

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No additional impacts are anticipated by the proposed Project. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, and Riverside County Waste Management District.

Findings of Fact:

a,b)The main disposal site in the vicinity of the proposed Project site is the El Sobrante Landfill in Corona. The El Sobrante Landfill is projected to reach capacity in 2030. Development on the proposed Project site would be served by a landfill with sufficient permitted capacity to accommodate the proposed Project's solid waste disposal needs. Impacts are considered incremental, yet less than significant. No additional mitigation is required.

The proposed Project would not substantially alter existing or future solid waste generation patterns and disposal services.

According to Condition of Approval 10.BS PLNCHK 001:

"GREEN BUILDING CODE (Non Residential): Included within the building plan submittal to the building department, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales;
2. Determines if materials will be sorted on site or mixed;
3. Identifies diversion facilities where material collected will be taken; and
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both."

The proposed Project would be consistent with the County Integrated Waste Management Plan. All development would be required to comply with the recommendations of the Riverside County Waste Management Department and be consistent with the County Integrated Waste Management Plan. These requirements are standard conditions, and are not considered unique mitigation pursuant to CEQA. Any impacts would be less than significant. No additional mitigation is required.

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Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project application materials.

Findings of Fact:

- b) Implementation of the proposed Project will have an incremental effect on electricity facilities. Since the proposed Project is consistent with the Zoning for the proposed Project site, electricity planning needs have been taken into consideration in the short- and long-term planning by Southern California Edison. Therefore, implementation of the proposed Project will not impact electricity facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. Any impacts are considered less than significant. No mitigation is required.
- c) The proposed Project will be using propane, not natural gas. Therefore, implementation of the proposed Project will not impact natural gas facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.
- d) Implementation of the proposed Project will have an incremental effect on communication facilities. Since the proposed Project is consistent with the Zoning for the proposed Project site, communication facilities planning needs have been taken into consideration in the short- and long-term planning by Verizon. Therefore, implementation of the proposed Project will not impact communication facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. Any impacts are considered less than significant. No mitigation is required.
- e) Please reference the discussion above in Section 25, Hydrology and Water Quality. The proposed Project will be required to comply with standard conditions that will ensure that all impacts will remain less than significant. Therefore, implementation of the proposed Project will not impact storm water drainage facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. Any impacts are considered less than significant. No mitigation is required.

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- f) No street lighting is proposed. Therefore, implementation of the proposed Project will not impact the street lighting facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required. The proposed Project will have a less than significant impact on public facilities (see Response 43.f for maintenance of public facilities, including roads). No mitigation is required.
- g) The proposed Project will not have an impact on other governmental services. No mitigation will be required. Please reference the discussion below in Section 49, Energy Conservation. Implementation of the proposed Project will serve to implement energy conservation plans. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

49. Energy Conservation

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

Source: Project application materials.

Findings of Fact:

- a) The proposed Project relates only to the operations of the site. Site design issues have been addressed with the original development applications (Plot Plan 06934 and 12661), as well as the County's *Consistency for Proposed Changes to Plot Plan No. 06934 and PP 12661 in the Temecula Valley Wine Country Policy Area* letter and approval. At that time, any Project impacts that would conflict with any adopted energy conservation plans, would have been fully assessed. No additional impacts are anticipated by the proposed Project. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

OTHER

50. Other: N/A

Source: Staff review.

Findings of Fact: N/A

Mitigation: N/A

Monitoring: N/A

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

Findings of Fact: As demonstrated in Sections 1-33 35-42, and 44-49 of this Environmental Assessment Form: Initial Study, the proposed Project will not have impacts which are individually limited, but cumulatively considerable. These impacts are considered less than significant. With the incorporation of mitigation, impacts analyzed in Section 34 (Noise Effects on or by the Project) and Section 43 (Transportation/Traffic) will not be considered cumulatively considerable.

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

Source: Staff review, project application

Findings of Fact: As demonstrated in Sections 1-33 35-42, and 44-49 of this Environmental Assessment Form: Initial Study, the proposed Project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. These impacts are considered less than significant. With the incorporation of mitigation, impacts analyzed in Section 34 (Noise Effects on or by the Project) and Section 43 (Transportation/Traffic), the proposed Project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly

VI. EARLIER ANALYSES

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Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Riverside County General Plan (12/14/15), EIR No. 524, and General Plan EIR No. 441.

Earlier Project-Specific Analyses Used, if any: EA42727 for Grading Permit BGR140170.

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

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

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Appendix A, References

Avensole Winery Air Quality and GHG Impact Study, County of Riverside, California, prepared by RK Engineering Group, Inc., dated June 2, 2015

Consistency for Proposed Changes to Plot Plan No. 06934 and PP 12661 Letter, County of Riverside, August 5, 2014

Geotechnical Feasibility Study (Site Improvements at Existing Winery), prepared by EnGEN Corporation, dated August 7, 2014

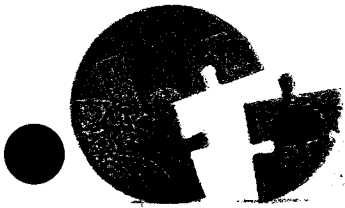
Project Specific Water Quality Management Plan – Avensole Vineyards and Winery, prepared by JLC Engineering & Consulting, Inc., dated February 24, 2015

Hydrology and Hydraulics Study for Avensole Vineyard and Winery, prepared by Engineering & Consulting, Inc., dated January 16, 2015

Avensole Winery Noise Impact Study, County of Riverside, California, prepared by RK Engineering, Inc., February 16, 2015

Memorandum from Department of Environmental Health to Phayvanh Nanthavongdouangsy dated May 5, 2015

Traffic Consistency Evaluation for Avensole Winery (CUP3711), County of Riverside, prepared by RK Engineering Group, Inc., dated May 18, 2015



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

Rebaux Steyn
Temecula Valley Winery Management
27495 Diaz Rd, Temecula, CA 92590

August 5, 2014

RE: CONSISTENCY FOR PROPOSED CHANGES TO PLOT PLAN NO. 06934 and PP12661 IN THE TEMECULA VALLEY WINE COUNTRY POLICY AREA

Mr. Steyn,

Thank you for submitting your request regarding the proposed minor modification to Plot Plan No. 06934 and PP12661, located in the Temecula Valley Wine Country Policy Area. The modifications you are requesting, as Planning understands it, are shown in the attached exhibits and described as:

1. The uses outlined for the Building C remodel includes a tasting room, a retail sales area, a wine sales area, and a delicatessen. These uses were permitted through PP6934 and PP1266.
2. The picnic area was permitted through PP6934. The applicant is proposing to relocate the picnic area adjacent to Building A, D and C to be on top of the existing parking lot located next to Building C. This will serve as a seating area for tasters and guests of the delicatessen.
3. The parking stalls shown on Phase I Exhibit are consistent with what is permitted for PP12661. There are 40 marked parking stalls on the property currently and an additional 35 overflow parking stalls located along the driveway that runs from the entry way to Building B. The number of parking stalls that are displaced by relocation of the picnic area are proposed to be located directly west of Building C next to Rancho California Rd. Approximately 35 parking spaces located along the driveway running from the entrance of the property through the current landscaped area to Building B are proposed to be relocated to the North of Building D and the West of Building C. (Please Note: Area Occupancy and Parking Tables are on the Floor Plans and Elevations Attached)
4. The proposed patio cover additions to Building A, B and C supports the uses permitted through PP6931 and PP12661 and are proposed to be architecturally consistent with the winery building.
5. The addition of office space and restrooms for employees in Building B are proposed to support the wine processing/warehouse storage permitted through PP6934 and PP12661.

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

In addition, the applicant has indicated a desire to submit an application for a Conditional Use Permit and Zone Change in order to facilitate further modifications to the site. This letter in no way approves or authorizes any other changes that will require a CUP.

Planning Staff has reviewed the proposed modification listed above and show in the attached exhibits, and determined all requests to be consistent with the original Plot Plans, in that it will not increase the intensity of the use, the Plot Plan has not expired, will not impact public health and safety, does not qualify as a substantial conformance pursuant to Ordinance No. 348, and will not qualify as a project under the terms of the California Environmental Quality Act.

Please keep this letter and the stamped exhibits (attached) and provide it to the Land Use Technician upon Building Plan Check submittal when requesting any building permits affected by the listed modifications above.

Matt Straite for
Juan C Perez, Interim Planning Director

Y:\Planning Case Files-Riverside office\PP06934\Conformance letter\PP06934 consistency letter.docx

PHASE I EXHIBIT
EXISTING USE REMODEL
AVENZIA VINEYARDS AND WINERY

OWNER:
MR. SHELDON LYTON
1801 CENTURY PARK EAST, SUITE 1450
LOS ANGELES, CALIFORNIA 90067
(310)-982-2733

PROJECT ADDRESS:
3487 RANCHO CALIFORNIA RD
TEMECULA, CA 92592

ASSESSOR'S NO.:
951-140-041

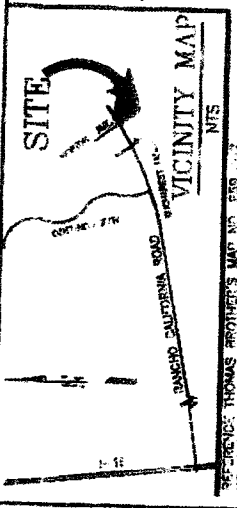
ACREAGE:
22.25 AC GROSS
21.61 AC NET

LEGEND:

- REMODEL
- ADDITION
- PARKING RELOCATION & ADDITION

OFF-STREET PARKING:
PARKING REQUIRED - 75 SPACES
PARKING PROVIDED - 75 SPACES
(68 REGULAR, 7 HANDICAP)

LEGAL DESCRIPTION:
PARCEL 1 OF PM 2/93 IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA AS SHOWN BY MAP ON FILE IN RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.



RELOCATION OF PICNIC AREA
PERMITTED IN PERMITS
-PICNIC ARE FOR PATRONS
AND FAMILY GATHERINGS
-100' X 60'

PARKING PERMITTED THROUGH PITZBELL
-44 SPACES

EX. BUILDING A & USE TO REMAIN PITZBELL & PERSHALL
-REMODEL OFFICE

EX. BUILDING B & USE TO REMAIN PITZBELL & PERSHALL
-REMODEL OFFICE

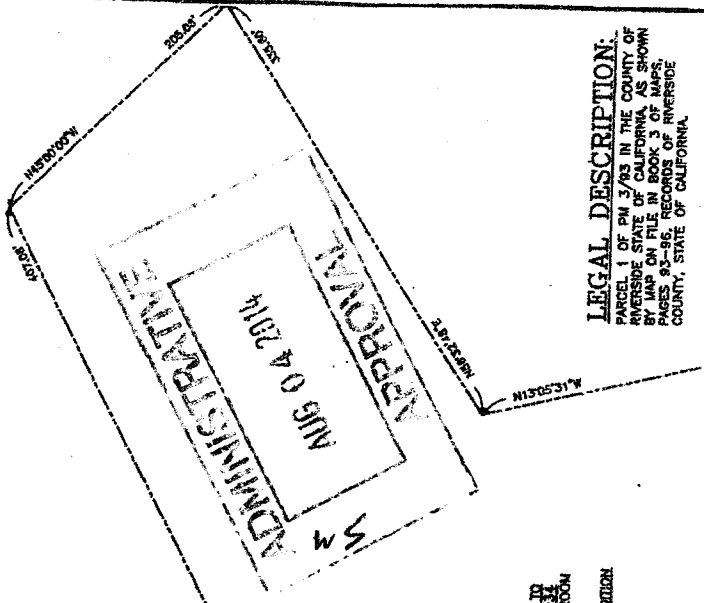
PROPOSED PARTIALLY COVERED PATIO
-PERSHALL'S OFFICE
-18' X 30' X 12' HIGHER

PROPOSED PARTIALLY COVERED PATIO
-PERSHALL'S OFFICE
-18' X 30' X 12' HIGHER

EX. BUILDING C & USE TO REMAIN PITZBELL & PERSHALL
-REMODEL PRODUCTION ROOM
-62' X 134'

PROPOSED OFFICE STORAGE ADDITION
-1,500 SQ. FT NOT TO EXCEED
EXISTING CONCRETE PAD

PROPOSED PARTIALLY COVERED PATIO
-PERSHALL'S OFFICE
-28' X 35' X 12' HIGHER



PREPARED BY: [Signature]

BRATENE CONSULTANTS

County of Riverside

PROJECT GRADING PLAN

17/17/00

PARCEL 1 OF PM 2/93

3487 RANCHO CALIFORNIA RD, TEMECULA, CA 92592

DATE: 08/01/00

SCALE: 1" = 40'



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 AUG 04 2016
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BLDG A - BED & BREAKFAST

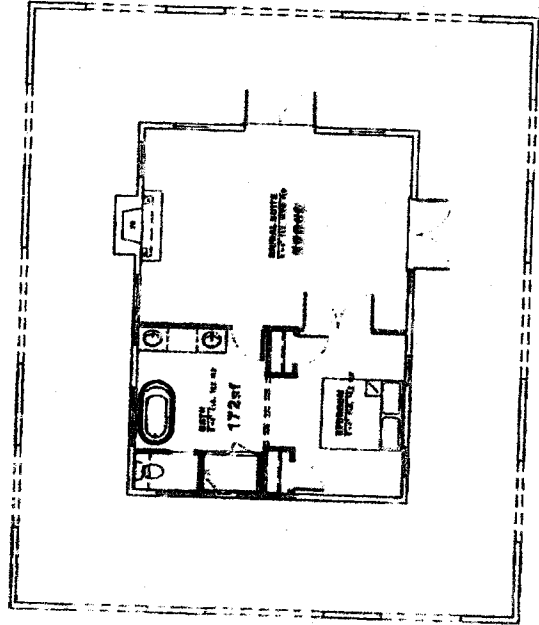
BLDG A - BED & BREAKFAST	DATE: 08/04/2016	PHASE 1 OCCUPANCY & PARKING ENGINEERS	a.01
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blgd A
 existing use remodel occupancy table
 phase 1 - area table - office/storage

AREA	EXISTING	REMOVED	NEW	TOTAL
OFFICE	172 SF	0 SF	0 SF	172 SF
STORAGE	0 SF	0 SF	0 SF	0 SF
TOTAL	172 SF	0 SF	0 SF	172 SF

blgd A
 phase 1 - parking area table - office/storage

AREA	EXISTING	REMOVED	NEW	TOTAL
OFFICE	172 SF	0 SF	0 SF	172 SF
STORAGE	0 SF	0 SF	0 SF	0 SF
TOTAL	172 SF	0 SF	0 SF	172 SF



1 phase 1 - area plan



BLDG A - BED & BREAKFAST

BLDG A, PHASE 2 BREAKFAST	CITY	DATE	PHASE 3 OCCUPANCY & FINISHING DRAWING	a.02
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 AUG 04 2016
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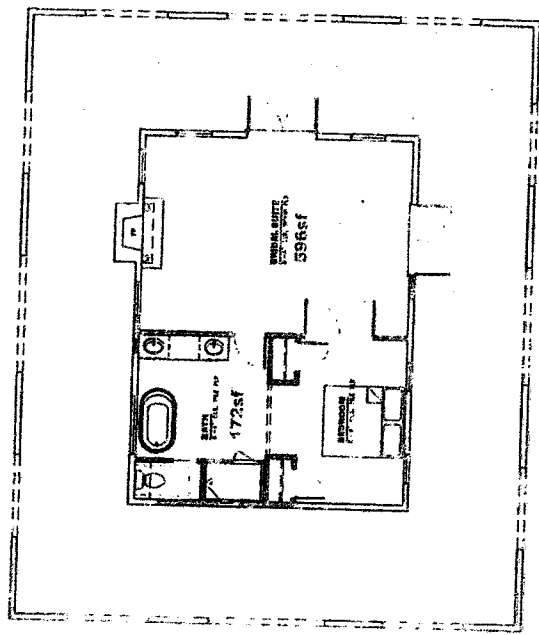
bidg A
 cup - restaurant & special occasion
 facility/feasting occupancy table

phase 2 - area table - bed & breakfast

NO.	NO. OF OCCUPANTS	NO. OF BEDS	NO. OF BATHS	NO. OF TOILETS	NO. OF KITCHENS	NO. OF BREAKFAST ROOMS	NO. OF STORAGE ROOMS	NO. OF OFFICES	NO. OF MEETING ROOMS	NO. OF RECEPTION AREAS	NO. OF LOBBIES	NO. OF WAITING AREAS	NO. OF OTHER AREAS
1	1	1	1	1	1	1	1	1	1	1	1	1	1

bidg A
 phase 2 - parking area table bidg A - bed &
 breakfast

NO.	NO. OF SPACES	NO. OF STALLS	NO. OF OTHER AREAS
1	1	1	1



1 phase 2 - area plan



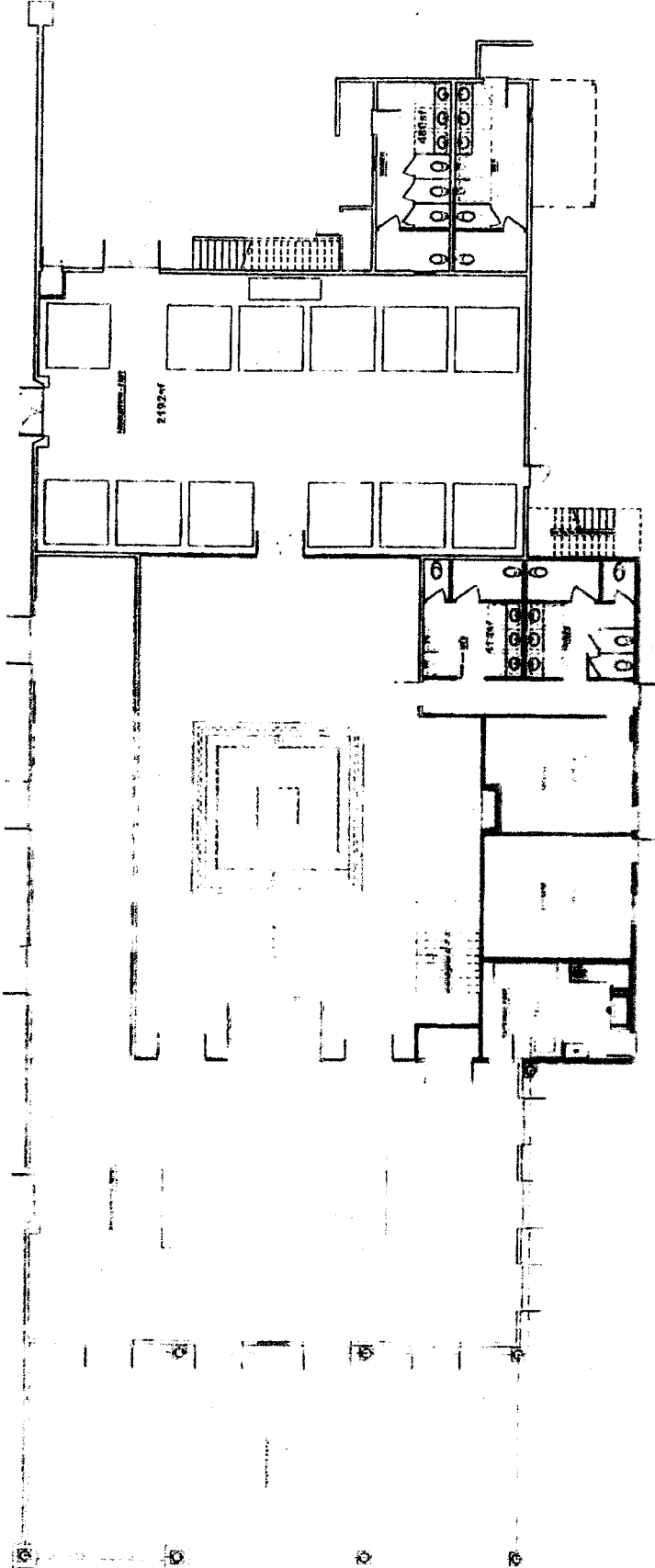
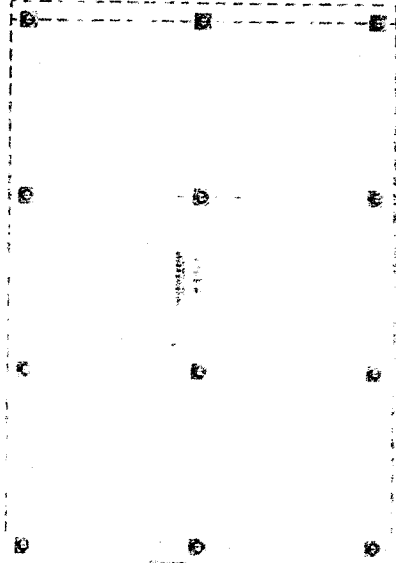
bidg b
existing use remodel occupancy table
phase 1 - area table - production

AREA	USE	EXISTING AREA	AREA	AREA	MAXIMUM OCCUPANCY
MANUFACTURING FLOOR	MANUFACTURING FLOOR	12,000	12,000	12,000	240
OFFICE	OFFICE	2,500	2,500	2,500	50
RESEARCH	RESEARCH	2,500	2,500	2,500	50
LABORATORY	LABORATORY	2,500	2,500	2,500	50
STORAGE	STORAGE	2,500	2,500	2,500	50
WAREHOUSE	WAREHOUSE	2,500	2,500	2,500	50
TOTAL		20,000	20,000	20,000	400

bidg b
phase 1 - parking area table - production

AREA	USE	EXISTING AREA	AREA	AREA	MAXIMUM OCCUPANCY
PARKING	PARKING	2,000	2,000	2,000	100
TOTAL		2,000	2,000	2,000	100

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BLDG B -
PRODUCTION
FACILITY &
TASTING ROOM

BLDG B PRODUCTION FACILITY & TASTING ROOM	DATE: 8/14/14	SCALE: 1/8" = 1'-0"	PROJECT: CHICAGO OIL & SUGAR CO. DUNBAR'S FIRST FLOOR	BLDG # 6.04
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1 phase 1 - area plan



**BLDG B -
PRODUCTION &
TASTING ROOM**

BLDG B - PRODUCTION & TASTING ROOM	DATE: 10/20/16	SCALE: 1/8" = 1'-0"	PHASE 2 - OCCUPANCY & DIAGRAMS - FIRST FLOOR	b.05
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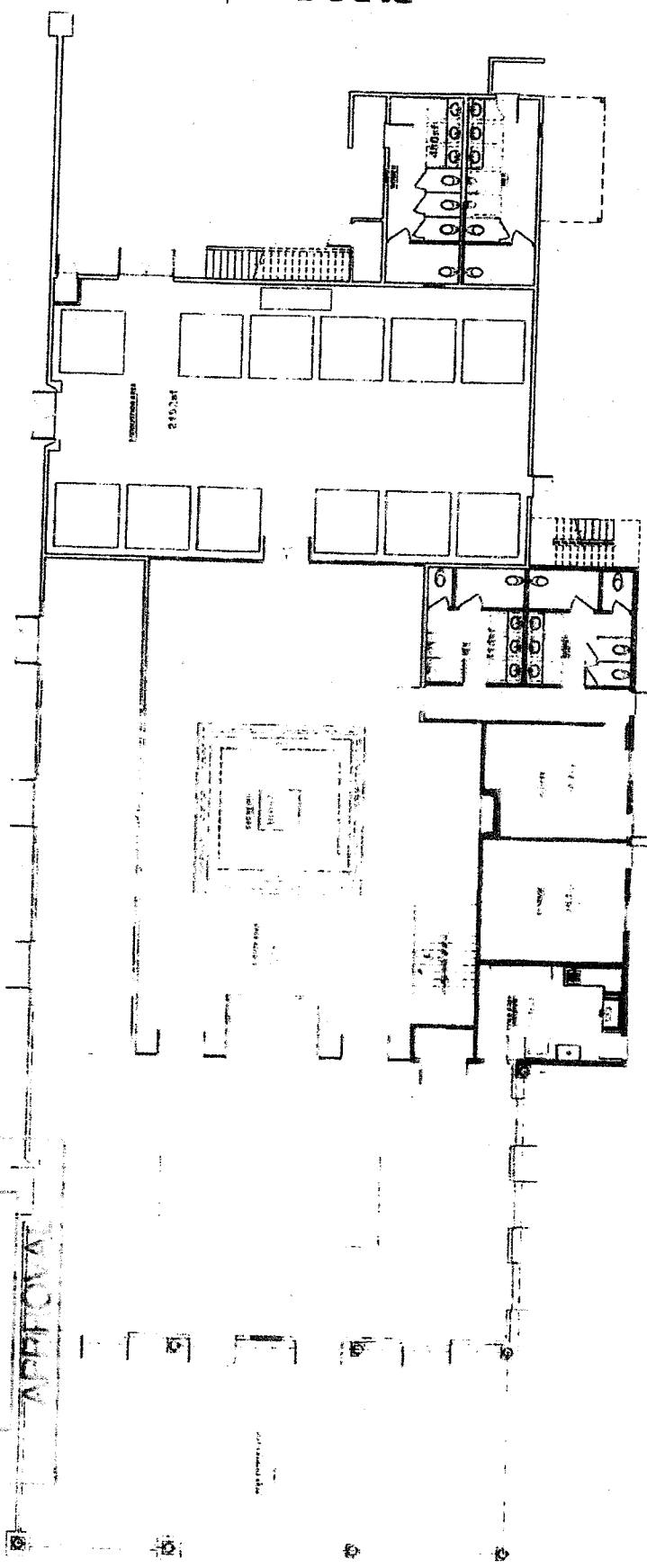
**blkg b
cup - production & special occasion
facility/tasting occupancy table
phase 2 - area table - production**

ROOM	AREA	PRODUCT	MAXIMUM	REMARKS
RECEPTION	100	100	100	
STORAGE	100	100	100	
...
TOTAL (PHASE 2)

**blkg b
phase 2 - parking area table - production**

ROOM	AREA	MAXIMUM	REMARKS
...
TOTAL (PHASE 2)

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1 phase 2 - area plan



**BLDG B -
PRODUCTION
&
TASTING ROOM**

UNIVERSITY OF NORTH CAROLINA
SCHOOL OF DESIGN
FACILITY A.
TASTING ROOM
PHASE 1 -
OCCUPANCY &
ACCESSIBILITY
RENOVATION
SECOND FLOOR
b.06

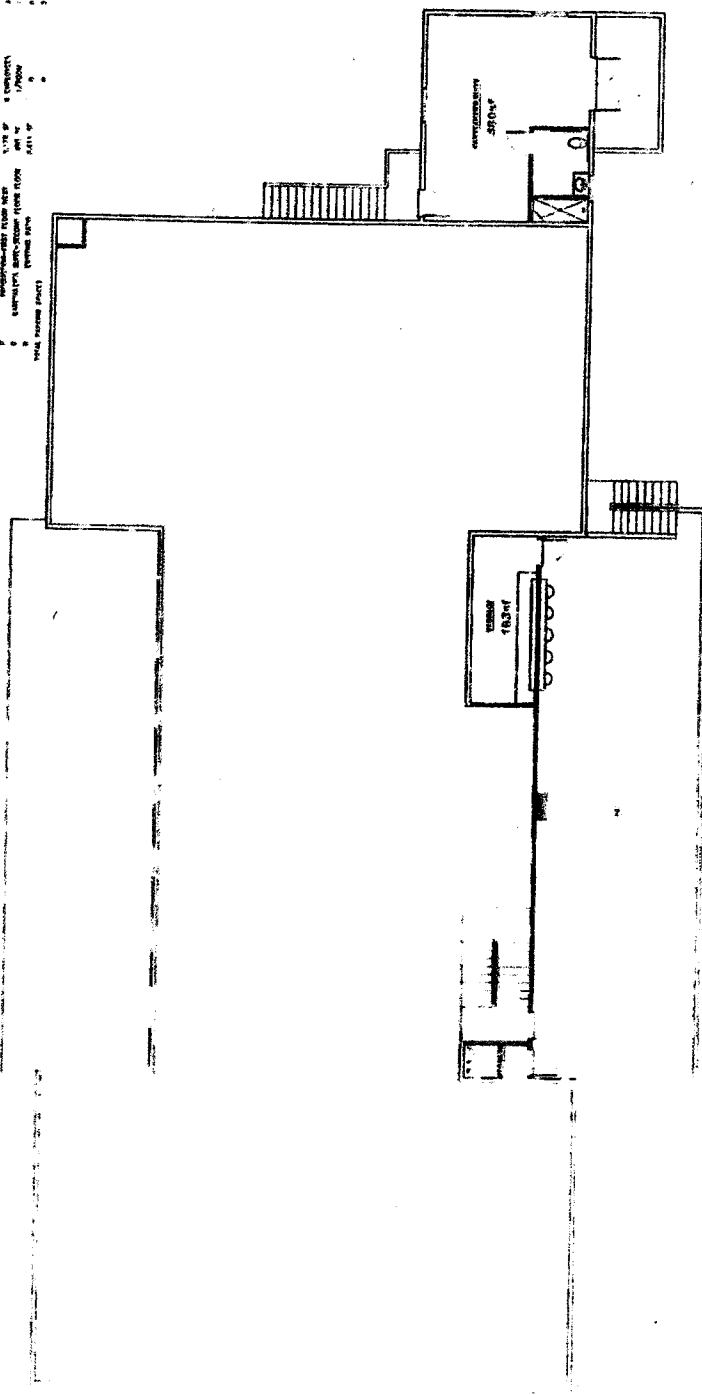
bidg b
existing use remodel occupancy table
phase 1 - area table - production

NAME	AREA (SQ FT)	ADULTS	CHILDREN	TOTAL
Production Room	100	100	0	100
Storage Room	200	0	0	0
Office	100	100	0	100
Restroom	50	50	0	50
Breakroom	100	100	0	100
Conference Room	100	100	0	100
Corridor	100	0	0	0
Stairwell	100	0	0	0
Elevator	100	0	0	0
MECH	100	0	0	0
REAR PORCH	100	0	0	0
TOTAL	1000	350	0	350

bidg b
phase 1 - parking area table - production

NAME	AREA (SQ FT)	ADULTS	CHILDREN	TOTAL
Production Room	100	100	0	100
Storage Room	200	0	0	0
Office	100	100	0	100
Restroom	50	50	0	50
Breakroom	100	100	0	100
Conference Room	100	100	0	100
Corridor	100	0	0	0
Stairwell	100	0	0	0
Elevator	100	0	0	0
MECH	100	0	0	0
REAR PORCH	100	0	0	0
TOTAL	1000	350	0	350

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1 phase 1 - area plan

blgd b
phase 2 - parking area table - production

AREA	AREA NO.	AREA DESCRIPTION	AREA TYPE	AREA CODE	AREA STATUS
STORAGE	101	STORAGE	STORAGE	101	ACTIVE
STORAGE	102	STORAGE	STORAGE	102	ACTIVE
STORAGE	103	STORAGE	STORAGE	103	ACTIVE
STORAGE	104	STORAGE	STORAGE	104	ACTIVE
STORAGE	105	STORAGE	STORAGE	105	ACTIVE
STORAGE	106	STORAGE	STORAGE	106	ACTIVE
STORAGE	107	STORAGE	STORAGE	107	ACTIVE
STORAGE	108	STORAGE	STORAGE	108	ACTIVE
STORAGE	109	STORAGE	STORAGE	109	ACTIVE
STORAGE	110	STORAGE	STORAGE	110	ACTIVE
STORAGE	111	STORAGE	STORAGE	111	ACTIVE
STORAGE	112	STORAGE	STORAGE	112	ACTIVE
STORAGE	113	STORAGE	STORAGE	113	ACTIVE
STORAGE	114	STORAGE	STORAGE	114	ACTIVE
STORAGE	115	STORAGE	STORAGE	115	ACTIVE
STORAGE	116	STORAGE	STORAGE	116	ACTIVE
STORAGE	117	STORAGE	STORAGE	117	ACTIVE
STORAGE	118	STORAGE	STORAGE	118	ACTIVE
STORAGE	119	STORAGE	STORAGE	119	ACTIVE
STORAGE	120	STORAGE	STORAGE	120	ACTIVE

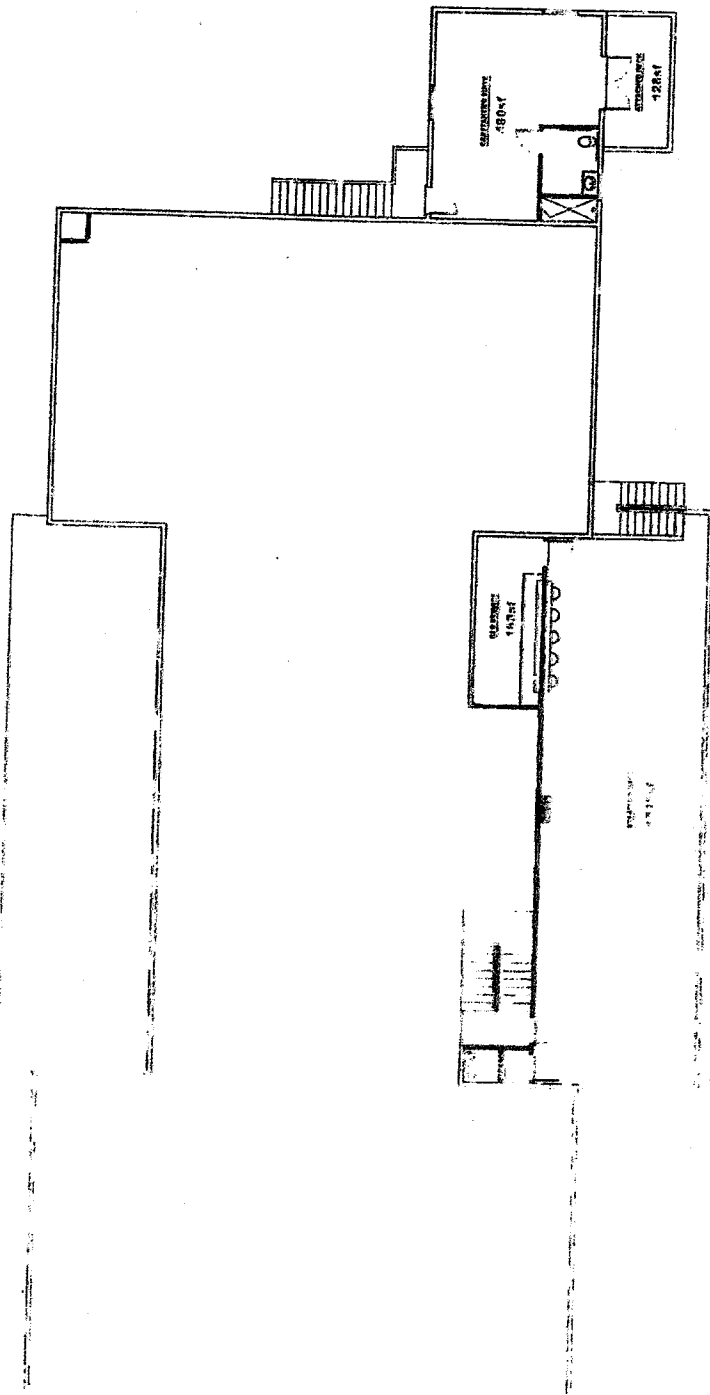
ADMINISTRATIVE

AUG 04 2014

APPROVAL

blgd b
cup - production & special occasion facility/testing occupancy table
phase 2 - area table - production

AREA	AREA NO.	AREA DESCRIPTION	AREA TYPE	AREA CODE	AREA STATUS
STORAGE	101	STORAGE	STORAGE	101	ACTIVE
STORAGE	102	STORAGE	STORAGE	102	ACTIVE
STORAGE	103	STORAGE	STORAGE	103	ACTIVE
STORAGE	104	STORAGE	STORAGE	104	ACTIVE
STORAGE	105	STORAGE	STORAGE	105	ACTIVE
STORAGE	106	STORAGE	STORAGE	106	ACTIVE
STORAGE	107	STORAGE	STORAGE	107	ACTIVE
STORAGE	108	STORAGE	STORAGE	108	ACTIVE
STORAGE	109	STORAGE	STORAGE	109	ACTIVE
STORAGE	110	STORAGE	STORAGE	110	ACTIVE
STORAGE	111	STORAGE	STORAGE	111	ACTIVE
STORAGE	112	STORAGE	STORAGE	112	ACTIVE
STORAGE	113	STORAGE	STORAGE	113	ACTIVE
STORAGE	114	STORAGE	STORAGE	114	ACTIVE
STORAGE	115	STORAGE	STORAGE	115	ACTIVE
STORAGE	116	STORAGE	STORAGE	116	ACTIVE
STORAGE	117	STORAGE	STORAGE	117	ACTIVE
STORAGE	118	STORAGE	STORAGE	118	ACTIVE
STORAGE	119	STORAGE	STORAGE	119	ACTIVE
STORAGE	120	STORAGE	STORAGE	120	ACTIVE

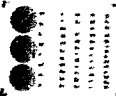


1 phase 2 - area plan



BLDG B - PRODUCTION FACILITY & TASTING ROOM

BLDG B - PRODUCTION FACILITY & TASTING ROOM
PHASE 2 - OCCUPANCY & PARKING REQUIREMENTS STORAGE FLOOR
b.07



BLDG C - MARKETPLACE

BLDG C - MARKETPLACE
CITY: ...
DATE: ...
PHASE: 1
OCCUPANCY & PARKING REQUIREMENTS
DATE: ...
C.02

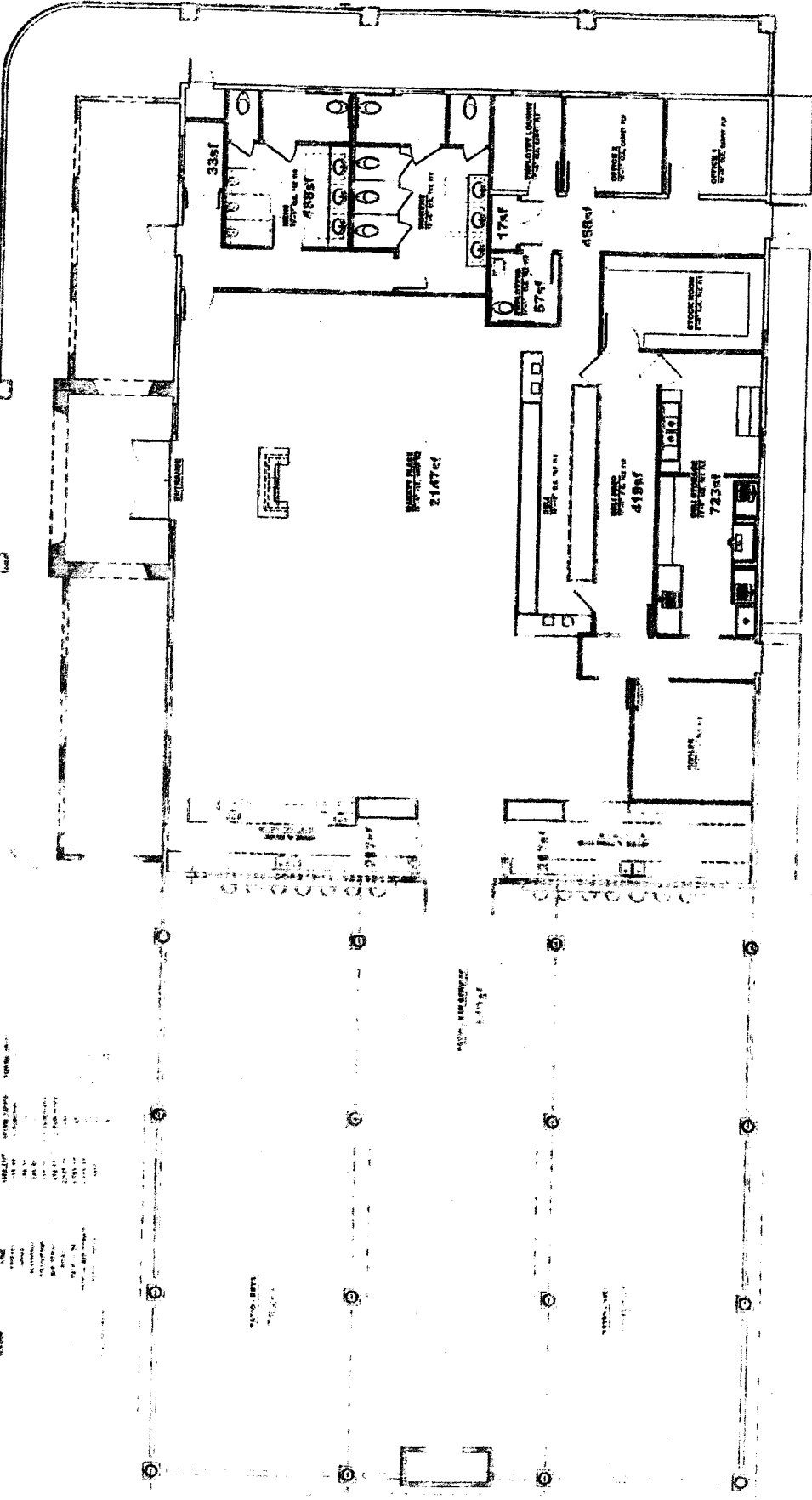
ADMINISTRATIVE
AUG 04 2016
APPROVAL

blgd C
existing use remedial occupancy table
phase 1 - area table - restaurant & testing

AREA	AREA NO.	AREA TYPE	AREA DESCRIPTION	AREA AREA (SQ FT)	AREA PERCENTAGE (%)	AREA OCCUPANCY
...

blgd C
phase 1 - parking area table - restaurant & testing

AREA	AREA NO.	AREA TYPE	AREA DESCRIPTION	AREA AREA (SQ FT)	AREA PERCENTAGE (%)	AREA OCCUPANCY
...



1 phase 1 - area plan



REGULATIONS
 OCCUPANCY
 PARKING
 DIAGRAMS

BLDG C - MARKETPLACE

BLDG C - MARKETPLACE	DATE: 8/14/14	SCALE: 1/8" = 1'-0"
PHASE 2 - OCCUPANCY & PARKING DIAGRAM		
C.03		

ADMINISTRATIVE

AUG 14 2014

APPROVAL

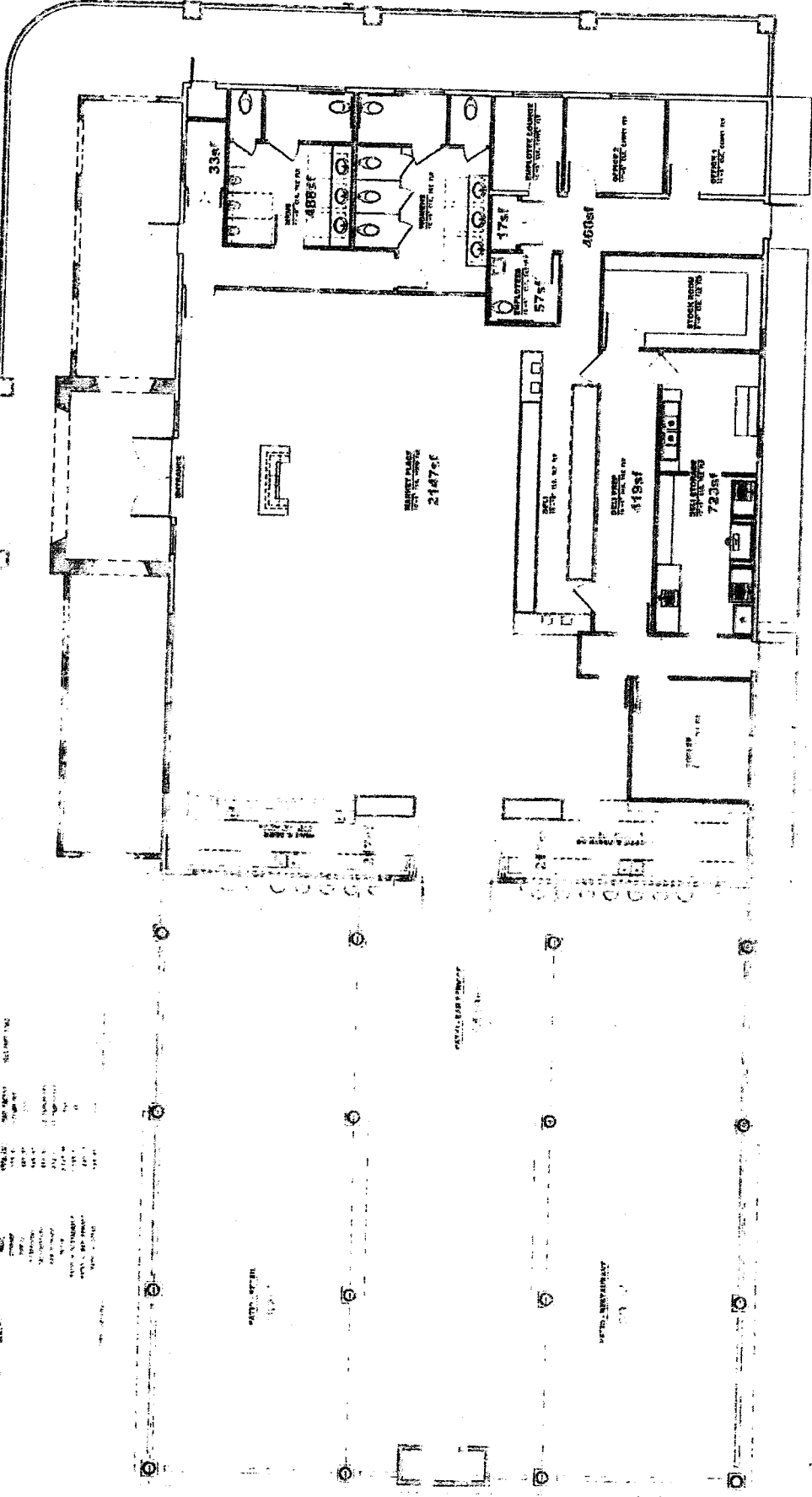
BLDG C
 cap - marketplace/restaurant/cafeteria/occupancy table

Phase 2 - area table - market place

NO.	DESCRIPTION	AREA (SQ FT)	PERCENT	TOTAL AREA (SQ FT)
1	MARKET PLACE	2147	100.00	2147

BLDG C
 phase 2 - parking area table - market place

NO.	DESCRIPTION	AREA (SQ FT)	PERCENT	TOTAL AREA (SQ FT)
1	PARKING AREA	150	100.00	150



1 phase 2 - area plan



**BLDG D -
WINE CLUB**

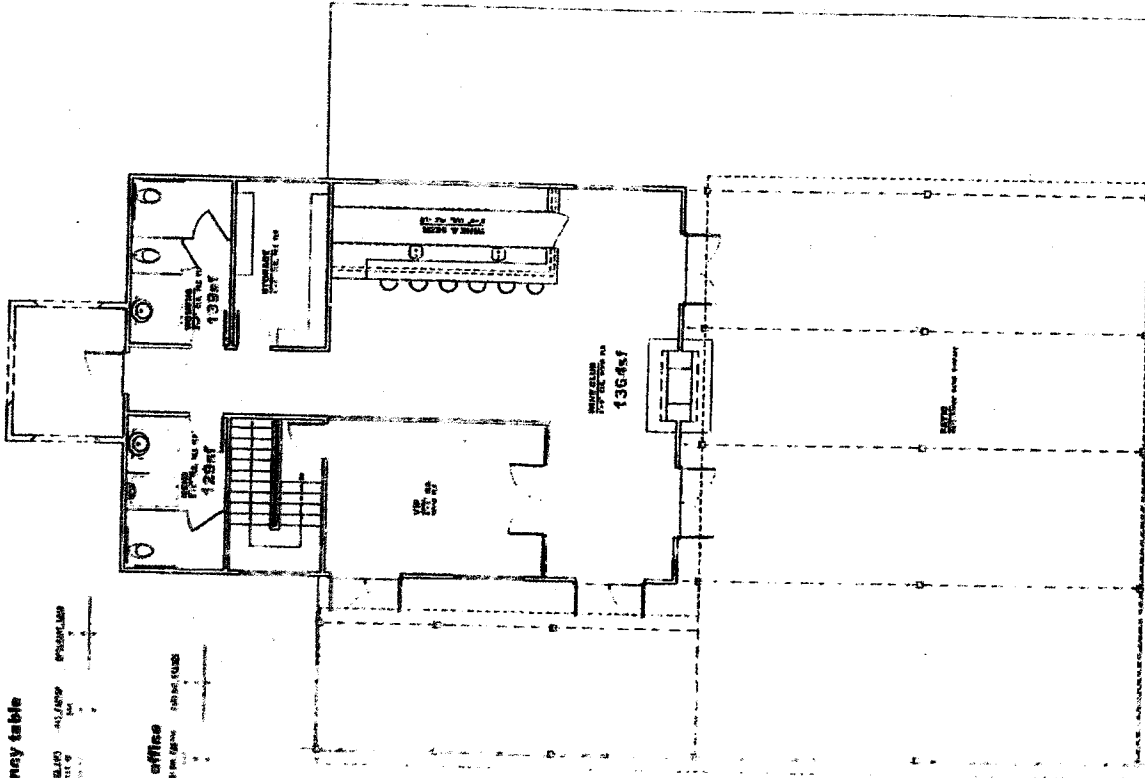
BLDG D - WINE CLUB	DATE: 08/04/2014
DESIGNER: [blank]	DATE: [blank]
PROJECT: [blank]	DATE: [blank]
PHASES: [blank]	DATE: [blank]
CONTRACTOR: [blank]	DATE: [blank]
PROJECT NO: [blank]	DATE: [blank]
d.01	

blgd d
 existing use remodel occupancy table
 phase 1 - area table - office

USE	AREA	VALUE	ALLOW	PERMITS
OFFICE	129sf	100%	Y	Y

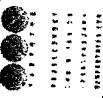
blgd d
 phase 1 - parking area table - office

USE	AREA	VALUE	ALLOW	PERMITS
OFFICE	136sf	100%	Y	Y



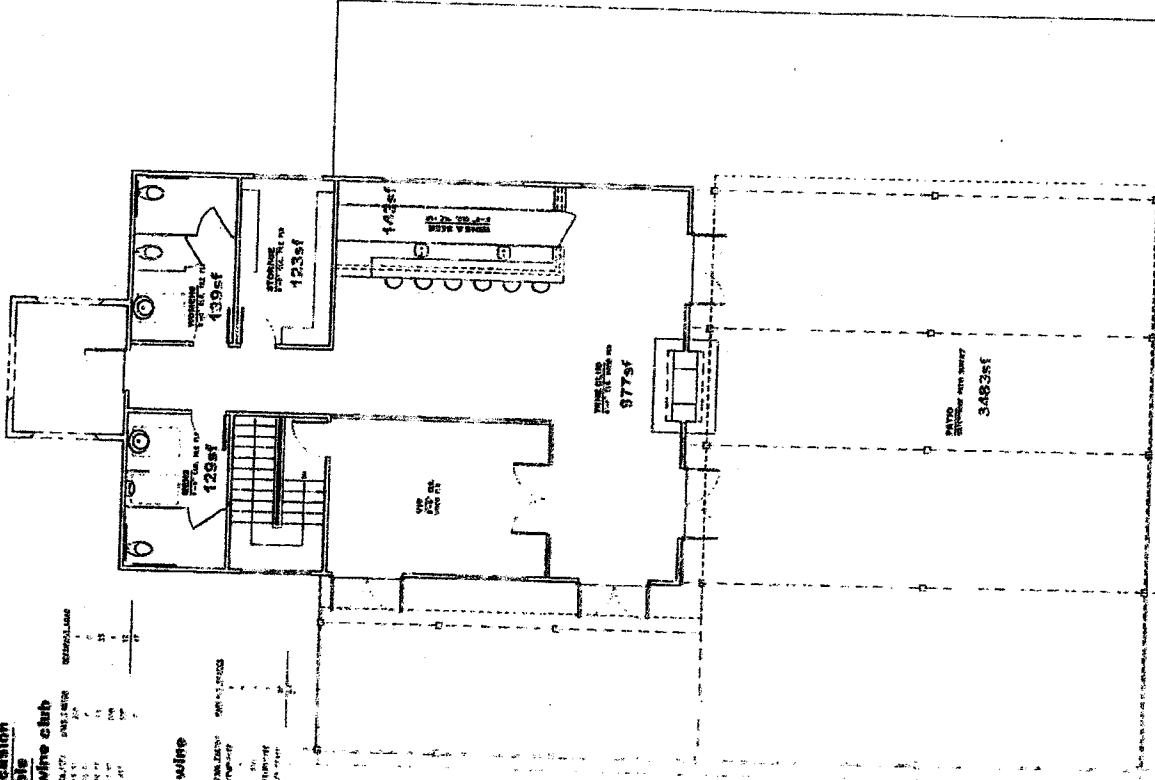
1 phase 1 - area plan
 DATE: 08/04/2014

ADMINISTRATIVE
 AUG 04 2014
 APPROVAL



BLDG D - WINE CLUB

BLDG ID - WINE CLUB	DATE: 10/10/16	PHASE 2 - RESTAURANT & CLUBHOUSE PARADEIS & DINING	d.02
CITY: Tempe			



blgd D
 cup - restaurant & special occasion facility/boasting occupancy table
 phase 2 - area table blgd D - wine club

NO.	AREA	AREA	AREA	AREA	AREA	AREA	AREA
1	RESTAURANT	142	142	142	142	142	142
2	WINE CLUB	977	977	977	977	977	977
3	WINE CLUB WITH BAR	3483	3483	3483	3483	3483	3483
4	STORAGE FOR WINE	123	123	123	123	123	123

blgd D
 phase 2 - parking area table - wine club/boasting

NO.	AREA	AREA	AREA	AREA	AREA	AREA	AREA
1	PARKING AREA	123	123	123	123	123	123

ADMINISTRATIVE
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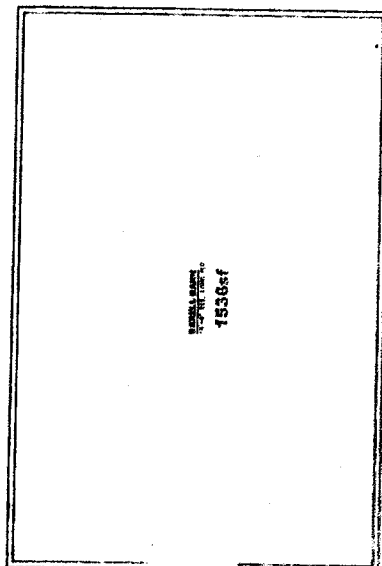
2 phase 2 - area plan



**BLDG E -
BARREL ROOM**

BLDG E - BARREL ROOM	DATE: 11/20/13	SCALE: 1/8" = 1'-0"	PROJECT: BARREL ROOM
REVISIONS:			DATE:
REVISIONS:			DATE:
REVISIONS:			DATE:
PHASE 1 - OCCUPANCY & FIRE SAFETY PROGRAM			
e.01			

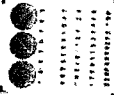
BLDG E		EXISTING USE REMODEL OCCUPANCY TABLE	
PHASE 1 - AREA TABLE - BARREL ROOM	AREA	AREA	AREA
	1536sf		
BLDG E		PHASE 1 - PARKING AREA TABLE - BARREL ROOM	
PHASE 1 - PARKING AREA TABLE - BARREL ROOM	AREA	AREA	AREA
TOTAL EXISTING AREA			



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**ADMINISTRATIVE
 APPROVAL**
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1 phase 1 - area plan

SCALE: 1/8" = 1'-0"



**BLDG E -
BARREL ROOM**

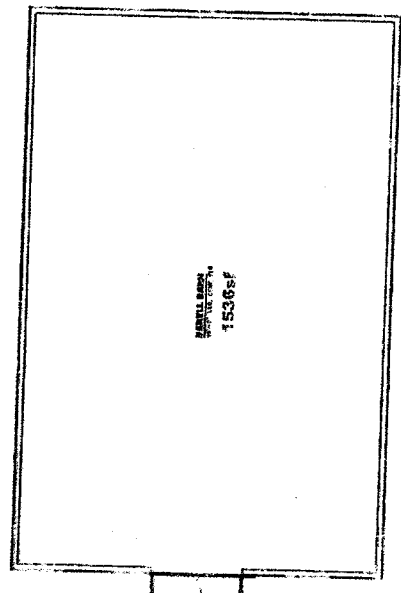
BLDG E - BARREL ROOM	DATE: 08/04/14	PHASE 2 OCCUPANCY & SAFETY ORDINANCE	0.02
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blgd E
cup - restaurant & special occasions
facility/testing occupancy table
phase 2 - area table - barrel room

NAME: [blank] PHONE: [blank] OCCUPANCY: [blank] AREA: [blank] VOLUME: [blank]

blgd E
phase 2 - parking area table - barrel room

NAME: [blank] PHONE: [blank] OCCUPANCY: [blank] AREA: [blank] VOLUME: [blank]



ADMINISTRATIVE

AUG 04 2014

APPROVAL

LS

1 phase 2 - area plan



Avenzia Winery Operation Schedule Phase 1 - Existing Use Remodel

ACTIVITY	Work/Operating Periods																	
	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM	
Monday through Thursday - Operating Hours																		
Parking Required																		
Building A - Office/Storage*	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Building B - Production	9	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Building C - Marketplace (Tasting, Delicatessen)	65	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Building D - Office	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Building E - Storage	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Total Parking	7	8	8	73	73	73	73	73	73	73	73	73	73	73	73	73	73	0
Friday through Sunday - Operating Hours																		
Building A - Office/Storage	1	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Building B - Production	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9
Building C - Marketplace (Tasting, Delicatessen)	65	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Building D - Office	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
Building E - Storage	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Total Parking	3	3	3	77	77	77	77	77	77	77	77	77	77	77	77	77	77	0

* Facilities not operational during the specified time.

ADDITIONAL USE PERMIT Case #: CUP03711

Parcel: 951-140-041

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The project modifies the permitted uses associated with an existing winery. The uses permitted with Conditional Use Permit No. 3711 will operate within the existing development envelop. No new buildings, structures or grading are proposed with this CUP. The modifications will result in a Class V Winery as defined in the Wine Country - Winery Zone with the following uses:

- 1) Building A one bedroom-bed and breakfast inn - reservation only used for weddings - 768 SF and 158 SF patio area;
- 2) Building B Winery and special occasion facility: wine tasting area, production areas, special occasion facility, office space, storage, catering prep area, grounds keeper quarter, includes an outdoor concert area. Special events includes one hundred and twenty-five (125) weddings, twenty-four (24) Ticketed Events, twelve (12) outdoor concerts and four(4) association events. Outdoor concerts will have approximately 350 attendees, while the other events will have up to 150 guests per event. Outdoor concerts will be held in the afternoons. (9,702 SF with a 2,467 SF patio area)
- 3) Building C restaurant, outdoor fireplace, office space, storage; (4,786 SF with 3,615 SF patio area)
- 4) Building D special occasion facility used to host special occasion events such as wine club events. Wine Tasting area and serving area; 24 wine club event per year with 150 guests per event. May be utilized to host events listed under Building B. (1,632 SF with a 2,467 SF patio area)
- 5) Establish overflow parking area to add 95 parking spaces; Project site will accomodate 172 parking spaces total with an additional 4 Limo spaces.
- 6) Include a pond near the center of the project site.

The existing storage barrel room "Building E" (1,536 SF) will remain onsite and marketplace located in Building C approved under PP6934 and PP12661 will remain operating on site.

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Riverside County LMS
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10. GENERAL CONDITIONS

10. EVERY. 3 USE - HOLD HARMLESS

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT NO. 3711; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT No. 3711 including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

10. EVERY. 4 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3711 shall be henceforth defined as follows:

APPROVED EXHIBIT A = CONDITIONAL USE PERMIT NO.3711,
EXHIBIT A, dated 07/02/15

APPROVED EXHIBIT B AND C = CONDITIONAL USE PERMIT NO. 3711
, EXHIBIT B AND C, dated 07/02/15

CONDITIONAL USE PERMIT Case #: CUP03711

Parcel: 951-140-041

10. GENERAL CONDITIONS

10. EVERY. 4 USE - DEFINITIONS (cont.) RECOMMND

APPROVED EXHIBIT L = CONDITIONAL USE PERMIT NO. 3711,
EXHIBIT L, dated 07/15/15

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than

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15:38

Riverside County LMS
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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.)

RECOMMND

1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

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

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT

RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

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

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

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

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE PERMIT ISSUANCE OCCUPANCY RECOMMND

PERMIT ISSUANCE:

Per section 105.1 (2013 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building

CONDITIONAL USE PERMIT Case #: CUP03711

Parcel: 951-140-041

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE PERMIT ISSUANCE OCCUPANCY (cont.) RECOMMND

department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - SEWER CONNECTION RECOMMND

This project shall connect to the sanitary sewer for the disposal of all wastewater within 60 days of it becoming available. It shall be considered available when the sewer main is in the street in front of the property (or the sewer runs along any portion of the property boundary) and is active.

This project shall waive any objections to the formation and joinder in a CFD or such other financing vehicle for sewer to pay it's fair share.

The project shall meet all sewer connection requirements from the sewer purveyor and all other applicable agencies.

The design and location of any onsite wastewater treatment system shall be designed and constructed to facilitate connection to sanitary sewer.

All onsite wastewater treatment systems shall be properly destroyed under permit upon connecting to the sanitary sewer.

10.E HEALTH. 2 TVWC SEWER CONNECT-COMMERCIAL RECOMMND

Commercial projects within the Temecula Valley Wine Country (TVWC) Phase I and Phase II (Sewer) Infrastructure Study Area proposing onsite wastewater treatment exceeding cumulative discharges of wastewater flow greater than 1,200 gallons per day shall connect to the sanitary sewer within 60 days of it becoming available, for the disposal of all wastewater. Sewer shall be considered available when the main sewer is in the street in front of the property (or the sewer runs along any portion of the property boundary) and is active.

In the meantime, these commercial projects shall be allowed

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10. GENERAL CONDITIONS

10.E HEALTH. 2 TVWC SEWER CONNECT-COMMERCIAL (cont.) RECOMMND

to install a 1,200 gallons per day conventional septic system with engineered flowmeter/diversion valve system to shift flow exceeding that amount to a holding tank under existing Department of Environmental Health authority. The interim conventional system and/or holding tank shall not be used after sewer becomes available and a total of five years. The project proponents shall sign a Project Participation Agreement with Eastern Municipal Water District to financially participate in the sewer project and a copy thereof shall be provided to the Department of Environmental Health.

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - BLDG B-PRODUCTION RECOMMND

A Fire Protection Engineers report is required for Building B -production.

A complete commodity listing disclosing type, quantity, production process, storage, and the hazard and potential for "Reactivity" must be provided within 30 days. The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

10.FIRE. 2 USE- BUILDING PERMIT ISSUED RECOMMND

The building permits have been issued for this project. Please see building plan conditions

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

CUP 3711 is proposing to update an existing winery facility into a Class V Winery on a 22.26 acres site in Rancho California area. The project is located north of Calle Bella Loma, south of Rancho California Road, west of Anza Rd. and east of Calle Contento Rd.

Long Valley Wash, a large watercourse that drains a 10 square mile watershed from the east, traverses the project site. The District's 100-year floodplain for Long Valley

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

Wash impacts the southern corner of the site while the rest of the sites topography consists of well-defined ridges and natural watercourses. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area. Since most of the buildings are existing the District has no objection to the proposal.

The site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. However, the amount of impervious surface proposed is insignificant and therefore the District shall not impose any fee at this time. Should additional development or use be proposed, the mitigation fee may be levied at that time.

PARKS DEPARTMENT

10.PARKS. 1 USE - EXISTING TRAILS RECOMMND

Per the Rancho California Road design guidelines, the Community Trail and the Combination Trail (Regiona/Class I Bike path) that occurs on the project site shall be considered within the road right-of-way subject to the review of the Transportation Department.

PLANNING DEPARTMENT

10.PLANNING. 3 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. 4 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

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Parcel: 951-140-041

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - FEES FOR REVIEW (cont.) RECOMMND

review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 5 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. 6 USE - MATERIALS RECOMMND

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

10.PLANNING. 8 USE - HOURS OF OPERATION RECOMMND

The hours of operation for use of the facilities approved under this conditional use permit shall be as follows:

Building A: Bed and Breakfast Inn by reservation only used during weddings/receptions.

Hours of operation for shipping facilities associated with the winery shall be limited to 9:00 am to 7:00 pm Monday through Sunday.

Building B: Hours of operation for the Winery (wine tasting, production facility and special occasion facility), this venue will operate from 9:00 a.m. to 7:00 p.m. except during special events. The hours of operation during special events will be from 10:00 a.m. to 12:00 a.m. Outdoor evening concerts will take place from 4:00 p.m. to 10:00 p.m. No outdoor special events are permitted after 10:00 p.m.

Building C: Hours of operation for the marketplace and restaurant facility is limited to 9:00 a.m. to 10:00 p.m. Monday through Sunday.

Building D: Hours of operation for this special occasion facility shall be limited to 9:00 a.m. to 7:00 p.m. for VIP tasting Monday through Sunday, during wine club events

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Parcel: 951-140-041

10. GENERAL CONDITIONS

10.PLANNING. 8 USE - HOURS OF OPERATION (cont.) RECOMMND

and ticketed events the hours of operations will occur from 6:00 p.m. to 10:00 p.m.

10.PLANNING. 9 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),

- a.For the wine production/barrel rooms and office area parking spaces will be based on industrial uses
 - i.If the number of employees are known, the number of parking will be calculated using the parking ratio 1 space per 2 employees;
 - ii.If the number of employees are unknown, use the following parking ratios -1.Office area use 1 space per 250 s.f. of office area -2.Storage area use 1 space per 1,000 s.f. of storage area -3.Production/barrel fermentation area (fabrication) use 1 space per 500 s.f.-
- 4.Uncommitted to any type of use 1 space per 500 s.f.;
- b.For restaurant, serving areas, bars, and tasting area use 1 space per 45 s.f. of serving area plus 1 space per 2 employees;
- c.Hotels and motels use 1 space per room and two spaces for manager;
- d.Market Place use general retail 1 space per 200 square feet of gross floor area.;
- e.Events area without fixed seats 1 space per 30 square feet of net assembly area, or with fixed 1 space per 3 seats.

10.PLANNING. 10 USE - PERMIT SIGNS SEPARATELY RECOMMND

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

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING RECOMMND

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

ADDITIONAL USE PERMIT Case #: CUP03711

Parcel: 951-140-041

10. GENERAL CONDITIONS

10.PLANNING. 17 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 20 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 County Environmental Health Department, County Transportation and Land Management Agency, and California Department of Alcohol Beverage Control, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 21 USE - NO OFF-ROAD USES ALLOWED RECOMMND

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

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not 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. The permit holder shall comply with the applicable standards of Ordinance No. 847.

-Site-specific noise-attenuating features such as hills, berms, setbacks, block walls, or other measures shall be considered for noise attenuation in noise-producing areas of future wineries including, but not limited to, locations of mechanical equipment, locations of shipping facilities, access, and parking areas.

-Live amplified music/bands/DJ equipment must face in a

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS (cont.)

RECOMMND

south or southeast direction. Speaker placement on top of a hill is prohibited.

-Live bands and/or DJs must be positioned as far away as possible (to extent possible) from the project site's northern property line outdoor special events.

-Live amplified music/DJ equipment should be located within an enclosed structure after 10 PM.

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

-Outdoor special events and associated audio equipment, sound amplifying equipment and /or performance of live music shall be limited to the hours of 8:00 am to 10:00pm Monday through Sunday.

-Noise levels shall be kept below levels prescribed in the County's General Plan Noise Element and County Noise Ordinance# 847. Decibel measuring devices shall be used when amplified music is used to ensure compliance.

-Clean-up activities associated with special events shall terminate no late than midnight

-Outdoor speakers for all scheduled events shall be oriented toward the center of the winery property and away from adjoining land uses

-Padding/carpeting shall be installed under music speakers for absorption of music.

10.PLANNING. 23 USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety 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 Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 28 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.
d) Excessive Noise:
- After issuance of two Code Violation Notices for excessive noise, noise measurements shall be performed by the Office of Industrial Hygiene for every event at the property line, to determine if the Noise Ordinance and Project conditions are being followed during the special events.
- If violations of the Noise Ordinance or Project conditions are found, the County shall reconsider allowed hours of operation, number of guests, amount of special events per year, or approval of the specific facility.
- The proponents shall be required to pay fees assessed per the Department's hourly rate pursuant to Ordinance No. 671.

10.PLANNING. 29 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 30 USE - 90 DAYS TO PROTEST RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 34 USE - ORD 810 O S FEE (1)

RECOMMND

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

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

10.PLANNING. 36 USE - 3RD & 5TH DIST DSGN STDS

RECOMMND

The permit holder shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE, adopted by the Board of Supervisors, July 17, 2001; as well as the TEMECULA VALLEY WINE COUNTRY DESIGN GUIDELINES, adopted by the Board of Supervisors, March 11, 2014.

10.PLANNING. 38 USE - AB 341 GHG SOLID WASTE

RECOMMND

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal: - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities. - Subscribe to a recycling service with their waste hauler. - Provide recycling service to their tenants (if commercial or multi-family complex). - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

10.PLANNING. 39 USE - PDP01497

RECOMMND

According to the County's General Plan, this site has been mapped as having a "High Potential" for paleontological resources at depth. However, paleontological assessment report (PDP) No. 01497 concluded a low potential for

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10. GENERAL CONDITIONS

10.PLANNING. 39

USE - PDP01497 (cont.)

RECOMMND

encountering fossil remains due, in part, to the limited earth-moving required to construct the project. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE - PDP01497 (cont.) (cont.)

RECOMMND

will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

10.PLANNING. 40 USE - IF HUMAN REMAINS FOUND

RECOMMND

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

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

- a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
 - i) A County Official is contacted.
 - ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
 - iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.
- b) The Commission shall identify the person or persons it

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10. GENERAL CONDITIONS

10.PLANNING. 40 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

believes to be the most likely descended from the deceased Native American.

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

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

i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

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

10.PLANNING. 41 USE - UNANTICIPATED RESOURCES

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 41 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

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

10.PLANNING. 42 USE - VEHICULAR SITE ACCESS RECOMMND

Vehicular access to the site will continue to be provided via the exisign driveway locates along Rancho California Road. The limited use area shown on Exhibit E of Traffic Consistency Evaluation for Avensole Winery (CUP No. 3711), Riverside County, prepared by RK Engineering Group, Inc, dated May 18, 2015, shall be kept clear of all obstructions over 30 inches high, including vegetation. No trees, walls, or any obstructions shall be allowed in the limited use area. Based on the existing driveway location, adequate sight distance will be provided. Site distance within the internal access roadays should be reviewed with respect to the County standards in conjunction with the preparation of landscape plans.

10.PLANNING. 43 USE - PARKING MANAGEMENT RECOMMND

The following parking managment strategies and design features shall be utilized during business hours/during events:

- Provide traffic coordinators with appropriate traffic control equipment;
- Provide staggered arrival/departure times;
- Provide drop-off/pick-up zones;
- Create pedestrian-friendly environment
- Provide shuttle system to off-site parking area; and
- Provide on-site valet service which can also provide for additional parking supply if needed.

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, 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

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10. GENERAL CONDITIONS

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

for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - 100YR SUMP OUTLET RECOMMND

Drainage facilities that outlet under sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.TRANS. 4 USE - PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, 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 Transportation Department for review.

10.TRANS. 5 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 drainage facilities in the site design. Although final design of the drainage facilities 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 configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - INCREASED RUNOFF (cont.) RECOMMND

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

10.TRANS. 6 USE - ONSITE EASEMENT RECOMMND

Onsite drainage facilities located outside the road right-of-way shall be contained within drainage easements. Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

10.TRANS. 7 USE - OFFSITE EASEMENT 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 Transportation Department for review and approval.

10.TRANS. 8 USE - WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners 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 Transportation Department for review and approval.

10.TRANS. 9 USE - 100YR SUMP OUTLET RECOMMND

Drainage facilities that outlet under sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.TRANS. 10 USE - PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, 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 Transportation Department for review.

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10. GENERAL CONDITIONS

10.TRANS. 11 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 drainage facilities in the site design. Although final design of the drainage facilities 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 configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

10.TRANS. 12 USE - ONSITE EASEMENT RECOMMND

Onsite drainage facilities located outside the road right-of-way shall be contained within drainage easements. Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

10.TRANS. 13 USE - OFFSITE EASEMENT 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 Transportation Department for review and approval.

10.TRANS. 14 USE - WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners 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 Transportation Department for review and approval.

10.TRANS. 15 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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

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10. GENERAL CONDITIONS

10.TRANS. 15 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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 winery, special occasion facility, restaurant, outdoor events, and/or wine club activities events facility may be further restricted.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 6 USE - MITIGATION MONITORING

RECOMMND

WITHIN TWO (2) YEARS OF THE DATE OF APPROVAL OF THIS PERMIT, the permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with all conditions of approval and mitigation measures of this permit and E.A. No. 42724.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT (cont.)

RECOMMND

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

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

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

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

RECOMMND

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

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

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

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS

RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

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

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

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

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

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

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 6 USE - MITIGATION MONITORING

RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 42724 which must be satisfied prior to the issuance of a grading permit.

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

60.PLANNING. 8 USE - DUST CONTROL

RECOMMND

The permittee shall institute dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to:

a) The use of irrigation during any construction activities;

b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and

c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

60.PLANNING. 10 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 22.26 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE - SKR FEE CONDITION (cont.) RECOMMND

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

TRANS DEPARTMENT

60.TRANS. 1 USE - SUBMIT GRADING PLAN RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 USE - IMPLEMENT WQMP RECOMMND

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

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70. PRIOR TO GRADING FINAL INSPECT

70.TRANS. 2 USE - ESTABLISH MAINT ENTITY

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1 BP - BUSINESS REGISTRATION

RECOMMND

Prior to issuance of a building permit, the applicant/owner shall register the project with the Department of Building and 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.

80.B&S. 2 BP*GREEN BLDG WASTE REDUCTION

RECOMMND

GREEN BUILDING CODE WASTE REDUCTION (Non Residential): Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
2. Determines if materials will be sorted on site or mixed.
3. Identifies diversion facilities where material collected will be taken.
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

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

BS GRADE DEPARTMENT

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

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE

RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

80.E HEALTH. 2 USE - FOOD PLANS REQD

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 2 USE - ALLOW UNDERGROUND UTIL.

RECOMMND

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

80.PLANNING. 4 USE - DUST CONTROL

RECOMMND

The permit holder shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans.

These measures shall include, but not be limited to:

a) The use of irrigation during any construction activities;

b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site;

and c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

80.PLANNING. 5 USE - LIGHTING PLANS

RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655, Riverside County Ordinance No. 915, and the Riverside County Comprehensive General Plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 USE - CONFORM TO ELEVATIONS RECOMMND

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

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

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

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 13 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 16 USE - MITIGATION MONITORING RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 42724, which must be satisfied prior to the issuance of a building permit.

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

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

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

80.PLANNING. 18 USE - HEIGHT LIMITATIONS RECOMMND

All buildings within this permit shall not exceed thirty feet (30'), except where the project design incorporates terraced lots, then the maximum height of the building shall not exceed forty feet (40') when measured

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 USE - HEIGHT LIMITATIONS (cont.)

RECOMMND

from the lowest finished graded pad. Architectural elements such as spires, minarets, chimineys or similar structures may exceed the prescribed height limits where such stuctures do not provide addiional floor space. All structures within this permit shall not exceed fifty feet (50') in overall height, unless a greater height is approved pursuant to Section 18.34 of Riverside Ordinance No. 18.34. In no event shall a structure exceed seventy-five feet (75') in height, unless a variance is approved pursuant to Riverside County Ordinance No. 18.27. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 24 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 October 1, 2014, summarized as follows:

1) The developer/applicant 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. The developer/applicant shall submit a Recyclable Collection and Loading Area plot plan for the Riverside County Waste Management for review and approval.

2) The developer/applicant shall submit a Waste Recycling Plan (WRP) to the Riverside County Waste Management Department for apporval.

80.PLANNING. 28 USE - SCHOOL MITIGATION

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 38 USE - FEE BALANCE

RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 1 USE - UTILITY PLAN

RECOMMND

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

80.TRANS. 3 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 Transportation 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;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3

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.
- 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 Transportation 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 Transportation 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 Transportation Department shall clear this condition.

80.TRANS. 5

USE - LC LNDSCPNG PROJ SPECIFC

RECOMMND

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

1. Project shall comply with the latest version of Ord. 859.3 or later with an ETo of .50, or less. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE - LC LNDSCPNG PROJ SPECIFC (cont.) RECOMMND

- requirements including those related to recycled water.
2. Project shall prepare water use calculations as outlined in Ord 589.3.
 3. Project shall use point source irrigation type, except as needed within stormwater BMP areas as noted in an approved WQMP document.
 4. Trees shall be hydrozoned separately.
 5. Hydroseeding may not be permitted in all stormwater BMP areas, container stock may be required.
 6. Project shall use County standard details for which the application is available in County Standard Detail Format.
 7. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way.
 8. Plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
 9. Functional turf (not to exceed 20,000) square feet permitted in wedding area only. ETo for SLA shall be 1.0ETo.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

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

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

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

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

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

1.Sub-grade inspection prior to base placement.

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

a.Inspection of Final Paving

b.Precise Grade Inspection

c.Inspection of completed onsite storm drain facilities

d.Inspection of the WQMP treatment control BMPs

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

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

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

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

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

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

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

PLANNING DEPARTMENT

90.PLANNING. 1 USE - MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 42724. The Planning Director may require inspection or other monitoring to ensure such compliance.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - HEIGHT LIMITATIONS

RECOMMND

All buildings within this permit shall not exceed thirty feet (30') in height, except where the project design incorporates terraced lots, then the maximum height shall not exceed forty feet (40') when measured from the lowest finished graded pad. Architectural elements such as spires, minarets, chimneys or similar structures may exceed the prescribed height limits where such structures do not provide additional floor space. All structures within this permit shall not exceed fifty feet (50') in height, unless a greater height is approved pursuant to Riverside County Ordinance No. 348 Section 18.34. In no event shall a structure exceed seventy-five feet (75') in height, unless a variance is approved pursuant to Riverside County Ordinance No. 348 Section 18.27. All Buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to further verify compliance with this condition of approval.

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

RECOMMND

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

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

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

90.PLANNING. 6 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of one hundred and seventy-two parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - PARKING PAVING MATERIAL (cont.) RECOMMND

parking area shall be surfaced with asphaltic concrete or concrete as approved by the Department of Building and Safety.

90.PLANNING. 7 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 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. 9 USE - LOADING SPACES RECOMMND

A minimum of one (1) loading space shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The applicant will utilize the limo parking spaces as a loading space for the project. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - LIGHTING PLAN COMPLY RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655, Riverside County Ordinance No. 915, and the Riverside County Comprehensive General Plan.

90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 13 USE - NO ROOF EQUIPMENT RECOMMND

Roof-mounted equipment for residential units shall not be permitted within the project site.

90.PLANNING. 14 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of 2 spaces shall be provided in convenient locations to facilitate bicycle access to the project area. 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.

90.PLANNING. 15 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 16 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

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90.PLANNING. 19 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is 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 made with 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. 20 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. 21 USE - QUIMBY ACT FEE RECOMMND

The permit holder shall present certification to the Director of the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the County Service Area No. 149.

90.PLANNING. 22 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 23 USE - WALL & FENCE LOCATIONS RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 24 USE - WASTE MNGT. CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to Riverside County Planning Department verifying compliance with the conditions contained in their letter dated October 1, 2014, summarized as follows:

- 1) The applicant has constructed the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved by the Riverside County Waste Management Department.
- 2) The applicant has demonstrated project compliance with the approved WRP.

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. 26 USE - PARKING DUST TREATMENT

RECOMMND

The parking and driveway areas shall be improved with a base of decomposed granite compacted to a minimum thickness of three (3) inches, or with an equivalent treatment, such as non-toxic chemical soil stabilization, to prevent the emission of fugitive dust and/or blowsand.

90.PLANNING. 29 USE - SKR FEE CONDITION

RECOMMND

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 22.26 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

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

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3711 is calculated to be 21.61 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 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.

90.TRANS. 3 USE - BMP MAINT AND INSPECTION RECOMMND

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

90.TRANS. 4 USE - FACILITY COMPLETION RECOMMND

The Transportation Department will not release occupancy permits prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

90.TRANS. 5 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. 6 USE - FACILITY COMPLETION RECOMMND

The Transportation Department will not release occupancy permits prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

90.TRANS. 7 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event

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Parcel: 951-140-041

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

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 Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 8 USE - LNDSCP INSPCTN RQRMNTS RECOMMND

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

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 9 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation 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 Transportation 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

08/19/15
15:38

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 46

CONDITIONAL USE PERMIT Case #: CUP03711

Parcel: 951-140-041

90. PRIOR TO BLDG FINAL INSPECTION

* 90.TRANS. 9

USE - LC COMPLY W/ LNDSCP/ IRR (cont.)

RECOMMND

County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

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

DATE: September 15, 2014

TO:

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

P.D. Geology Section-D. Jones
P.D. Archaeologist – H. Thompson
Riv. Co. Surveyor – B. Robinson
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
County Service Area No. 149 c/o EDA
3rd District Supervisor

3rd District Planning Commissioner
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Reg. Qlty. Control Brd. San Diego
Air Qlty. Mgt. South Coast

CONDITIONAL USE PERMIT NO. 3711 and CHANGE OF ZONE NO. 7848 – EA42724 Applicant: RTN Development – Engineer/Representative: Oz Bretene – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture : Agriculture (AG) (10 Acre Minimum) – Temecula Valley Wine Country Policy Area – Location: North of Calle Bella Loma, South of Rancho California Road, West of Anza Road, and East of Calle Contento Road – 22.26 Gross Acres – Zoning: Citrus Vineyard – 10 Acre (C/V-10) Minimum – **REQUEST:** The Conditional Use Permit is proposing to update an existing winery facility into a Class V Winery. The project includes converting an existing art gallery/office building into a one bedroom bed and breakfast facility, converting an existing delicatessen area into a restaurant with a patio; converting an existing office building into a production room and special occasion facility which includes a groom suite, wine tasting area, and prep kitchen; and converting an existing office building into a wine club events center which includes a wine tasting area, a deli and kitchen. The project also includes 95 additional parking spaces. The storage facility will retain its existing use as a wine barrel storage facility. Other uses that will continue as permitted through PP06934 and PP12661 includes the market/retail sales area. The Change of Zone proposes to change the existing zoning of Citrus Vineyard - 10 Acre Minimum (C/V-10) Zone to Wine Country-Winery (WC-W) Zone – APN: 951-140-041 – Related Cases: CZ07848, EA42724, PP06934 and PP12661

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on October 9, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Phayvanh Nanthavongdouangsy**, Project Planner, at (951) 955-6573 or email at pnanthav@rctima.org / **MAILSTOP# 1070**.

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.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

October 1, 2014

Phayvahn Nanthavongdouangsy, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RE: Conditional Use Permit (CUP) No. 3711
Proposal: The CUP proposes to convert an existing winery into a Class V Winery
APN: 951-140-041

Dear Ms. Nanthavongdouangsy:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Calle Bella Loma, south of Rancho California Road, west of Anza Road, and east of Calle Contento Road, in the Southwest Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, 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**, 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.
3. **Prior to issuance of a building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County 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. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

4. **Prior to 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 Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
 - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - Subscribe to a recycling service with their waste hauler.
 - Provide recycling service to their tenants (if commercial or multi-family complex).
 - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

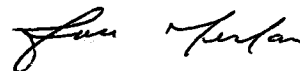
For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

7. 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) 486-3200.

Sincerely,



Jose Merlan
Urban/Regional Planner II



Board of Directors January 20, 2015

President
Randy A. Record

Directors
Joseph J. Kuebler, CPA
Philip E. Paule
David J. Slawson
Ronald W. Sullivan

General Manager
Paul D. Jones II, P.E.

Treasurer
Joseph J. Kuebler, CPA

**Chairman of the Board,
The Metropolitan Water
District of So. Calif.**
Randy A. Record

Legal Counsel
Lemieux & O'Neill

Mr. Phayvanh Nanthavongdouangsy
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

**Re: CUP No. 3711, CZ No. 7848, APN 951-140-041. Related Cases: CZ07848,
EA42724, PP06934, and PP12661, Temecula Wine Country.**

Dear Mr. Phayvanh Nanthavongdouangsy,

The subject project is located in EMWD's sewer service area. If this project requires service connections to EMWD's sewer system, then, details of said service connection points will be further detailed in a separate document, known as EMWD's Plan of Service (POS), to be developed by the project proponent.

To that end, EMWD requires beginning dialogue with the project proponent at an early stage in site design and development, via a one-hour complimentary Due Diligence meeting. To set up this meeting, the project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our "New Development Process" web page, under the "Businesses" tab, at www.emwd.org. This meeting will offer the following benefits:

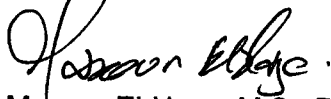
1. Describe EMWD's development work-flow process
2. Identify project scope and parameters
3. Preliminary, high level review of the project within the context of existing infrastructure
4. Discuss potential candidacy for recycled water service

Following the Due Diligence meeting, to proceed with this project, a Plan Of Service (POS) will need to be developed by the developer's engineer, and reviewed/approved by EMWD prior to submitting improvement plans for Plan Check. The POS process will provide the following:

- 1- Technical evaluation of the project's preliminary design
- 2- Defined facility requirements, i.e. approved POS
- 3- Exception: for feasibility evaluation of a purchase acquisition, only a conceptual facilities assessment may be developed.

If you have questions or concerns, please do not hesitate to contact me.

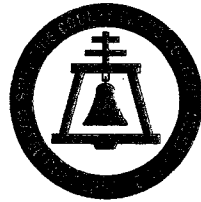
Sincerely,



Maroun El-Hage, M.S., P.E.

Senior Civil Engineer - New Business Dept. - Extension x4468 -- El-hagem@emwd.org

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org
164336

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

October 7, 2014

Riverside County
Planning Department
County Administrative Center
Riverside, California

Attn: Phayvanh Nanthavongdouangsy

Ladies and Gentlemen:

Re: Change of Zone 7848
Area: Rancho California

We have reviewed this case and have the following comment:

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

Questions concerning this matter may be referred to Shaheen Mooman of this office at 951.955.1318.

Very truly yours,

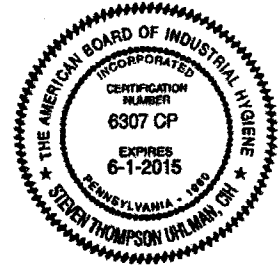
A handwritten signature in black ink, appearing to read 'H. Olivo', is written over the printed name 'HENRY OLIVO'.

HENRY OLIVO
Engineering Project Manager

SMK:blm

COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: May 5, 2015
To: Phayvanh Nanthavogdouangsy
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502



1

Reviewed Approved by: Steven T. Uhlman, CIH
Senior Industrial Hygienist

Signature:

Written by:

Steven T. Uhlman, CIH
Riverside County, Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Suite 200
Riverside, California 92502
Phone: (951) 955-8980

Project Reviewed: Conditional Use Permit (CUP) 3711

SR Number: 32029

Applicant: Avenzia Vineyard and Winery
27495 Diaz Road
Temecula, CA 92590

Noise Consultant: RK Engineering Group, Inc.
4000 Westerly Place, Suite 280
Newport Beach, CA 92660

Review Stage: First Review

Information Provided: Avensole Winery, Noise Impact Study, County of Riverside,
California, February 16, 2014



For Stationary Noise Sources:

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).

Page | 3

Findings:

The consultant's report is adequate. The recommendation listed below should provide sufficient attenuation to reduce the exterior noise levels to below the required standards

Recommendations:

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

- 1) The hours of operation for tasting rooms associated with the winery shall be limited to 9 am to 7 pm Monday through Saturday.
- 2) Mechanical equipment including but not limited to de-stemming, crushing and refrigeration equipment shall be enclosed or shielded for noise attenuation. Alternatively, the proponent may submit a noise study prepared by a qualified acoustical analyst that demonstrates that the unenclosed/unshielded equipment would not exceed the County's allowable noise levels.
- 3) The hours of operation for shipping facilities associated with the winery shall be limited to 9:00 am to 7:00 pm Monday through Sunday
- 4) Shipping facilities and parking areas which abut residential parcels shall be located away from sensitive land uses and be designed to minimize potential noise impacts upon nearby sensitive land uses.
- 5) Site-specific noise attenuating features such as hills, berms, setbacks, block walls or other measures shall be considered for noise attenuation in noise producing areas including, but not limited to, locations of mechanical equipment, locations of shipping facilities, access and parking areas.
- 6) Live amplified music/bands/DJ equipment must face in a south or southeast direction. Speaker placement on top of a hill is to be avoided.



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

- 3) The proponent shall be required to pay fees assessed per the Department's hourly rate pursuant to Ordinance #671.

Page | 5

Office Locations • Blythe • Corona • Hemet • Indio • Murrieta • Palm Springs • Riverside •

Phone: 951-955-8980
www.rivcoeh.org

CUP 03711



FAST TRACK AUTHORIZATION

Supervisorial District: 3 Supervisor: Jeff Stone FTA No. 2014-06

Company/Developer: RTN Development/Avensole Winery Contact Name: Rick Neugebauer

Address: 28460 Old Town Front St., Suite 311, Temecula, CA 92590

Office Phone: 951.676.1796 Mobile Phone: 760.594.1107 Email: rneuge@gmail.com

Consulting Firm: same as above Contact Name: _____

Firm Address: _____

Office Phone: _____ Mobile Phone: _____ Email: _____

Project Type: Industrial Commercial Childcare Workforce Housing
 Renewable Energy Other

Renovation of the existing Van Roekel Winery which will be renamed Avensole Winery.

Economic Impact (estimated) Capital Investment: \$8,000,000 Full-Time Jobs: 60

Taxable Sales: \$8,000,000 Full-Time Wages per Hour: \$15-20 Construction Jobs: 50

Land Use Application(s): Plot Plan Conditional Use Permit Change of Zone
 Parcel Map General Plan Amendment Other: _____

Site Information Assessor's Parcel Number(s): 951-140-041

Cross Streets/Address: 34567 Rancho California Rd Site Acreage: 22

Land Use Designation: WC-W Zoning: C-V-10 Building Size: 26,750

The Economic Development Agency acknowledges that the above referenced project merits special consideration of its land use and permit processing by the County of Riverside. County agencies are encouraged to immediately institute "Fast Track" procedures in accordance with Board Fast Track Policy A-32. This authorization contains preliminary project information and serves as a basis for determining "Fast Track" eligibility. During the County's development review process, the proposed project size and configuration may be altered.

[Signature] 9/26/14 [Signature] 9/29/14
Greg Folsom, Deputy Director of EDA Date Rob Moran, EDA Development Manager Date

CZ 07848



FAST TRACK AUTHORIZATION

Supervisorial District: 3	Supervisor: Jeff Stone	FTA No. 2014-06
---------------------------	------------------------	-----------------

Company/Developer: RTN Development/Avensole Winery Contact Name: Rick Neugebauer

Address: 28460 Old Town Front St., Suite 311, Temecula, CA 92590

Office Phone: 951.676.1796 Mobile Phone: 760.594.1107 Email: rneuge@gmail.com

Consulting Firm: same as above Contact Name: _____

Firm Address: _____

Office Phone: _____ Mobile Phone: _____ Email: _____

Project Type: Industrial Commercial Childcare Workforce Housing
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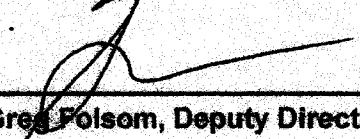
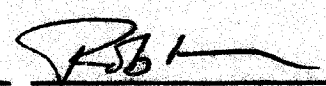
Land Use Application(s): Plot Plan Conditional Use Permit Change of Zone
 Parcel Map General Plan Amendment Other: _____

Site Information Assessor's Parcel Number(s): 951-140-041

Cross Streets/Address: 34567 Rancho California Rd Site Acreage: 22

Land Use Designation: WC-W Zoning: C-V-10 Building Size: 26,750

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 9/26/14 Date  9/24/14 Date
 Greg Folsom, Deputy Director of EDA Date Rob Moran, EDA Development Manager Date

EA 42724 (cop)



FAST TRACK AUTHORIZATION

Supervisory District: 3 **Supervisor:** Jeff Stone **FTA No.** 2014-06

Company/Developer: RTN Development/Avensole Winery **Contact Name:** Rick Neugebauer

Address: 28460 Old Town Front St., Suite 311, Temecula, CA 92590

Office Phone: 951.676.1796 **Mobile Phone:** 760.594.1107 **Email:** rneuge@gmail.com

Consulting Firm: same as above **Contact Name:** _____

Firm Address: _____

Office Phone: _____ **Mobile Phone:** _____ **Email:** _____

Project Type: Industrial Commercial Childcare Workforce Housing
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Land Use Application(s): Plot Plan Conditional Use Permit Change of Zone
 Parcel Map General Plan Amendment Other: _____

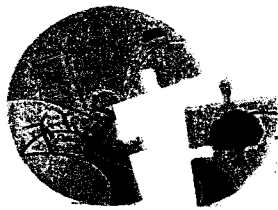
Site Information Assessor's Parcel Number(s): 951-140-041

Cross Streets/Address: 34567 Rancho California Rd **Site Acreage:** 22

Land Use Designation: WC-W **Zoning:** C-V-10 **Building Size:** 26,750

The Economic Development Agency acknowledges that the above referenced project merits special consideration of its land use and permit processing by the County of Riverside. County agencies are encouraged to immediately institute "Fast Track" procedures in accordance with Board Fast Track Policy A-32. This authorization contains preliminary project information and serves as a basis for determining "Fast Track" eligibility. During the County's development review process, the proposed project size and configuration may be altered.

 9/24/14 9/24/14
Greg Folsom, Deputy Director of EDA **Date** **Rob Moran, EDA Development Manager** **Date**



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

CC000589

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Winery, Restaurant, Tasting Room, Special Occasions Facility, Office

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 348.4729

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

CASE NUMBER: _____ DATE SUBMITTED: August 27, 2014

APPLICATION INFORMATION

Applicant's Name: RTN Development, Rick Neugebauer E-Mail: rneuge@gmail.com

Mailing Address: 28465 Old Town Front Street, Suite 311

Temecula, Ca 92590

Street

City

State

ZIP

Daytime Phone No: (951) 676.1796

Fax No: (_____) _____

Engineer/Representative's Name: Oz Bretene

E-Mail: brateneconst@prodigy.net

Mailing Address: 41625 Enterprise Circle South, Suite B-2

Temecula, Ca 92590

Street

City

State

ZIP

Daytime Phone No: (951) 201.2542

Fax No: (_____) _____

Property Owner's Name: Lytton Vineyard and Winery, DBA Avensole Winery

E-Mail: slytton@lwmpartners.com

Mailing Address: 28544 Old Town Front Street

Temecula, Ca 92590

Street

City

State

ZIP

Daytime Phone No: (818) 835.9536

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

APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

RTN Development, Rick Neugebauer

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.

Sheldon Lytton VINEYARD & WINERY, LP.

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 951.140.014

Section: 26 Township: 7S Range: 2W