Project Description: Construct a 6,651 square foot two-story building, which includes a tasting room and gift shop on the first floor and administrative offices on the second floor and a 10,205 square foot two-story production building, which includes storage and offices on the first floor and a caretaker's residence on the second floor. No special events are permitted under this permit.

On 10/12/11, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: David Mares  
David Mares, Principal Planner

Date: 11/12/11  
For Carolyn Syms Luna, Director

**Subject:** FW: Fwd: PP22575 2nd EOT - Conditions of Approval

**From:** rkipper60@gmail.com [mailto:rkipper60@gmail.com]  
**Sent:** Wednesday, October 05, 2011 11:38 AM  
**To:** >  
**Subject:** Re: Fwd: PP22575 2nd EOT - Conditions of Approval

Hi Catherine,

Please accept this email as confirmation that the stated recommended conditions from you are acceptable and will be complied as requested. The reason for EOT is because of financial reasons by securing suitable and acceptable financing. Please contact me if you have any additional questions.

Thank you,  
Bob Kipper

On Oct 4, 2011 4:52pm, Robert Kipper <rkipper60@gmail.com> wrote:

>

> ----- Forwarded message -----

> From: Morales, Catherine CATMORAL@rctlma.org>

>

>

> Date: Tue, Oct 4, 2011 at 3:45 PM

> Subject: PP22575 2nd EOT - Conditions of Approval

> To: "rkipper60@gmail.com" rkipper60@gmail.com>

>

>

> Attn: Applicant

>

> RE: SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22575

>

> The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on September 29, 2011. The LDC has determined it necessary to recommend the addition of eighteen (18) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Building & Safety, Grading Division, is recommending the addition of ten (10) Conditions of Approval, the Planning Department is recommending the addition of three (3) Conditions of Approval, and the Planning Department, Cultural Resources Division, is recommending the addition of five (5) Conditions of Approval.

>

> Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

>

>

> 60.PLANNING.45

> 60.PLANNING.19

> 90.BS GRADE.5

> 10.PLANNING.46

> 60.PLANNING.20  
> 90.BS GRADE.6  
> 10.PLANNING.47  
> 80.BS GRADE.1  
> 90.BS GRADE.7  
> 10.PLANNING.48  
> 80.BS GRADE.2  
> 90.PLANNING.37  
> 60.BS GRADE.11  
> 90.BS GRADE.2  
> 60.BS GRADE.12  
> 90.BS GRADE.3  
> 60.PLANNING.17  
> 90.BS GRADE.4  
>

> If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

> Once the conditions have been accepted, I will begin preparing the staff report package for Board of Supervisors. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

> I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items proceed:

> 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,

> 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

> If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

> Thank you,

> Catherine D. Morales  
> Planning Technician II  
> Riverside County Planning Department  
> 4080 Lemon St., 12th Floor  
> Riverside, CA 92502  
> Office: (951)955-1681  
> Fax: (951)955-1811  
>

> Please note: Our office is closed every Friday thru fiscal year 2010/2011 per order of the Board of Supervisors 6/15/2010.

10/03/11  
10:57

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PLAN:TRANSMITTED Case #: PP22575

Parcel: 943-210-012

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 45

GEN - IF HUMAN REMAINS EOT2

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. 46

GEN - INADVERTANT ARCHAEO EOT2

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

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10:57

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP22575

Parcel: 943-210-012

10. GENERAL CONDITIONS

10.PLANNING. 46                      GEN - INADVERTANT ARCHAEO EOT2 (cont.)                      RECOMMND

archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), 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. 47                      USE-PROP OWNER NOTIFICATN EOT2                      RECOM

The permit holder shall notify future property owners that the property(ies) included under PP22575, shall be maintained in a minimum of 75% vineyard planting in conjunction with the operation of the winery approved under PP22575.

10.PLANNING. 48                      USE-MAINTAIN 75% PLANTING EOT2                      RECOMMND

A minimum of seventy-five percent (75%) of the net lot area covered under this plot plan shall remain planted in vineyards throughout the operation of the project (as approved under PP22575).

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 11                      USE - APPROVED WQMP EOT2                      RECOMMND

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

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10:57

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLAN:TRANSMITTED Case #: PP22575

Parcel: 943-210-012

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 USE - PRE-CONSTR MTG EOT2

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 17 GEN- CULT RESOURCES PROF EOT2

RECOMMND

As a result of information contained in archaeological report number PD-A-4272, prepared by Jean Keller, dated 2007, it was determined that archaeological monitoring is necessary.

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 Archaeologist." The Project Archaeologist 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 any required tribal or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist 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 any required tribal or 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 Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources. The Project Archaeologist shall



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10:57

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP22575

Parcel: 943-210-012

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 GEN- CULT RESOURCES PROF EOT2 (cont.) RECOMMND

consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the process.

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

60.PLANNING. 19 GEN- TRIBAL MONITORING EOT2 RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement with, and retain, a monitor designated by the Pechanga Band of Luiseno Mission Indians. This group shall be known as the Tribal Monitor for this project. The agreement 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 Monitor shall be allowed 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 materials, rock crushing, structure demolition and etc. The Tribal Monitor shall have the limited 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 Project Archaeologist.

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 Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder 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 Tribal interests only.

10/03/11  
10:57

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLAN:TRANSMITTED Case #: PP22575

Parcel: 943-210-012

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19

GEN- TRIBAL MONITORING EOT2 (cont.)

RECOMMND

3)This agreement shall not modify any approved 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 tribe 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.

60.PLANNING. 20

USE - DEED RESTRICTION EOT2

RECOMMND

Prior to the issuance of a grading permit, the applicant shall provide proof of recordation of a declaration of deed restriction containing language that a minimum of 75% vineyard planting shall be maintained on 20 acres throughout the operation of the winery as approved under PP22575. The deed restriction language shall be submitted for review and approval by the Office of County Counsel along with the appropriate fee deposit. The declaration of deed restriction shall not be recorded unless the language indicates that a minimum of 75% vineyard planting shall be maintained on 20 acres in accordance with PP22575.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1

USE-ROUGH GRD APPROVAL EOT2

RECOMMND

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

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist,

10/03/11  
10:57

Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP22575

Parcel: 943-210-012

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 1 USE-ROUGH GRD APPROVAL EOT2 (cont.)

RECOMMND

civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

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

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

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

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

80.BS GRADE. 2 USE-NO B/PMT W/O G/PMT EOT2

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 2 USE - WQMP BMP INSP EOT2

RECOMMND

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

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10:57

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3                    USE - WQMP CERT REQ'D EOT2

RECOMMND

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

90.BS GRADE. 4                    USE - GPS COORDINATES EOT2

RECOMMND

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

90.BS GRADE. 5                    USE - BMP REGISTRATION EOT2

RECOMMND

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

90.BS GRADE. 6                    USE-REQ'D GRDG INSP'S EOT2

RECOMMND

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

1.Sub-grade inspection prior to base placement.

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

a.Inspection of Final Paving

b.Precise Grade Inspection

c.Inspection of onsite storm drain facilities

d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7                    USE-PRECISE GRDG APPRVL EOT2

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE-PRECISE GRDG APPRVL EOT2 (cont.)

RECOMMND

before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

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

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

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

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

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

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

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

PLANNING DEPARTMENT

90.PLANNING. 37 GEN - CULT RESOURCES RPT EOT2

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

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10:57

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 37

GEN - CULT RESOURCES RPT EOT2 (cont.)

RECOMMND

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.

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

DATE: September 1, 2011

TO:

Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department  
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space District  
Co. Geologist  
Environmental Programs Dept.  
P.D. Landscaping Section  
P.D. Archaeology – L. Mouriquand

**SECOND EXTENSION OF TIME FOR PLOT PLAN NO. 22575** - Applicant: CK Vineyards, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Easterly of Calle Contento, northerly of Rancho California Road, and southerly of Vino Way – 20.05 Acres - Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10) – Approved Project Description: Construction of two (2) buildings, a 6,651 square foot two-story building which includes a tasting room and gift shop on the first floor and administrative offices on the second floor and a 10,205 square foot two-story production building which includes storage and offices on the first floor, and a caretaker's residence on the second floor. No special events are proposed. - **REQUEST: SECOND EXTENSION OF TIME FOR PLOT PLAN NO. 22575**, extending the expiration to June 10, 2012.

Please review the attached information, together with your existing records for the above-described project. This extension request is being placed on the **September 29, 2011 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments are to have completed their review prior to the above referenced LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward to the Planning Commission based on that presumption.

If, it is determined necessary, that in order to maintain conformance with the County General Plan, and/or ensure that the project does not adversely affect the general health, safety and welfare of the public, each LDC Agency or Department may prepare recommended conditions of approval and place them in the County's Land Management System for the affected project.

**LDC MEMBERS ARE ENCOURAGED TO DIFFERENCIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)**

Each LDC Agency or Department who does so must then provide documentation to the Planning Department justifying the application of said conditions. Any such conditions, and their justification, will be presented to the Advisory Agency for their consideration as part of their action relative to the extension of time request.

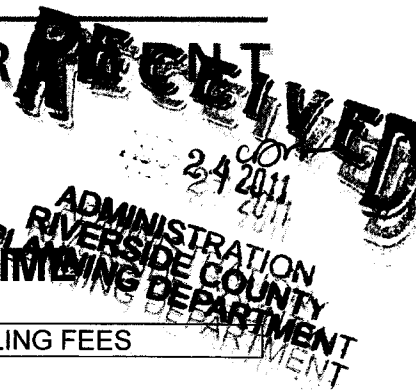
If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Revised Permit to the Approved Plot Plan, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact Catherine Morales, Planning Technician, at (951) 955-1681 or email at [catmoral@rctlma.org](mailto:catmoral@rctlma.org)/ **MAILSTOP# 1070**.



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT



## APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

CASE NUMBER: PP22575

DATE SUBMITTED: August 24, 2011

Assessor's Parcel Number(s): 943-210-012

EXTENSION REQUEST ☐ First ☒ Second ☐ Third ☐ Fourth ☐ Fifth

Phased Final Map                      Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: 6/10/09

Applicant's Name: CK Vineyards Inc (Robert W Kipper)

E-Mail: rkipper60@gmail.com

Mailing Address: 29345 VIA NORTE

Temecula, California 92591-1834

Street

City

State

ZIP

Daytime Phone No: ( 760 ) 310-3356

Fax No: ( 760 ) 471-2449

Property Owner's Name: LIBBY WEINSTEIN

E-Mail: rkipper60@gmail.com

Mailing Address: 29345 VIA NORTE PO BOX 3509

Street

RANCHO SANTA FE, CA 92067

City

State

ZIP

Daytime Phone No: ( 858 ) 922-9681

Fax No: (        )           

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

Desert Office • 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



## APPLICATION FOR EXTENSION OF TIME

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

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

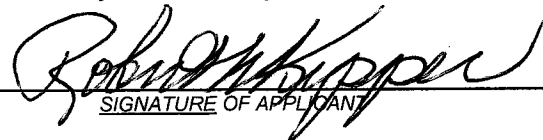
*All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).*

*An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.*

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Robert W. Kipper

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

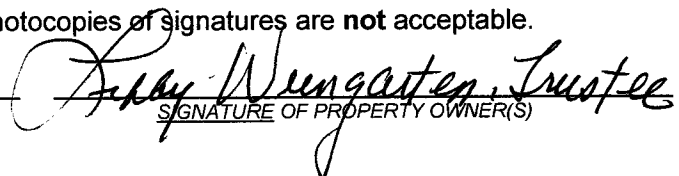
### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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



PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.