

assessment of project viability and sufficient collective Participant commitment. In the event of any such termination, District shall, in no way, be liable for any direct, indirect, or consequential costs, expenses, claims, liabilities, or damages of any kind, resulting from or in any way connected with such termination by District.

8. Hold Harmless and Indemnification.

Participant hereby agrees to defend, indemnify, protect, and hold harmless District, and its respective board members, officers and employees, from and against any and all claims asserted or liability established for damages of any kind or injuries to any person or property arising out of or resulting from the acts or omissions of Participant; provided, however, that Participant's duty to indemnify and hold harmless shall not include any claims or liability arising from the negligence or willful misconduct of District, its agents, officers, or employees.

9. Amendments.

This Agreement may be amended or modified only in writing signed by the parties.

10. Governing Law and Venue.

This Agreement and the rights of the parties under this Agreement shall be governed by and enforced in accordance with the laws of the State of California. Venue of any action brought hereunder will be in Riverside County, California, and the parties hereto consent to the exercise of personal jurisdiction over them by any such courts for purposes of any such action or proceeding.

11. Agreement Enforcement.

In the event an action is commenced by a party to this contract against the other to enforce its rights or obligations arising from this contract, the prevailing party in such action, in addition to any other relief and recovery ordered by the court or arbitration, shall be entitled to recover all litigation and collection expenses, witness fees, court costs, plus reasonable attorneys' fees.

12. Partial Invalidity.

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force and effect without being impaired or invalidated.

13. Successors and Assigns.

This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto.

14. Notice.

Any written communication required or permitted to be given hereunder will be deemed received upon personal delivery or 48 hours after deposit in any United States mail depository, postage prepaid, and addressed to the party for who intended, as follows:

District Eastern Municipal Water District  
Post Office Box 8300  
Perris, Ca. 92572-8300  
Attn: General Manager

Participant Mandi Winery  
Graperoad, LLC  
30343 Canwood Street, Suite 206  
Agoura Hills, CA 91301

15. Estimated Flows and Project Location.

Participant's anticipated use of the subject infrastructure shall be determined, by District, based on estimated flows converted to EDU's at the rate of 235 gallons per day, per EDU. District shall use Participant's proposed development information to estimate Participant's flows using the Service Needs Worksheet (Exhibit C).

Participant's Estimated Flows: 10 EDUs

Location of Project: APN(s): 942-220-001

16. Entire Understanding.

This Agreement constitutes the entire understanding of the Parties as to the subject matter hereof and supersedes and completely extinguishes all prior understandings or agreements between the Parties as to the subject matter hereof.

17. Authority to Enter Agreement.

Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective party.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first indicated above.

PARTICIPANT

EASTERN MUNICIPAL WATER DISTRICT

By: C. PONTE  
(Print Name)

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






Signed: [Signature]  
(Authorized Signature)

Dated: OCT. 24, 2013

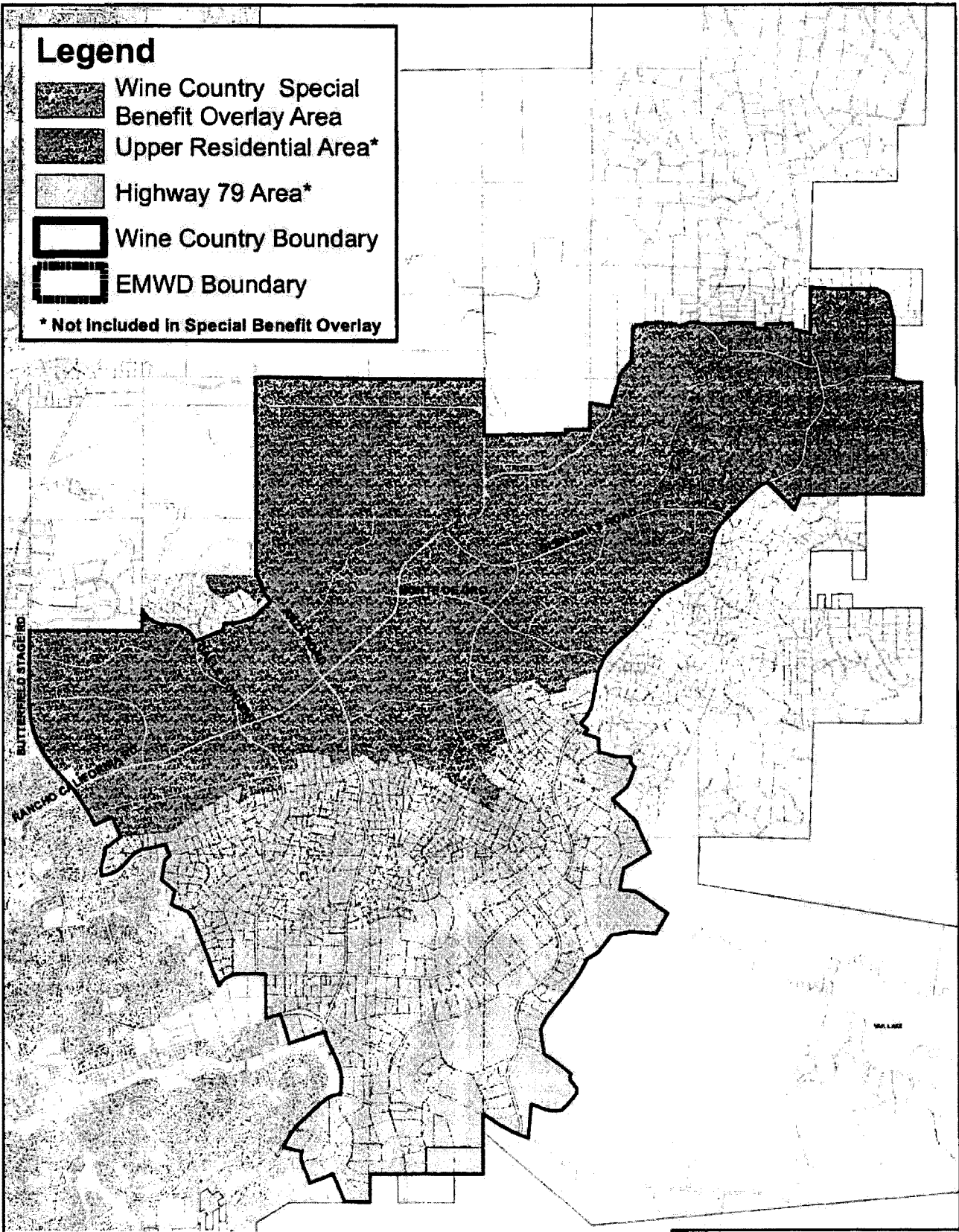
Dated: 2/10/14

CP

# Legend

-  Wine Country Special Benefit Overlay Area
-  Upper Residential Area\*
-  Highway 79 Area\*
-  Wine Country Boundary
-  EMWD Boundary

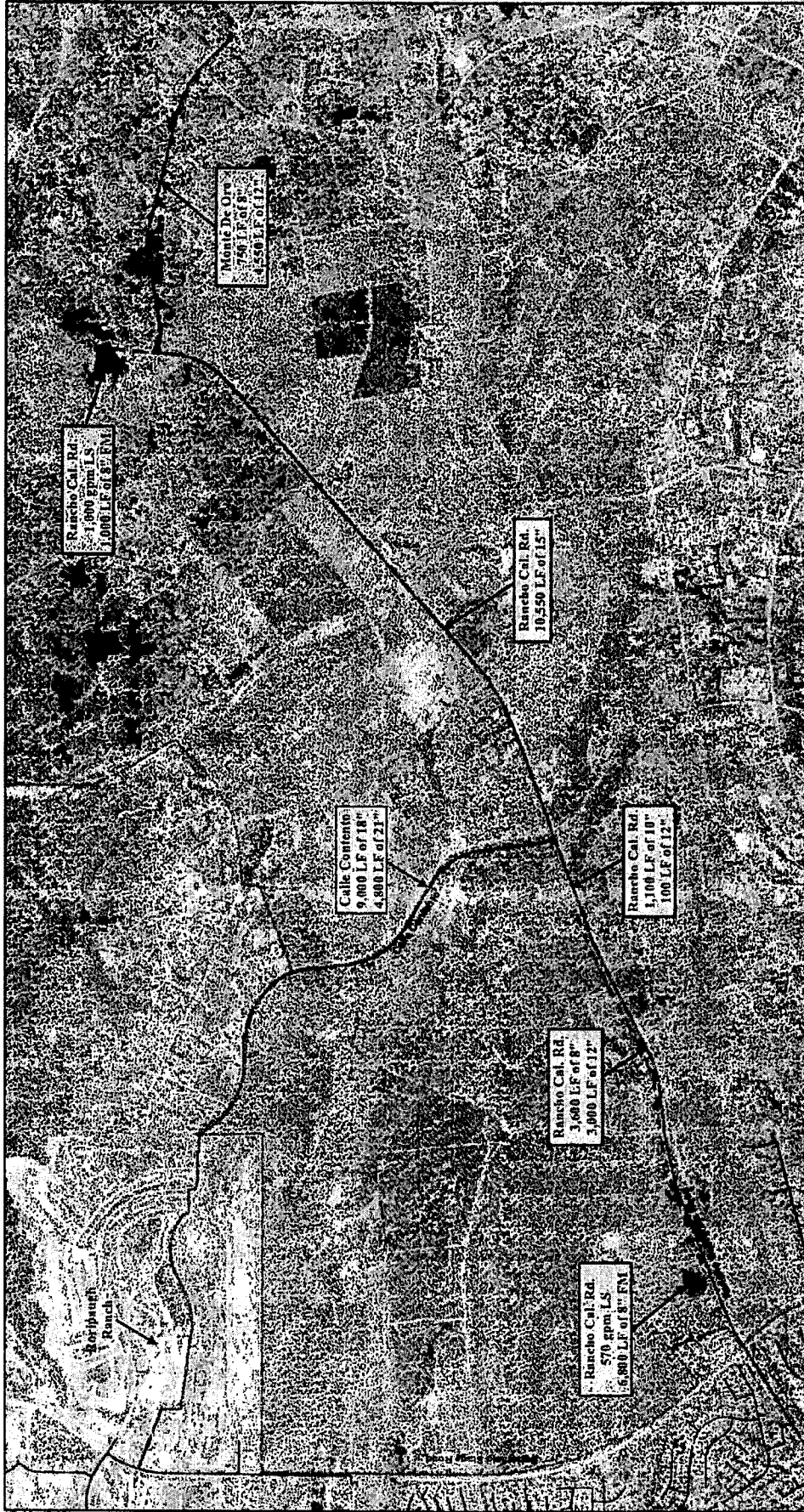
\* Not Included in Special Benefit Overlay



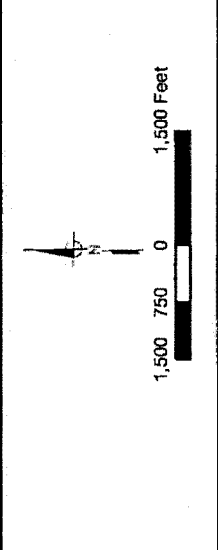
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**Exhibit A**  
**Special Benefit Overlay**  
**Wine Country**



**EXHIBIT B**  
**PROPOSED FACILITIES**  
 Wine Country Infrastructure Project  
 Date: 04/12/13



- Legend**
- Existing Sewers
  - Proposed Gravity Main
  - Proposed Force Main
  - Proposed Lift Station
  - Wine Country Area
  - Tributary Area

# EXHIBIT "C"



## Temecula Wine Country Service Needs Worksheet

### Background

Eastern Municipal Water District, in cooperation with the County of Riverside and interested property owners, is ready to begin final engineering and construction of a sewer collection system to serve the Rancho California Road area of the Temecula Wine Country. The purpose of this worksheet is to assess the location and quantity of wastewater needs in the proposed sewer collection system.

*If you are interested in connecting to the proposed sewer collection system, please provide the following information:*

**Project Name:** Mandi Winery - Phase 1  
**Owner:** Graperoad, LLC.  
**Address:** 30343 Canwood St., Ste 206, Agoura Hills, CA 91301  
**Email:** CPonte@pontewinery.com  
**Property APN:** 942-220-001  
**Acres:** 63.78 - 64.70 acres  
**Contact:** Claudio Ponte / CPonte@pontewinery.com

### **Proposed Development Plan:**

Winery	<u>6,000</u>	Cases per year
Tasting Room	<u>6,000</u>	Square Feet
Restaurant	<u>-</u>	Number of Seats
Lodging	<u>-</u>	Number of Rooms
Meeting Rooms	<u>-</u>	Square Feet
Event Seating	<u>-</u>	Seats
Residential	<u>1</u>	Number of Homes
Other	<u>5.1</u>	Describe <u>unspecified EDU's</u>
Other		Describe _____

**Project Timing:** Project will be ready to connect in 18/30/36 Months

**Phasing:** Project is proposed to be implemented in 3 Phases

### **Special Benefit Overlay Charge:**

I will X will not \_\_\_\_\_ be participating in the District Financing Program for the Special Benefit Surcharge (SBS).



# Temecula Wine Country Service Needs Worksheet

## Estimated Wastewater Flows

Description	Units	Factor	Estimated Flow
Winery	6,000 cases	0.25 EDU/ 1000 cases	1.50 EDU
Tasting Room	6,000 sq. ft.	0.40 EDU/ 1000 sq. ft.	2.40 EDU
Restaurant	- seats	0.09 EDU/ seat	- EDU
Lodging	- rooms	0.31 EDU/ room	- EDU
Meeting Rooms*	- sq. ft.	0.40 EDU/ 1000 sq. ft.	- EDU
Event Seating*	- seats	0.0175 EDU/ seat	- EDU
Residential	1 homes	1.00 EDU/ home	1.00 EDU
Other	5.1 unit	1.00 EDU/ unit	5.10 EDU
Other	- unit	- EDU/ unit	- EDU
<b>Total Estimated Wastewater Flow (average)</b>			<b>10.00 EDU</b>

Note: \* only the larger of the flows from Meeting Rooms and Event Seating is used.

## Estimated Sewer Fees

### Financial Participation Charge (FPC)

$$\text{FPC} = ( 10.00 \text{ EDU} ) \times ( \$ 7,450 / \text{EDU} ) = \$ 74,500 \text{ one time fee}$$

Assumed year of connection is 2015.

Assumed FPC during year of connection is \$7,450 (Subject to future adjustment).

### Sewer Service Charge

$$\text{Service} = ( 10.00 \text{ EDU} ) \times ( \$ 26.25 / \text{EDU} ) = \$ 262.50 \text{ monthly fee}$$

Assumed Sewer Service Charge is \$26.25 (Subject to future adjustment).

### Special Benefit Overlay Surcharge

Paid up front = ( 10.00 EDU ) x ( \$ 5,440 / EDU ) = \$ 54,400 one time fee  
or

$$\text{Financed} = ( 10.00 \text{ EDU} ) \times ( \$ 32.25 / \text{EDU} ) = \$ 322.50 \text{ monthly fee}$$

**Notes:** Assumes contribution from County of Riverside in the amount of \$5 million (\$2 million for Phase 1).  
 Financing period based on 20 year term with interest at 3.75%.  
 EMWD FPC and Sewer Service Charge are subject to periodic adjustment.  
 Actual Surcharge amount will be based on the reconciled project costs after construction bids are received.  
 Surcharge amount will be adjusted annually based on the ENR/LA Construction Cost Index.  
 Estimated costs do not include cost to physically connect to EMWD's backbone sewer.  
 Estimated costs do not include cost to abandon existing septic systems.

### Financing Option

Option No. 1 - Finance Surcharge Fees through EMWD	
Total One Time Fee =	\$ 74,500
Total Monthly Fees =	\$ 585.00

Option No. 2 - Pay All One-Time Fees Up Front	
Total One Time Fee =	\$ 128,900
Total Monthly Fees =	\$ 262.50

EXHIBIT "D"

DATE: <<myDate>>  
S.O.#'s: <<SONUMBER>>

**EASTERN MUNICIPAL WATER DISTRICT  
APPLICATION FOR SERVICE WITHIN WINE COUNTRY**

PROJECT SEQ NUMBER: PROJECT NUMBER:

**CUSTOMER INFORMATION**

CUSTOMER/COMPANY NAME: /  
MAILING ADDRESS:

**PROJECT LOT INFORMATION -**

LOT NO.	SUBLOT NO.	SERVICE ADDRESS	CONNECTION LOCATION	TENANT TYPE	SERVICE ORDER	APN
---------	------------	-----------------	---------------------	-------------	---------------	-----

**WATER INFORMATION**

WATER I.D./SA: /	
PIPE SIZE & LOCATION:	
<input type="checkbox"/> DOMESTIC RATE	BOOK NO:
<input type="checkbox"/> IRRIGATION RATE	TBG:
DRAWING NO:	ZONE:

**SEWER INFORMATION\*\*\***

SEWER I.D./SA: /	
PIPE SIZE & LOCATION:	
NO.OF UNITS: **	RATE:
TBG:	WATER COMPANY:
DRAWING NO:	

**FEE INFORMATION**

FEE DESCRIPTION	ASSESSED AMOUNT	TOTAL*
-----------------	-----------------	--------

**DISCLOSURE REGARDING FINANCIAL PARTICIPATION CHARGES SET FORTH HEREIN ABOVE:**

\*This Application shall become null and void if it has not been executed on behalf of Applicant and District, and Applicant has not fulfilled its financial arrangements as set forth herein above, concurrently with Applicant's execution of this Application, on or before <<<>>>.

**WINE COUNTRY**

\*\*EDU's will be based on the flows estimated using the Wine Country Service Needs Worksheet (included in the Project Participation Agreement).

\*\*\*Should District or Participant (Customer) elect to verify the aforementioned EDU calculations used as the basis for determining the Special Benefit Overlay Surcharge and Financial Participation Charges, District and Participant hereby agree to cooperate in evaluating Participant's flow once Participant has reached full occupancy in accordance with District's Administrative Code, Article 7, Sections 6.701(d)(2) and 6.701(d)(3), except that District and Participant shall share equally in any costs associated with estimating sewer flows and any adjustments to the EDU's shall apply to the Special Benefit Overlay Surcharge and Financial Participation Charges.

**EASTERN MUNICIPAL WATER DISTRICT  
APPLICATION FOR SERVICE WITHIN WINE COUNTRY**

**ALL SERVICE CONNECTIONS (ITEMS MAY OR MAY NOT APPLY):**

- EMWD to inspect water and/or sewer connection. Customer to contact Inspection Department 48 hours in advance at (951) 928-3777 ext. 4372.
- Customer to contact Field Engineering at (951) 928-3777 ext. 4830 to schedule pre-job meeting before any work by customer's contractor.
- SEWER SERVICE AGREEMENT: Sewer Service is subject to the EMWD's Federal EPA, State and Local regulations.
- SEWER BACKWATER VALVE: Section 710.1 of the Uniform Plumbing Code states that "...Fixtures which have flood level rims located below the elevation of the next upstream manhole cover...shall be protected...by installing an approved type backwater valve." If property meets this requirement customer is required to install, own, operate, and maintain, at customer's expense, an approved backwater valve and agrees to hold the Eastern Municipal Water District harmless from or on account of any damages arising from the failure of customer's backwater valve. Customer agrees to notify EMWD should the device overflow.

Comments:


Prior to construction, applicant must verify the existence and location(s) of water service line(s)/sewer lateral(s). Applicant hereby agrees to hold the District harmless from or on account of any damages arising in cases where the water service line(s)/sewer lateral(s) cannot be located. If water service line(s)/sewer lateral(s) represented on EMWD's maps cannot be located, applicant must make arrangements to construct new water service line(s)/sewer lateral(s).

Customer's Signature:	<input type="text"/>	DATE:	<input type="text"/>
Print Name & Title:	<input type="text"/>		
EMWD's Signature:	<input type="text"/>	DATE:	<input type="text"/>



## EXHIBIT "E"

EMWD Administrative Code  
Article 7, Sections 6.701(d)(2) and 6.701(d)(3)

Article 7, Sections 6.701(d)(2) and 6.701(d)(3) of EMWD's Administrative Code reads as follows:

(2) Periodic Measurement and Determination of Adjusted Service Capacity Requirements by EMWD:

As a prerequisite to receiving service and a condition of continuing to receive service, each commercial or industrial establishment shall, without cost to EMWD and pursuant to the provisions of the involved Financial Participation Charges Agreement and/or Amended Financial Participation Charges Agreement, as appropriate, (provided for in this Section), make available to EMWD the physical facilities, information and access necessary, as determined by EMWD, to facilitate appropriate and reasonable periodic measurement (both quantitative and qualitative relative to sewer service) and determination of the involved commercial or industrial establishment's adjusted service capacity requirement(s) (for each involved category of service) by EMWD.

(3) Adjustments of Applicable EMWD Financial Participation Charges by EMWD:

In the event the adjusted service capacity requirements for a category of service for an existing commercial or industrial establishment determined by EMWD (pursuant to the provisions of this Section):

a. Are more than one hundred fifteen percent (115%) of the service capacity which is covered by the Grandfather provisions of EMWD's Financial Participation Policies and Charges and/or previously paid EMWD Financial Participation Charges (for the involved category of service), EMWD shall determine, based upon the then current applicable per Equivalent Dwelling Unit (EDU) EMWD Financial Participation Charges (for the involved category of service), the amount of "Additional EMWD Financial Participation Charges Adjustment" which is applicable for the difference between the adjusted service capacity requirements and the service capacity which is covered by such Grandfather provisions and/or previously paid EMWD Financial Participation Charges (for the involved category of service); or

b. Are less than eighty five percent (85%) of the service capacity which is covered by the Grandfather provisions of EMWD's Financial Participation Policies and Charges and/or previously paid EMWD Financial Participation Charges (for the involved category of service), EMWD shall determine, based on the per EDU Financial Participation Charges (for the involved category of service), if any, which was used to compute the amount of previously paid EMWD Financial Participation Charges, the amount of EMWD Financial Participation Charges Credit Adjustment which is applicable for the difference between the adjusted sewer capacity requirements and the service capacity which is covered such Grandfather provisions and/or by previously paid EMWD Financial Participation Charges (for the involved category of service).

c. In the event the adjusted service capacity requirement is between one hundred fifteen percent (115%) and eighty five percent (85%) of the service capacity which is covered by the Grandfather provisions of EMWD's

## EXHIBIT "E"

### EMWD Administrative Code

#### Article 7, Sections 6.701(d)(2) and 6.701(d)(3)

Financial Participation Policies and Charges and/or previously paid EMWD Financial Participation Charges (for the involved category of service) no adjustment in the applicable amount of EMWD Financial Participation Charges or the service capacity covered thereby shall be applicable or made.

d. Relative to the determination of the applicable amount of EMWD Financial Participation Charges Credit Adjustment (as provided for in this Section), when the involved previous payment of EMWD Financial Participation Charges involve more than one payment and/or per EDU Financial Participation Charge, the determination of the applicable amount of EMWD Financial Participation Charges Credit Adjustment shall be based upon the per EDU Financial Participation Charge (for the involved category of service) which was used to compute the amount of the most recent previous payment of EMWD Financial Participation Charges (for the involved category of service).

EXHIBIT F

**RESOLUTION NO. 3003.3**

**RESOLUTION OF THE BOARD OF DIRECTORS OF EASTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, ESTABLISHING LOCAL LIMITS APPLICABLE TO PERMITTED USERS, CESSPOOL, SEPTIC TANK & HOLDING TANK, AND PERMITTED HAULED LIQUID WASTES IN ACCORDANCE WITH ORDINANCE 59 AS AMENDED, "REGULATIONS FOR WASTE DISCHARGE AND SEWER USE"**

**WHEREAS**, the Waste Discharge Requirements issued to Eastern Municipal Water District (EMWD) requires that EMWD adopt an ordinance regulating the discharge of wastewater to each EMWD Regional Water Reclamation Facility (RWRF) in accordance with all provisions of 40CFR403.8(f)(1); and

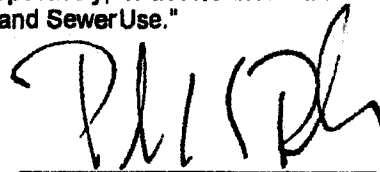
**WHEREAS**, the Waste Discharge Requirements issued to EMWD requires that EMWD adopt specific discharge limitations designed to prevent pass through and/or interference in accordance with all provisions of 40CFR403.5 and 403.6; and

**WHEREAS**, EMWD has adopted an ordinance which regulates the discharge of wastewater to EMWD's RWRF; and

**WHEREAS**, it is necessary to periodically reevaluate the maximum allowable concentration levels of conventional pollutants, industrial wastewater pollutants and hauled domestic liquid wastes and to make adjustments in those levels

**NOW THEREFORE, BE IT RESOLVED** that the Board of Directors of EMWD do hereby establish the following local limits applicable to cesspool, septic tank, and holding tank permitted hauled liquid wastes listed in the attached Tables I & II, respectively, in accordance with Ordinance 59 as amended, "Regulations for Waste Discharge and Sewer Use."

**ADOPTED** this 16th day of January, 2013.

  
Philip E. Paule, President

ATTEST:

  
Rosemarie V. Howard, Secretary

(SEAL)

**TABLE I  
Eastern Municipal Water District  
Local Limits Applicable to Permitted Users'**

<b>Constituent</b>	<b>Maximum Concentration (mg/L)</b>	<b>Condition</b>
Arsenic (As)	0.38	
Biochemical Oxygen Demand (BOD)	250 lbs/day or 300 mg/l	If discharge meets domestic waste quality at 300 mg/L then no flow restriction.
Boron (B) <sup>2</sup>	5.8	
Cadmium (Cd)	0.32	
Chloride (Cl) <sup>2</sup>	700 mg/L for less than 275 lbs/day or 250 mg/l	If discharge meets domestic waste quality at 250 mg/L then no flow restriction.
Chromium Total (Cr)	5.0	
Copper (Cu)	5.1	
Cyanide, Total (CN)	0.54	
Iron (Fe) <sup>2</sup>	125	
Lead (Pb)	1.7	
Manganese (Mn) <sup>2</sup>	2.3	
Mercury (Hg)	0.2	
Molybdenum (Mo)	1.47	
Nickel (Ni)	4.2	
Selenium (Se)	0.37	
Silver (Ag)	4.2	
Sulfate (SO <sub>4</sub> ) <sup>2</sup>	450 mg/L for less than 275 lbs/day or 250 mg/l	If discharge meets domestic waste quality at 250 mg/L then no flow restriction.
Total Dissolved Solids (TDS)	2200 mg/L for less than 250 lbs/day or 250mg/l over source water	If discharge meets domestic waste quality at 250 mg/L plus source water quality then no flow restriction.
Total Inorganic Nitrogen (TIN)	30 lbs/day or 60 mg/l	If discharge meets domestic waste quality at 60 mg/L then no flow restriction.
Total Suspended Solids (TSS)	Narrative <sup>3</sup>	
Zinc (Zn)	4.23	

<sup>1</sup> Not applicable to permitted Liquid Waste Haulers, refer to Table II

<sup>2</sup> Only Applies to the Temecula Valley Regional Water Reclamation Facility

<sup>3</sup> Wastewater containing TSS in such quantities to cause or to contribute significantly to (1) disruptions of treatment plant operations; or (2) exceedances of discharge limitations for TSS is prohibited. Significant dischargers, as identified by EMWD, of TSS must implement best practicable technologies for reducing the TSS content of their discharges.

**TABLE II**  
**Eastern Municipal Water District**  
**Local Limits Applicable to Cesspool, Septic Tank, and Holding Tank,**  
**and Permitted Hauled Liquid Wastes**

<b>Constituent</b>	<b>Maximum Concentration (mg/L)</b>
Arsenic	1.2
Cadmium	0.65
Chromium	3.3
Cobalt	3.4
Copper	23.0
Cyanide	0.9
Iron	416.0
Lead	5.0
Nickel	4.7
Total Toxic Organics (TTO)	2.13
Zinc	60.0

## **Nanthavongdouangsy, Phayvanh**

---

**From:** steve converse <steveconverse@hotmail.com>  
**Sent:** Thursday, July 09, 2015 12:51 PM  
**To:** Nanthavongdouangsy, Phayvanh  
**Cc:** Tsang, Kevin; Walsh, Jason; pls8509@yahoo.com; Wilfredo Ventura  
**Subject:** CUP 03706 Grape Road  
**Attachments:** Blossom Winery Easement McMillan 1 CUP03706.pdf; Blossom Winery Easement McMillan 2 CUP03706.pdf

Phayvanh,

Attached are the recorded easements requested.

Sincerely,  
Steve Converse  
Grape Road, LLC  
626-319-7771

RECORDING REQUESTED BY  
Grape Road, Llc, A California Limited Liability  
Company.

WHEN RECORDED MAIL TO

Grape Road, LLC  
30343 Canwood St. Suite 206  
Agoura Hills, California 91301

Title Order No.  
Escrow No.

2015-0296885

07/09/2015 08:15 AM Fee: \$ 34.00

Page 1 of 4

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



55

					R	A	Exam:	075		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC	
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SIZE	NCOR	SMF	NCHG	T:						

**EASEMENT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

- DOCUMENTARY TRANSFER TAX is \$0.00 CITY TAX is \$ 0.00
- computed on the full value of the property conveyed, or
- computed on full value less value of liens or encumbrances remaining at the time of sale,
- this is a conveyance of an easement and the consideration and value is less than \$100, R & T 11911.
- Unincorporated area  City of \_\_\_\_\_, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Michael R. McMillan, Trustee of the Michael R. McMillan Revocable Trust, April 4, 2002

hereby GRANT(S) to

Grape Road, LLC a California Limited Liability Company

an easement described as follows over the following described real property in the Unincorporated Territory of, County of Riverside, State of California:

A RECIPROCAL ACCESS EASEMENT" FOR THE PURPOSE OF INGRESS AND EGRESS AND PUBLIC UTILITY. FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES. AS DESCRIBED IN EXHIBIT "A" AND SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

A.P.N. 942-220-003

Dated:

State of California )

County of \_\_\_\_\_ ) ss.

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

*[Handwritten Signature]*  
\_\_\_\_\_  
Michael R. McMillan, Trustee  
of the Michael R. McMillan  
Revocable Trust, April 4, 2002

Notary Stamp or Seal

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

WITNESS my hand and official seal.

*see attached acknowledgment*

Signature \_\_\_\_\_ (Seal)

**EXHIBIT "A"-LEGAL DESCRIPTION  
RECIPROCAL ACCESS EASEMENT**

A STRIP OF LAND 10.00 FEET WIDE SITUATED IN A PORTION OF PARCEL 1 OF PARCEL MAP, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 98 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA. SAID STRIP LYING 10.00 FEET SOUTHWESTERLY AND PARALLEL OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 1, SAID CORNER BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF RANCHO CALIFORNIA ROAD 110.00 FEET WIDE;

THENCE SOUTH 41°38'07" EAST, A DISTANCE OF 1391.25 FEET, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, TO A POINT ON NORTH LINE OF PARCEL 1, AS DESCRIBED BY GRANT DEED RECORDED OCTOBER 18, 1971 AS INSTRUMENT NO. 118599 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA AND END OF SAID STRIP.

THE SIDE LINES OF SAID STRIP SHOULD BE PROLONGED OR SHORTENED AS TO COMMENCE AND TERMINATE AT THE SOUTHESTERLY RIGHT OF WAY LINE OF RANCHO CALIFORNIA ROAD AND THE NORTH LINE OF SAID PARCEL 1.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE PART HEREOF.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

SIGNATURE

DATE

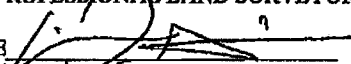
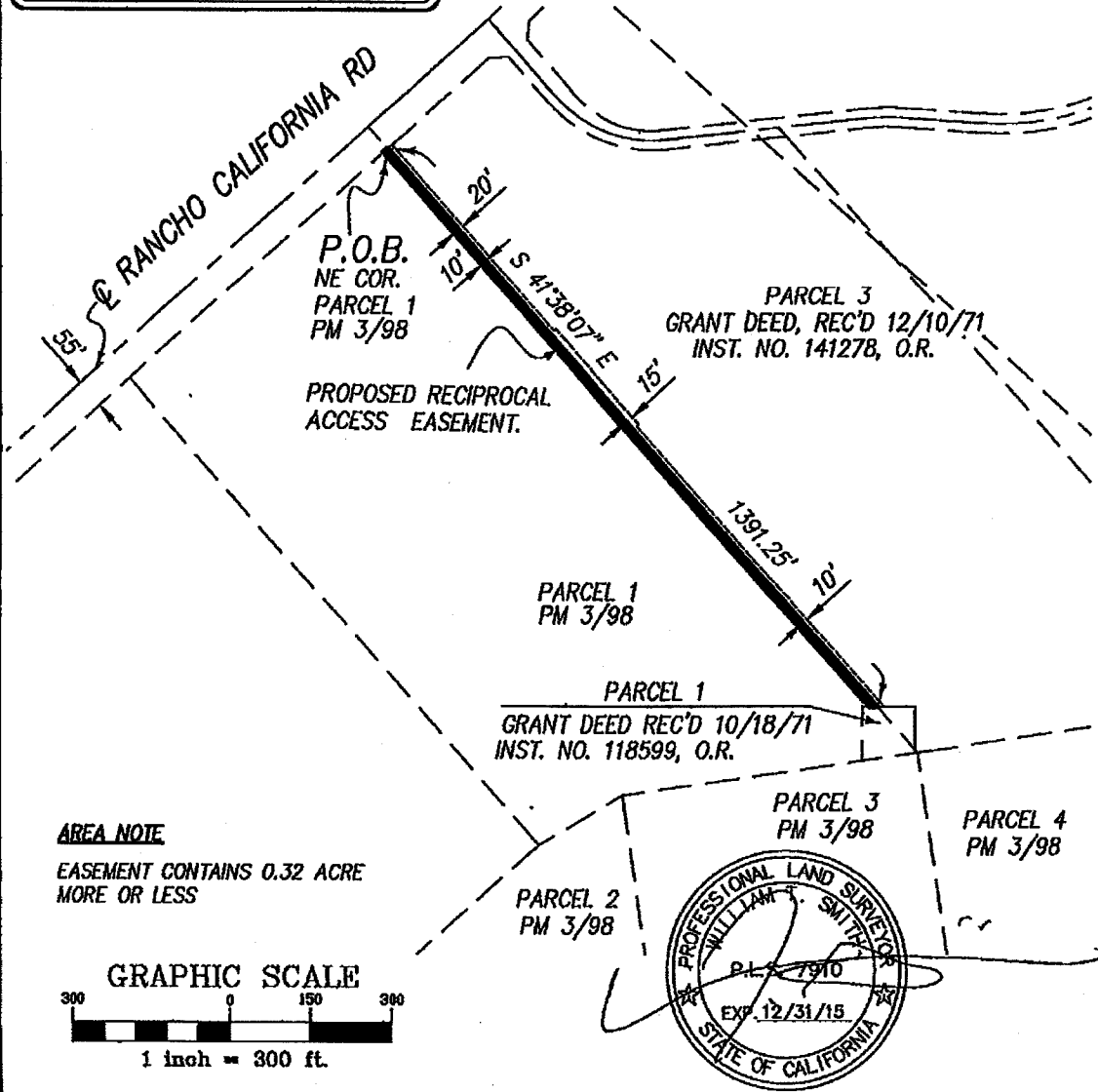
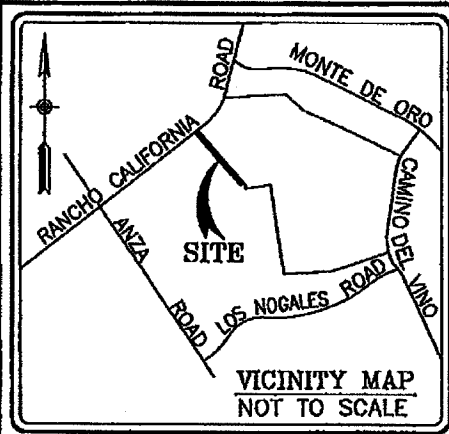
  
6/22/15



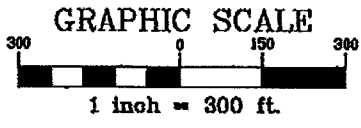


EXHIBIT "B"

SHEET 1 OF 1



**AREA NOTE**  
EASEMENT CONTAINS 0.32 ACRE  
MORE OR LESS



THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT.	SHEET <u>1</u> OF <u>1</u>	W.O. #
--	----------------------------	--------

SCALE: 1"= 300'	DRAWN BY <u>MAV</u> DATE <u>05/27/15</u>	<b>EXHIBIT FOR LEGAL DESCRIPTION</b>
-----------------	--	--------------------------------------

ATTACHED TO:

EASEMENT DEED RE GRAPE ROAD, LLC  
FROM MICHAEL R. MCMILLAN  
A.P.N. 942-220-003

DATE:

6/25/2015

SIGNED



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California )  
County of Riverside )

On JUNE 25, 2015 before me, MICHELE DAWN, NOTARY PUBLIC, personally appeared

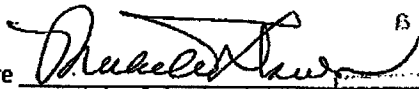
MICHAEL R. MCMILLAN

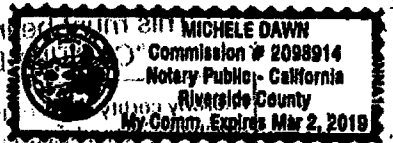
who proved to me on the basis of satisfactory evidence to be the person(s), who name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s)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

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

WITNESS my hand and official seal.

Signature





DOC#2015-0296885 Page 4 of 4

of the original instrument...  
but still no original...  
of record in this office...  
Assessor - County Clerk - Recorder...  
County of Riverside State of California...  
CERTIFIED COPY

RECORDING REQUESTED BY  
Grape Road, LLC, A California Limited Liability  
Company.

2015-0296884

07/09/2015 08:15 AM Fee: \$ 34.00

Page 1 of 4

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



55

WHEN RECORDED MAIL TO

Grape Road, LLC  
30343 Canwood St. Suite 206  
Agoura Hills, California 91301

Title Order No.  
Escrow No.

Page	DA	PCOR	Misc	Long	RFD	R	A	Exam:	1st Pg	Adtl Pg	Cert	CC
4	1							175	2	18	2	
SIZE	NCOR	SMF	NCHG T:									

EASEMENT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

- DOCUMENTARY TRANSFER TAX is \$0.00 CITY TAX is \$ 0.00
- computed on the full value of the property conveyed, or
- computed on full value less value of liens or encumbrances remaining at the time of sale,
- this is a conveyance of an easement and the consideration and value is less than \$100, R & T 11911.
- Unincorporated area  City of \_\_\_\_\_, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Grape Road, LLC a California Limited Liability Company

hereby GRANT(S) to

Michael R. McMillan, Trustee of the Michael R. McMillan Revocable Trust, April 4, 2002

an easement described as follows over the following described real property in the Unincorporated Territory of, County of Riverside, State of California:

A RECIPROCAL ACCESS EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS AND PUBLIC UTILITY FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNEES. AS DESCRIBED IN EXHIBIT "A" AND SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

A.P.N. 942-220-001

Dated:

State of California )  
County of Riverside ) ss.

On 6-24-15 before me, Patricia Ann Kilburn, (notary public) personally appeared ( Claudio Ponte ), who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature (Seal)

See attached Notary

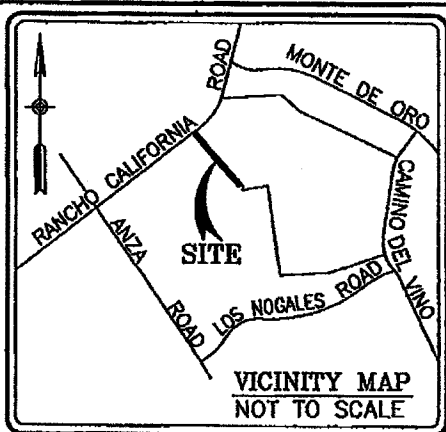
CLAUDIO PONTE, president  
R&F management co. manager  
of GRAPE ROAD, LLC

Notary Stamp or Seal



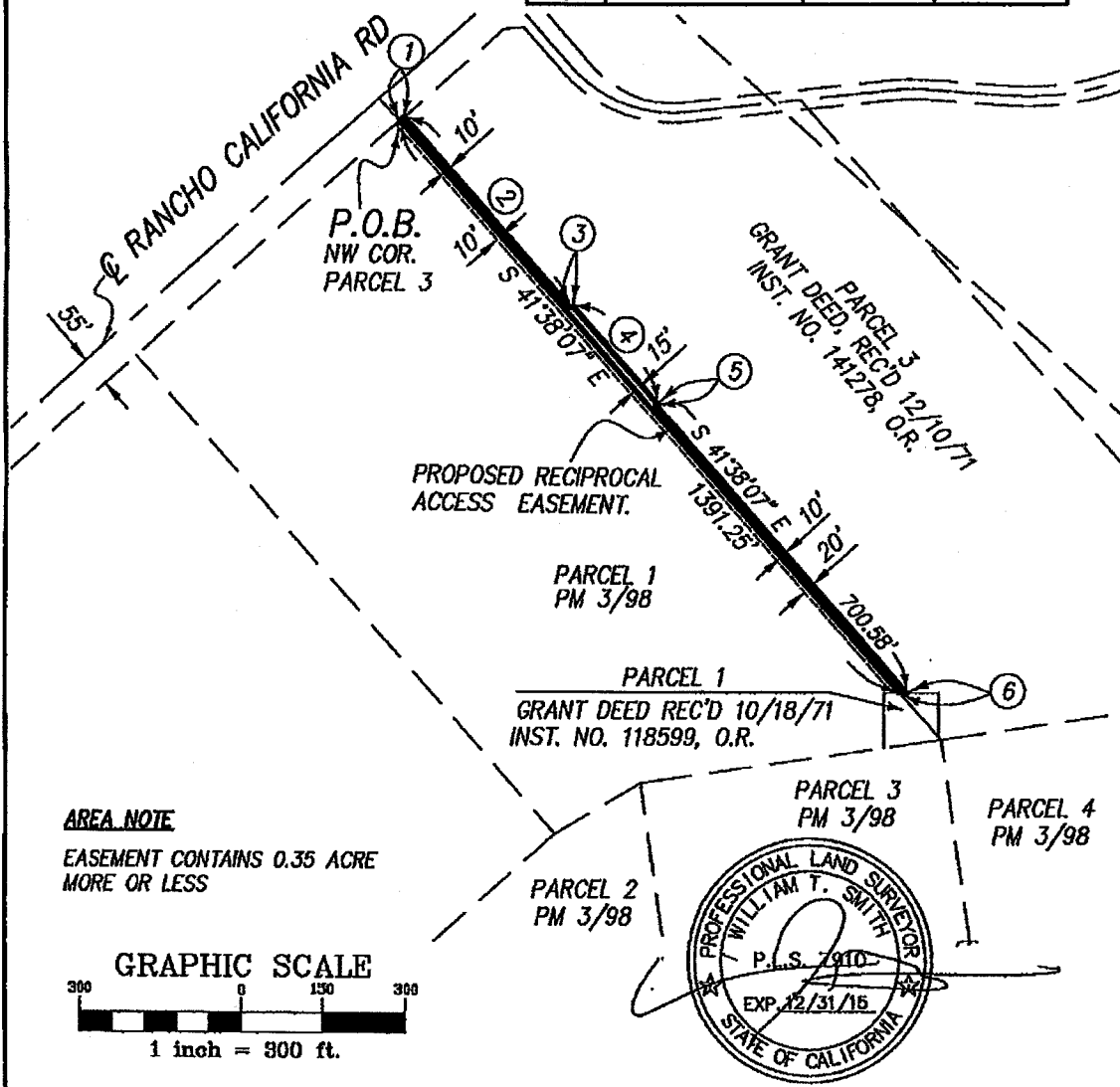
# EXHIBIT "B"

SHEET 1 OF 1

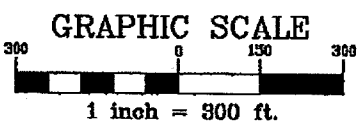


DATA TABLE			
(NO)	BEARING/DELTA	RADIUS	LENGTH
①	N48°22'26"E	---	10.00'
②	S41°38'07"E	---	462.94'
③	N48°21'53"E	---	5.00'
④	S41°38'07"E	---	236.62'
⑤	S48°21'53"W	---	5.00'
⑥	S90°00'00"W	---	13.38'

SCALE: 1"=300'



**AREA NOTE**  
EASEMENT CONTAINS 0.35 ACRE MORE OR LESS



THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT.	SHEET 1 OF 1	W.O. #
SCALE: 1"= 300'	DRAWN BY <u>MAV</u> DATE <u>05/27/15</u>	EXHIBIT FOR LEGAL DESCRIPTION

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

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California )

County of Riverside )

On 6-24-15 before me, Patricia Ann Kilburn, Notary Public,  
(here insert name and title of the officer)

personally appeared Claudio Ponte

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

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



WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)

### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

#### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

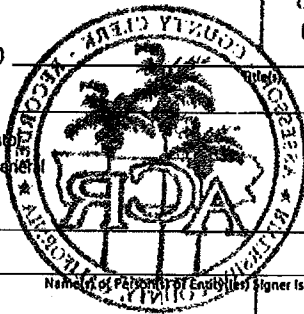
containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-In-Fact
- Corporate Officer(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_



Additional Information	
<b>Method of Signer Identification</b>	
Proved to me on the basis of satisfactory evidence: <input type="checkbox"/> form(s) of identification <input type="checkbox"/> credible witness(es)	
Notarial event is detailed in notary journal on: Page # _____ Entry # _____	
Notary contact: _____	
<input type="checkbox"/> Other (list below)	<input type="checkbox"/> Signer(s) Thumbprint(s)
Date: _____	



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

CE006578

## 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

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: \_\_\_\_\_

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: CUPO3706                      DATE SUBMITTED: 7-15-14

### APPLICATION INFORMATION

Applicant's Name: GRAPE ROAD, LLC                      E-Mail: STEVECONVERSE@HOTMAIL.COM

Mailing Address: 30343 CANWOOD ST # 206  
AGOURA HILLS <sup>Street</sup> CA 91301  
<sub>City</sub> <sub>State</sub> <sub>ZIP</sub>

Daytime Phone No: (818) 706-8311                      Fax No: (818) 706-8340

Engineer/Representative's Name: STEVE CONVERSE, AIA                      E-Mail: STEVECONVERSE@HOTMAIL.COM

Mailing Address: SAME AS APPLICANT  
<sub>Street</sub>  
<sub>City</sub> <sub>State</sub> <sub>ZIP</sub>

Daytime Phone No: (626) 319-7771                      Fax No: (818) 706-8340

Property Owner's Name: GRAPE ROAD, LLC                      E-Mail: \_\_\_\_\_

Mailing Address: SAME AS APPLICANT  
<sub>Street</sub>  
<sub>City</sub> <sub>State</sub> <sub>ZIP</sub>

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_                      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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE PROJECT**

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

STEVE CONVERSE

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.

GRAPE ROAD, LLC

PRINTED NAME OF PROPERTY OWNER(S)

CLAUDIO PONTE

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE 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): 942 - 210 - 003, 004 & 942 - 220 - 001

Section: 24, 25, T7S R2W Township: PANCHO PAVIA Range: \_\_\_\_\_

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 20 ACRES GROSS 19.78 NET

General location (nearby or cross streets): North of 35601 RANCHO CALIFORNIA RD South of \_\_\_\_\_, East of TEMECULA, West of MONTE DE ORO.

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Project Description: (describe the proposed project in detail)

A NEW WINERY CONSISTING OF TASTING ROOM, WINERY PRODUCTION, BARREL ROOM AND RESTAURANT WITH PARKING

Related cases filed in conjunction with this application:

31444 M2

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

If yes, provide Case No(s). TENTATIVE MAP 31444 M2 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

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

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

Is water service available at the project site: Yes  No

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

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

Is sewer service available at the site? Yes  No  (4-15-15)

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: NO CUT



**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards 12,000

Does the project need to import or export dirt? Yes  No

Import 12,000 Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export? ONSITE

What is the anticipated route of travel for transport of the soil material?  
FROM LOT 13-15 TO LOT 3

How many anticipated truckloads? IT IS DONE BY SCRAPERS 750 truck loads.  
IN ONE WEEK

What is the square footage of usable pad area? (area excluding all slopes) 192,462 sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes  No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes  No

Does the project area exceed one acre in area? Yes  No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River                       Santa Margarita River                       Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 8/28/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CUP 03706 For

Company or Individual's Name Planning Department

Distance buffered 1200'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

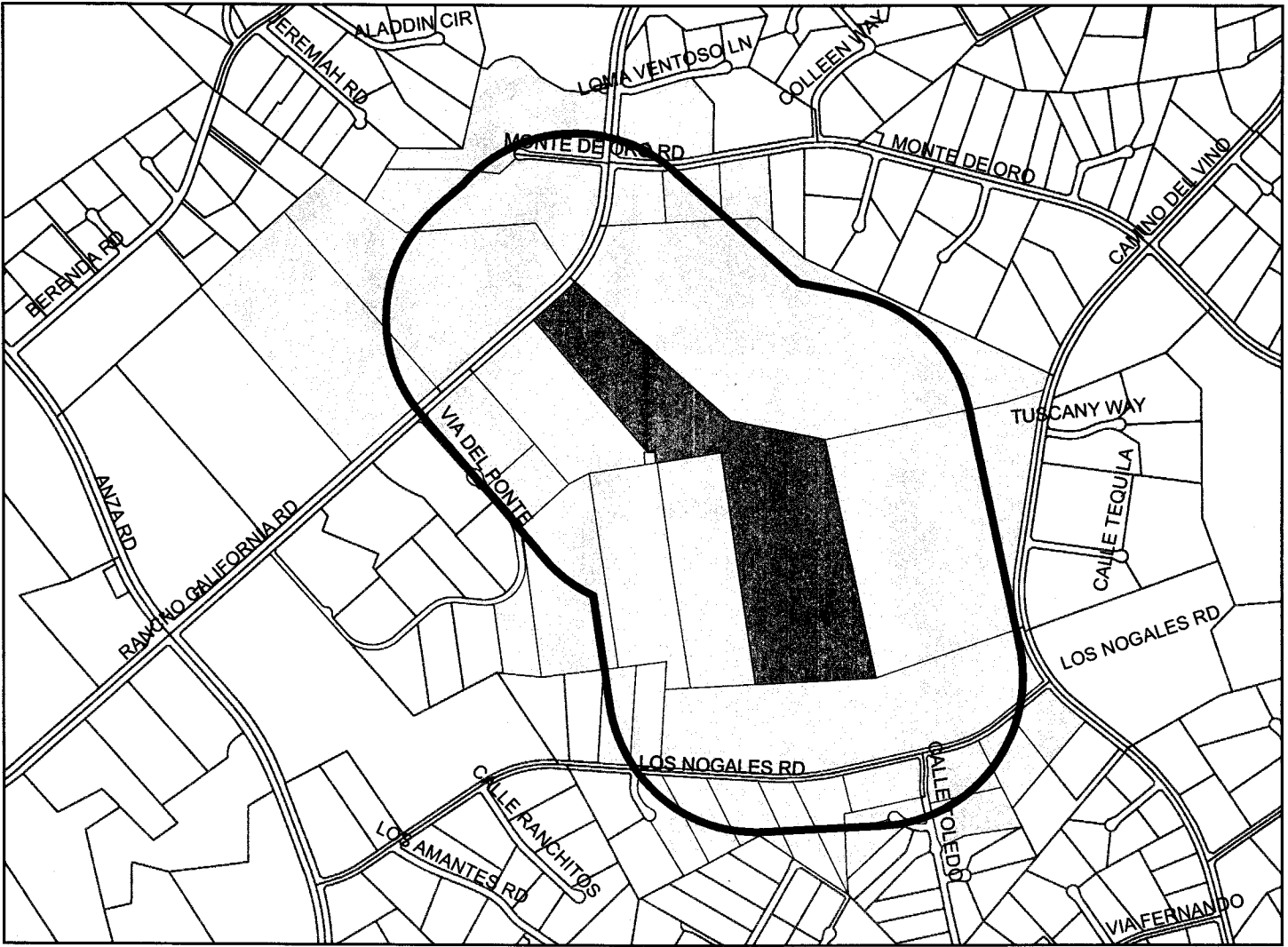
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*X Phayvannh N  
Checked ✓  
valid until  
Feb 8, 2016*

**CUP03706 (1200 feet buffer)**



**Selected Parcels**

942-180-005 927-480-005 942-190-010 942-190-011 927-460-012 927-470-006 927-470-007 927-470-010 942-230-009 927-460-011  
 942-220-004 942-220-005 942-220-006 942-210-003 942-210-004 942-220-001 942-230-018 927-450-002 942-090-016 927-460-019  
 927-460-001 927-480-006 927-470-009 927-460-002 942-220-003 942-170-013 927-460-005 942-230-017 942-220-002 927-470-008  
 942-180-002 942-240-004 942-190-009 942-230-008 927-470-013



1,400 700 0 1,400 Feet

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

ASMT: 927450002, APN: 927450002  
HEAVENSTONE CORP  
17800 CASTLETON DR NO 300  
CITY OF INDUSTRY CA 91748

ASMT: 927470006, APN: 927470006  
D LORENZ  
33580 PLOWSHARE RD  
WILDOMAR CA 92595

ASMT: 927460001, APN: 927460001  
MARCIA SMALLEY, ETAL  
7 EDGEWATER  
IRVINE CA 92604

ASMT: 927470007, APN: 927470007  
JANET WILLMS, ETAL  
35401 LOS NOGALES  
TEMECULA, CA. 92590

ASMT: 927460002, APN: 927460002  
MARY FRY  
40605 CAMINO DEL VINO  
TEMECULA CA 92592

ASMT: 927470008, APN: 927470008  
DEV CO, ETAL  
4170 MORENA BLV NO E  
SAN DIEGO CA 92117

ASMT: 927460005, APN: 927460005  
PAMELA DUFFY  
40600 CALLE TOLEDO  
TEMECULA, CA. 92592

ASMT: 927470009, APN: 927470009  
JUAN MEZA, ETAL  
35525 LOS NOGALES  
TEMECULA, CA. 92592

ASMT: 927460011, APN: 927460011  
HELEN CASTILLO, ETAL  
35410 CALLE CHICO  
TEMECULA, CA. 92592

ASMT: 927470010, APN: 927470010  
MIMI CHANG, ETAL  
33181 EMBASSY AVE  
TEMECULA CA 92592

ASMT: 927460012, APN: 927460012  
CHI LEE, ETAL  
13032 HART PL  
CERRITOS CA 90703

ASMT: 927470013, APN: 927470013  
ZARIK MENASSIAN  
1615 MINES AVE  
MONTEBELLO CA 90640

ASMT: 927460019, APN: 927460019  
SANDRA KESHMIRI, ETAL  
40644 CALLE TOLEDO  
TEMECULA, CA. 92592

ASMT: 927480005, APN: 927480005  
JERI COTA, ETAL  
35280 LOS NOGALES RD  
TEMECULA, CA. 92592



ASMT: 927480006, APN: 927480006  
MARIAN HAWKEY  
1534 COUNTRY CLUB DR  
ESCONDIDO CA 92029

ASMT: 942090016, APN: 942090016  
LAURA PAULK, ETAL  
23445 CARANCHO RD  
TEMECULA CA 92590

ASMT: 942170013, APN: 942170013  
OGB PARTNERS  
C/O KEN ZIGNORSKY  
35850 RANCHO CALIF RD  
TEMECULA CA 92591

ASMT: 942180005, APN: 942180005  
AMERICAN ASIA HOLDINGS  
C/O YEN JU SHIAU  
3350 BIRCH NO 140  
BREA CA 92821

ASMT: 942190009, APN: 942190009  
SOUTHERN CALIFORNIA EDISON CO  
14799 CHESTNUT ST  
WESTMINSTER CA 92683

ASMT: 942190011, APN: 942190011  
LANFLISI II, ETAL  
SOUTH TOWER NO 2011  
2170 CENTURY PARK E  
LOS ANGELES CA 90067

ASMT: 942220001, APN: 942220001  
GRAPEROAD  
C/O REI MANAGEMENT CO  
30343 CANWOOD ST STE 206  
AGOURA HILLS CA 91301

ASMT: 942220003, APN: 942220003  
MICHAEL MCMILLAN  
P O BOX 35  
TEMECULA CA 92593

ASMT: 942220006, APN: 942220006  
PATRICIA MCMILLAN, ETAL  
29379 RCH CALIFORNIA 201  
TEMECULA CA 92591

ASMT: 942230008, APN: 942230008  
WIENS CELLARS  
35055 VIA DEL PONTE  
TEMECULA, CA. 92592

ASMT: 942230009, APN: 942230009  
MERI ROSA PRYCE, ETAL  
38589 HILLSIDE TRAIL DR  
MURRIETA CA 92562

ASMT: 942230017, APN: 942230017  
LULU MAZENOD, ETAL  
28910 INDIAN VALLEY RD  
RCH PALOS VERDES CA 90275

ASMT: 942230018, APN: 942230018  
GRAPEROAD  
C/O REI MANAGEMENT CO  
31416 AGOURA RD STE 210  
WESTLAKE VILLAGE CA 91361

ASMT: 942240004, APN: 942240004  
LASSALETTE ENTERPRISES, ETAL  
C/O GARY MCMILLIAM  
29379 RANCHO CALIF RD 201  
TEMECULA CA 92591

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Use Avery<sup>®</sup> Template 5160<sup>®</sup>

Feed Paper

Bend along line to  
expose Pop-up Edge<sup>™</sup>

 **AVERY<sup>®</sup> 5160<sup>®</sup>**

RCHA (Rancho California Horseman  
Association)  
P.O. Box 1622  
Temecula CA 92593

ATTN: Elizabeth Lovested  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

ATTN: Patrick Richardson, Director of  
Planning & Development  
City of Temecula  
41000 Main St.  
Temecula, CA 92590

Lorraine F. Harrington  
35820 Pauba Rd.  
Temecula CA 92592

ATTN: Planning Manager  
Planning Department, City of Temecula  
43200 Business Park Dr.  
P.O. Box 9033  
Perris, CA 92570

Temecula Winegrowers Association  
P.O. Box 1601  
Temecula, CA 92593

Carey Algaze, Planning Manager  
Pacifica Companies  
1775 Hancock Street, Suite #200  
San Diego, CA 92110

Southern California Association of  
Governments  
818 W 7th St, 12th Floor  
Los Angeles, CA 90017

Attn: Maroun El-Hage  
Eastern Municipal Water District  
P.O. Box 8300  
Perris, CA 92572-8300

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

Attn: Anna Hoover, Cultural Resources  
Committee, Pechanga Band of Luiseno  
Mission Indians  
P.O. Box 2183  
Temecula, CA 92593

Southern California Association of  
Governments  
818 W. 7<sup>th</sup> St, 12<sup>th</sup> Floor  
Los Angeles, CA 90017

California Regional Water Board  
2375 Northside Drive, Suite 100  
San Diego, CA 92105

Palomar Observatory  
P.O. Box 2000  
Palomar Mountain, CA 92060

Marty J. Nicholson, Esq.  
TYLER & BURSCH, LLP  
24910 Las Brisas Road, Suite 110  
Murrieta, California 92562

Department of Toxic Substances  
Control  
1001 I Street  
P.O. Box 806  
Sacramento, CA 95812

South Coast Air Quality Management  
District  
21865 E. Copley Dr.  
Diamond Bar, CA 91765

Rancho California Water District  
42135 Winchester Rd.  
Temecula, CA 92590

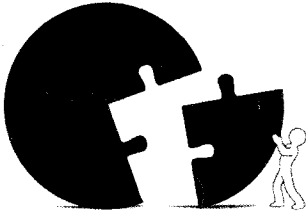
ATTN: Steve Converse  
Graperoad LLC  
30343 Canwood St. #206  
Agoura Hills, CA 91301

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Director

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

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

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

Conditional Use Permit No. 3706

Project Title/Case Numbers

Phayvanh Nanthavongdouangsy

951-955-6573

County Contact Person

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Graperoad, LLC

30343 Canwood St #206

Project Applicant

Address

Southeasterly of Rancho California Road, westerly of Camion Del Vino and southerly of Monte De Oro.

Project Location

Conditional Use Permit No. 3706 proposes a Class V Winery as permitted under the Wine Country-Winery (WC-W) Zone. The Class V Winery will include a winery and a restaurant. The winery will operate out of a 6,613 SF building for wine tasting, retail wine sales, and gift sales and a 4,577 SF building for wine production and barrel storage with an outdoor crush pad. The restaurant will operate out of a 9,468 SF building with associated porch/terrace, outdoor dining area, 4,300 SF swimming pool area with pool facilities and cabins. The project site includes 296 parking spaces and fenced delivery yard. Normal business function associated with the winery includes wine tasting, wine tours, wine club activities, and winegrowers trade association events. An occasional party and corporate events may be held at the restaurant; however, no weddings or concert events are proposed with this conditional use permit. No special occasion facility is proposed with this project. Based on the Environmental Assessment No. 42712 evaluation, it was determined that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made or agreed to by the Project proponent. A Mitigation Negative Declaration was prepared.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.00 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration and earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Project Planner

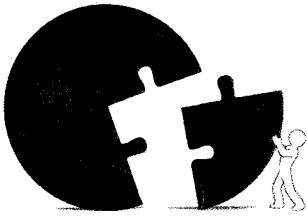
\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZEA42712 ZCFG06099.

FOR COUNTY CLERK'S USE ONLY



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Director

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: CUP03706

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment No. 42724 and Conditions of Approval)

**COMPLETED/REVIEWED BY:**

By: Phayvanh Nanthavongdouangs Title: Planner IV Date: \_\_\_\_\_

Applicant/Project Sponsor: Graperoad LLC Date Submitted: July 15, 2014

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: Phayvanh Nanthavongdouangsy Date: \_\_\_\_\_

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

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Phavyanh Nanthavongdouangsy at 951-955-6573.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\CUP03706\DH-PC-BOS Hearings\BOS\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42724 ZCFG06112

**FOR COUNTY CLERK'S USE ONLY**



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1407392

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: GRAPE ROAD LLC \$50.00  
paid by: CK 3822  
paid towards: CFG06099 CALIF FISH & GAME: DOC FEE  
EA42712  
at parcel #: 35601 RANCHO CALIFORNIA RD TEM  
appl type: CFG3

By \_\_\_\_\_ Jul 15, 2014 14:19  
BNTHOMAR posting date Jul 15, 2014

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1510667

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: GRAPE ROAD LLC \$2,210.00  
paid by: AE 293779  
paid towards: CFG06099 CALIF FISH & GAME - NEG DECL  
EA42712  
at parcel #: 35601 RANCHO CALIFORNIA RD TEM  
appl type: CFG1

By \_\_\_\_\_ Sep 23, 2015 09:13  
MGARDNER posting date Sep 23, 2015

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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

Additional info at [www.rctlma.org](http://www.rctlma.org)



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

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

September 11, 2015

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

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

RE: NOTICE OF PUBLIC HEARING: CUP 3706 (FTA 2015-04) EA

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Wednesday, September 16, 2015.**

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

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

16-2

**Gil, Cecilia**

---

**From:** PEC Legals Master <legalsmaster@pe.com>  
**Sent:** Friday, September 11, 2015 9:25 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: CUP 3706 FTA 2015-04

Received for publication on Sept. 16. Proof with cost to follow.

Thank you!

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)

**Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. \*\*Additional days required for larger ad sizes\*\***

**\*\*Employees of The Press-Enterprise are not able to give legal advice of any kind\*\***

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**From:** Gil, Cecilia <[CCGIL@rcbos.org](mailto:CCGIL@rcbos.org)>  
**Sent:** Friday, September 11, 2015 8:33 AM  
**To:** PEC Legals Master  
**Subject:** FOR PUBLICATION: CUP 3706 FTA 2015-04

Good morning! Attached is a Notice of Public Hearing, for publication on Wednesday, Sept. 16, 2015. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant  
Clerk of the Board  
951-955-8464  
MS# 1010

## **CERTIFICATE OF POSTING**

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on September 11, 2015, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

CUP 3706 (FTA 2015-04)

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** October 6, 2015 @ 10:30 A.M.

SIGNATURE: Cecilia Gil      DATE: September 11, 2015  
Cecilia Gil

**Gil, Cecilia**

---

**From:** Meyer, Mary Ann <MaMeyer@asrckrec.com>  
**Sent:** Friday, September 11, 2015 8:58 AM  
**To:** Gil, Cecilia; Buie, Tammie; Kennemer, Bonnie  
**Subject:** RE: FOR POSTING: CUP 3706 FTA 2015-04

Received and will be posted

---

**From:** Gil, Cecilia [<mailto:CCGIL@rcbos.org>]  
**Sent:** Friday, September 11, 2015 8:35 AM  
**To:** Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** FOR POSTING: CUP 3706 FTA 2015-04

Good morning! Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

*Cecilia Gil*  
Board Assistant  
Clerk of the Board  
951-955-8464  
MS# 1010

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK CONDITIONAL USE PERMIT IN THE RANCHO CALIFORNIA – SOUTHWEST AREA, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, October 6, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Graperoad LLC – Steve Converse, on **Conditional Use Permit No. 3706 (FTA 2015-04)**, which proposes to establish a Class V Winery, which will include a winery and restaurant with a swimming pool area, and will operate out a 6,613 sq. ft. building for wine tasting, gift sales and retail wine sales, a 4,577 sq. ft. building for wine production and barrel storage with an outdoor crush pad; a restaurant out of a 9,468 sq. ft. building with associated porch/terrace, outdoor dining area, 4,300 sq. ft. swimming pool area with pool facilities and cabins and will include 296 parking spaces and fenced delivery yard (the “project”). Normal business function associated with the winery includes wine tasting, wine tours, wine club activities and winegrowers trade association events. An occasional party and corporate events may be held at the restaurant however, no weddings or concert events are proposed with this conditional use permit. The project is located southeasterly of Rancho California Road, westerly of Camino Del Vino, and southerly of Monte de Oro Road in the Rancho California Zoning Area – Southwest Area Plan, Third Supervisorial District.

The Planning Department recommends that the Board of Supervisors approve the project and adopt the **Mitigated Negative Declaration for Environmental Assessment No. 42712.**

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PHAYVAN NANTHAVONGDOUANGSY, PROJECT PLANNER, AT (951) 955-6573 OR EMAIL [PNANTHAV@rctlma.org](mailto:PNANTHAV@rctlma.org).

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

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

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

Dated: September 11, 2015

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

## **CERTIFICATE OF MAILING**

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

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I  
am not a party to the within action or proceeding; that on September 11, 2015, I mailed  
a copy of the following document:

## **NOTICE OF PUBLIC HEARING**

CUP 3706 (FTA 2015-04)

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

**Board Agenda Date:** October 6, 2015 @ 10:30 AM

SIGNATURE: *Cecilia Gil*      DATE: September 11, 2015  
Cecilia Gil



PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/28/2015

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CUP 03706 For

Company or Individual's Name Planning Department

Distance buffered 1200'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

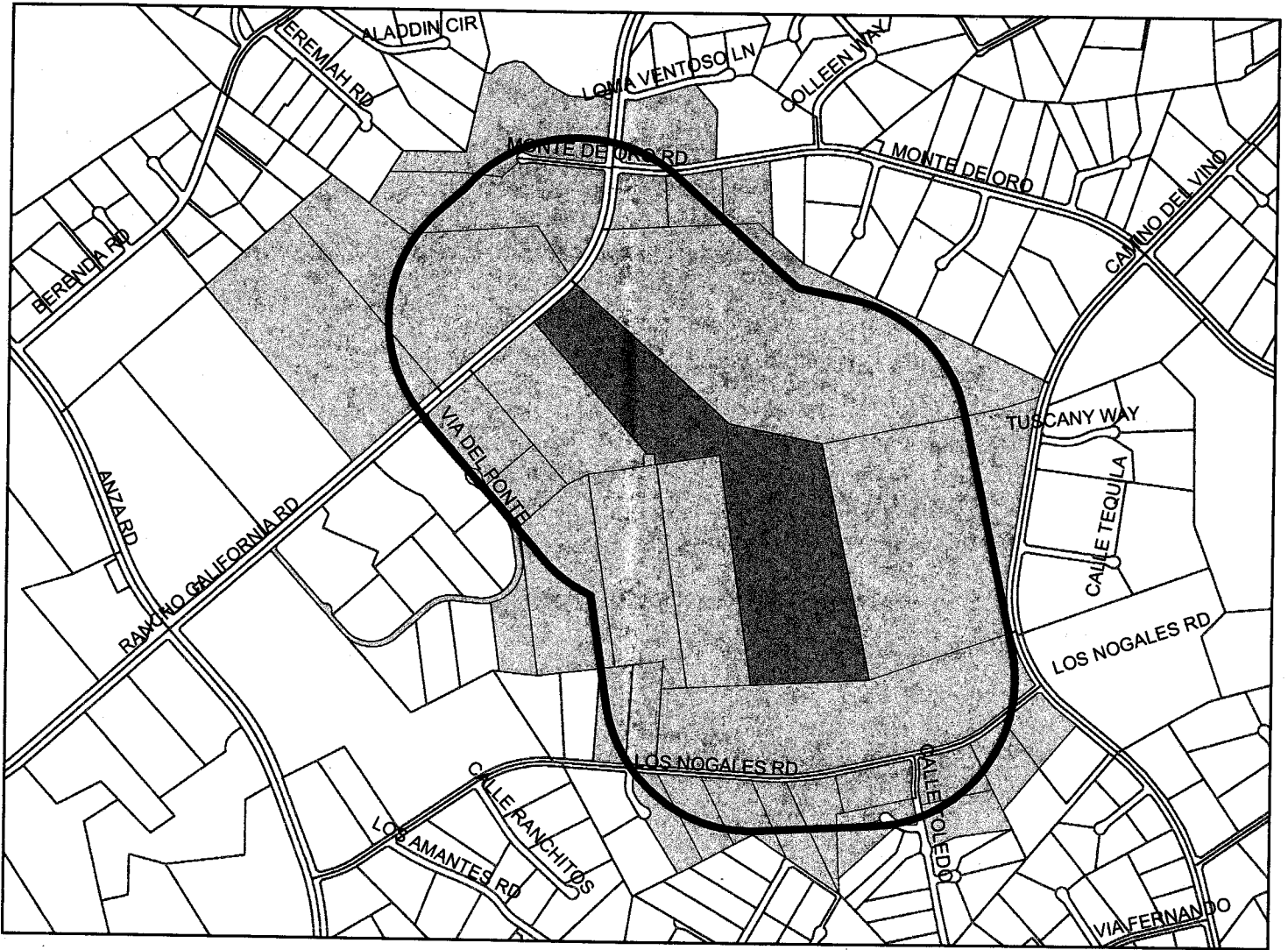
Riverside, Ca. 92502

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

5012 2EB 10 6W 5: 10  
SERIALS ACQUISITION  
FBI - RIVERSIDE

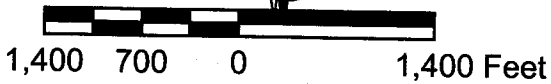
X Phay *Phay* N  
checked ✓  
valid until  
Feb 8, 2016

**CUP03706 (1200 feet buffer)**




**Selected Parcels**

942-180-005	927-480-005	942-190-010	942-190-011	927-460-012	927-470-006	927-470-007	927-470-010	942-230-009	927-460-011
942-220-004	942-220-005	942-220-006	942-210-003	942-210-004	942-220-001	942-230-018	927-450-002	942-090-016	927-460-019
927-460-001	927-480-006	927-470-009	927-460-002	942-220-003	942-170-013	927-460-005	942-230-017	942-220-002	927-470-008
942-180-002	942-240-004	942-190-009	942-230-008	927-470-013					



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

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RCHA (Rancho California Horseman  
Association)  
P.O. Box 1622  
Temecula CA 92593

ATTN: Elizabeth Lovested  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

ATTN: Patrick Richardson, Director of  
Planning & Development  
City of Temecula  
41000 Main St.  
Temecula, CA 92590

Lorraine F. Harrington  
35820 Pauba Rd.  
Temecula CA 92592

ATTN: Planning Manager  
Planning Department, City of Temecula  
43200 Business Park Dr.  
P.O. Box 9033  
Perris, CA 92570

Temecula Winegrowers Association  
P.O. Box 1601  
Temecula, CA 92593

Carey Algaze, Planning Manager  
Pacifica Companies  
1775 Hancock Street, Suite #200  
San Diego, CA 92110

Southern California Association of  
Governments  
818 W 7th St, 12th Floor  
Los Angeles, CA 90017

Attn: Maroun El-Hage  
Eastern Municipal Water District  
P.O. Box 8300  
Perris, CA 92572-8300

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

Attn: Anna Hoover ,Cultural Resources  
Committee, Pechanga Band of Luiseno  
Mission Indians  
P.O. Box 2183  
Temecula ,CA 92593

Southern California Association of  
Governments  
818 W. 7<sup>th</sup> St, 12<sup>th</sup> Floor  
Los Angeles, CA 90017

California Regional Water Board  
2375 Northside Drive, Suite 100  
San Diego, CA 92105

Palomar Observatory  
P.O. Box 2000  
Palomar Mountain, CA 92060

Marty J. Nicholson, Esq.  
TYLER & BURSCH, LLP  
24910 Las Brisas Road, Suite 110  
Murrieta, California 92562

Department of Toxic Substances  
Control  
1001 I Street  
P.O. Box 806  
Sacramento, CA 95812

South Coast Air Quality Management  
District  
21865 E. Copley Dr.  
Diamond Bar, CA 91765

Rancho California Water District  
42135 Winchester Rd.  
Temecula, CA 92590

ATTN: Steve Converse  
Graperoad LLC  
30343 Canwood St. #206  
Agoura Hills, CA 91301

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CUP 3706 (47)

ASMT: 927450002, APN: 927450002  
HEAVENSTONE CORP  
17800 CASTLETON DR NO 300  
CITY OF INDUSTRY CA 91748

ASMT: 927470006, APN: 927470006  
D LORENZ  
33580 PLOWSHARE RD  
WILDOMAR CA 92595

ASMT: 927460001, APN: 927460001  
MARCIA SMALLEY, ETAL  
7 EDGEWATER  
IRVINE CA 92604

ASMT: 927470007, APN: 927470007  
JANET WILLMS, ETAL  
35401 LOS NOGALES  
TEMECULA, CA. 92590

ASMT: 927460002, APN: 927460002  
MARY FRY  
40605 CAMINO DEL VINO  
TEMECULA CA 92592

ASMT: 927470008, APN: 927470008  
DEV CO, ETAL  
4170 MORENA BLV NO E  
SAN DIEGO CA 92117

ASMT: 927460005, APN: 927460005  
PAMELA DUFFY  
40600 CALLE TOLEDO  
TEMECULA, CA. 92592

ASMT: 927470009, APN: 927470009  
JUAN MEZA, ETAL  
35525 LOS NOGALES  
TEMECULA, CA. 92592

ASMT: 927460011, APN: 927460011  
HELEN CASTILLO, ETAL  
35410 CALLE CHICO  
TEMECULA, CA. 92592

ASMT: 927470010, APN: 927470010  
MIMI CHANG, ETAL  
33181 EMBASSY AVE  
TEMECULA CA 92592

ASMT: 927460012, APN: 927460012  
CHI LEE, ETAL  
13032 HART PL  
CERRITOS CA 90703

ASMT: 927470013, APN: 927470013  
ZARIK MENASSIAN  
1615 MINES AVE  
MONTEBELLO CA 90640

ASMT: 927460019, APN: 927460019  
SANDRA KESHMIRI, ETAL  
40644 CALLE TOLEDO  
TEMECULA, CA. 92592

ASMT: 927480005, APN: 927480005  
JERI COTA, ETAL  
35280 LOS NOGALES RD  
TEMECULA, CA. 92592



ASMT: 927480006, APN: 927480006  
MARIAN HAWKEY  
1534 COUNTRY CLUB DR  
ESCONDIDO CA 92029

ASMT: 942220003, APN: 942220003  
MICHAEL MCMILLAN  
P O BOX 35  
TEMECULA CA 92593

ASMT: 942090016, APN: 942090016  
LAURA PAULK, ETAL  
23445 CARANCHO RD  
TEMECULA CA 92590

ASMT: 942220006, APN: 942220006  
PATRICIA MCMILLAN, ETAL  
29379 RCH CALIFORNIA 201  
TEMECULA CA 92591

ASMT: 942170013, APN: 942170013  
OGB PARTNERS  
C/O KEN ZIGNORSKY  
35850 RANCHO CALIF RD  
TEMECULA CA 92591

ASMT: 942230008, APN: 942230008  
WIENS CELLARS  
35055 VIA DEL PONTE  
TEMECULA, CA. 92592

ASMT: 942180005, APN: 942180005  
AMERICAN ASIA HOLDINGS  
C/O YEN JU SHIAU  
3350 BIRCH NO 140  
BREA CA 92821

ASMT: 942230009, APN: 942230009  
MERI ROSA PRYCE, ETAL  
38589 HILLSIDE TRAIL DR  
MURRIETA CA 92562

ASMT: 942190009, APN: 942190009  
SOUTHERN CALIFORNIA EDISON CO  
14799 CHESTNUT ST  
WESTMINSTER CA 92683

ASMT: 942230017, APN: 942230017  
LULU MAZENOD, ETAL  
28910 INDIAN VALLEY RD  
RCH PALOS VERDES CA 90275

ASMT: 942190011, APN: 942190011  
LANFLISI II, ETAL  
SOUTH TOWER NO 2011  
2170 CENTURY PARK E  
LOS ANGELES CA 90067

ASMT: 942230018, APN: 942230018  
GRAPEROAD  
C/O REI MANAGEMENT CO  
31416 AGOURA RD STE 210  
WESTLAKE VILLAGE CA 91361

ASMT: 942220001, APN: 942220001  
GRAPEROAD  
C/O REI MANAGEMENT CO  
30343 CANWOOD ST STE 206  
AGOURA HILLS CA 91301

ASMT: 942240004, APN: 942240004  
LASSALETTE ENTERPRISES, ETAL  
C/O GARY MCMILLIAM  
29379 RANCHO CALIF RD 201  
TEMECULA CA 92591

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** STEVE CONVERSE

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone #:** 626-319-7771

**Date:** 10-6-15 **Agenda #** 16-2

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

**Support**       **Oppose**       **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

**Support**       **Oppose**       **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

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EMAIL [billinginquiry@pe.com](mailto:billinginquiry@pe.com)

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Invoice text: PH: CUP 3706 (FTA 2015-04) EA

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*Planning  
16-2 of 10/06/15  
CUP 3706*

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Pasadena, CA 91199-1555



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Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: PH: CUP 3706 (FTA 2015-04) EA

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/16/2015

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Sep 16, 2015

At: Riverside, California



BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
P.O. BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0010090089-01

P.O. Number:

## Ad Copy:

### NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK CONDITIONAL USE PERMIT IN THE RANCHO CALIFORNIA - SOUTHWEST AREA, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, October 6, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Graperoad LLC - Steve Converse, on **Conditional Use Permit No. 3706 (FTA 2015-04)**, which proposes to establish a Class V Winery, which will include a winery and restaurant with a swimming pool area, and will operate out a 6,613 sq. ft. building for wine tasting, gift sales and retail wine sales; a 4,577 sq. ft. building for wine production and barrel storage with an outdoor crush pad; a restaurant out of a 9,468 sq. ft. building with associated porch/terrace, outdoor dining area, 4,300 sq. ft. swimming pool area with pool facilities and cabins and will include 296 parking spaces and fenced delivery yard (the "project"). Normal business function associated with the winery includes wine tasting, wine tours, wine club activities and winegrowers trade association events. An occasional party and corporate events may be held at the restaurant however, no weddings or concert events are proposed with this conditional use permit. The project is located southeasterly of Rancho California Road, westerly of Camino Del Vino, and southerly of Monte de Oro Road in the Rancho California Zoning Area - Southwest Area Plan, Third Supervisorial District.

The Planning Department recommends that the Board of Supervisors approve the project and adopt the **Mitigated Negative Declaration for Environmental Assessment No. 42712.**

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PHAYVAN NANTHAVONGDOUANGSY, PROJECT PLANNER, AT (951) 955-6573 OR EMAIL PNANTHAV@rcplma.org.

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

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

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

Dated: September 11, 2015

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant 9/16

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK CONDITIONAL USE PERMIT IN THE RANCHO CALIFORNIA – SOUTHWEST AREA, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, October 6, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Graperoad LLC – Steve Converse, on **Conditional Use Permit No. 3706 (FTA 2015-04)**, which proposes to establish a Class V Winery, which will include a winery and restaurant with a swimming pool area, and will operate out a 6,613 sq. ft. building for wine tasting, gift sales and retail wine sales, a 4,577 sq. ft. building for wine production and barrel storage with an outdoor crush pad; a restaurant out of a 9,468 sq. ft. building with associated porch/terrace, outdoor dining area, 4,300 sq. ft. swimming pool area with pool facilities and cabins and will include 296 parking spaces and fenced delivery yard (the "project"). Normal business function associated with the winery includes wine tasting, wine tours, wine club activities and winegrowers trade association events. An occasional party and corporate events may be held at the restaurant however, no weddings or concert events are proposed with this conditional use permit. The project is located southeasterly of Rancho California Road, westerly of Camino Del Vino, and southerly of Monte de Oro Road in the Rancho California Zoning Area – Southwest Area Plan, Third Supervisorial District.

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PHAYVAN NANTHAVONGDOUANGSY, PROJECT PLANNER, AT (951) 955-6573 OR EMAIL [PNANTHAV@rctlma.org](mailto:PNANTHAV@rctlma.org).

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

Dated: September 11, 2015

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

16-2 of 10/06/15

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September 24, 2015

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Lemieux & O'Neill

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County of Riverside  
P.O. Box 1147  
Riverside CA 92502-1147

**Attn: Kecia Harper-Ihem**

**RE: CUP No. 3706 (FTA 2015-04)**

**Project Description: Class V Winery (Ponte)**

**Location: southeasterly of Rancho California Rd., westerly of Camino Del Vino,  
southerly of Monte de Oro Rd. - Temecula**

Thank you for the opportunity to review the above-referenced project. The subject project requires sewer service from EMWD. The detail of the proposed development requires a submittal to EMWD by the project proponent. Upon receipt of submittal, EMWD will review further and provide requirements for obtaining service(s) which include but not limited to:

1. Discuss potential candidacy for recycled water service
2. Review of the project within the context of existing infrastructure
3. Evaluation of the project's preliminary design and points of connections
4. Formal Application for Service detailing applicable fees and deposits to proceed with EMWD approved service connections.

To begin the submittal process the project proponent may contact EMWD's New Business Development Department at:

Eastern Municipal Water District  
New Business Development  
2270 Trumble Rd  
Perris CA 92570  
(951) 928-3777 Extension 2081

Again, EMWD appreciates the opportunity to comment on this project.

Sincerely,

Elena Navarre  
Administrative Assistant  
New Business Development  
Engineering Department

**Mailing Address:** Post Office Box 8300 Perris, CA 92572-8300 Telephone: (951) 928-3777 Fax: (951) 928-6177  
**Location:** 2270 Trumble Road Perris, CA 92570 Internet: [www.emwd.org](http://www.emwd.org)

10/6/15 116-2  
2015-9-129092