

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS DATE: 3/3/16

Departmental Concurrence

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

903B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
 March 1, 2016

**SUBJECT:** FAST TRACK 2014-04, CHANGE OF ZONE NO. 7845, CONDITIONAL USE PERMIT NO. 3707, ADOPT ORDINANCE NO. 348.4825, NOISE ORDINANCE EXCEPTION NO. 8, VARIANCE NO. 1898, AGRICULTURAL CASE NO. 1047 and 1048 - Intent to adopt a Mitigated Negative Declaration – Applicant: Louidar, LLC – Third Supervisorial District – Rancho California Area – Southwest Area Plan: Agriculture: Agriculture (AG:AG) – 409.2 Gross Acres – Location: Northerly of Rancho California Road, Westerly of Calle Contenido, easterly of La Serena Way - Zoning: C/V and C/V-10 – REQUEST: The Change of Zone and associated Ordinance No. 348.4825 proposes to change the zoning on 318.8 acres of the site from Citrus Vineyard (C/V) to Wine Country – Winery (WC-W). The Conditional Use Permit proposes a 90.4 acre Class VI Winery that will include a hotel, spa, winery, tasting room, restaurant, wedding pavilion, retail uses, detached cottages and villas, event center, and amphitheater. Agricultural Case No. 1047 proposes to remove 16.60 acres from Rancho California Agricultural Preserve No. 4. Agricultural Case No. 1048 proposes to restore 3.25 acres to Rancho California Agricultural Preserve No. 4. (continued on next page)

*Steve Weiss*

Steve Weiss, AICP  
 Planning Director

(Continued on next page)

*Juan C. Perez*

Juan C. Perez  
 TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

**SOURCE OF FUNDS:** \_\_\_\_\_  
 Budget Adjustment: \_\_\_\_\_  
 For Fiscal Year: \_\_\_\_\_

**C.E.O. RECOMMENDATION:** APPROVE  
 BY: *Tina Grande*  
 Tina Grande  
 County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4825 is adopted with waiver of the reading.

Ayes: Jeffries, Ashley and Benoit  
 Nays: None  
 Absent: Tavaglione  
 Abstain: Washington  
 Date: April 5, 2016  
 xc: Planning, Co.Co., MC, COB, Recorder

Kecia Harper-Ihem  
 Clerk of the Board

By: *Kecia Harper-Ihem*  
 Deputy

Prev. Agn. Ref.: \_\_\_\_\_ District:3 \_\_\_\_\_ Agenda Number: \_\_\_\_\_

16-1

- A-30
- Positions Added
- 4/5 Vote
- Change Order

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: FAST TRACK 2014-04, CHANGE OF ZONE NO. 7845, CONDITIONAL USE PERMIT NO.  
3707, ADOPT ORDINANCE NO. 348.4825, NOISE ORDINANCE EXCEPTION NO. 8, VARIANCE  
NO. 1898, AGRICULTURAL CASE NO. 1047 and 1048**

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**PAGE:** Page 2 of 5

**REQUEST (continued from previous page):** The **Noise Ordinance Exception** proposes to grant an exception to the noise requirements of the County regarding the amphitheater. The **Variance** proposes to exceed the height development standard outlined in Ordinance No. 348 Section 14.93 for an architectural feature. 100% Deposit Based Funds (DBF).

**RECOMMENDED MOTIONS:** That the Board of Supervisors:

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42718**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE CHANGE OF ZONE NO. 7845** amending the zoning classification of the subject property from Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) to Wine Country – Winery (WC-W), as illustrated on Exhibit No. 2 and based upon the findings and conclusions set forth in the staff report; and,

**ADOPT ORDINANCE NO. 348.4825** amending the zoning in the Rancho California Area shown on Map No. 2.2388 Change of Zone No. 7845, attached hereto and incorporated herein by reference; and,

**ADOPT RESOLUTION NO. 2016-071** approving Agricultural Preserve Case No. 1047, issuing a Certificate of Tentative Cancellation and diminishing Rancho California Agricultural Preserve No. 4, Map No. 1047; and,

**TENTATIVELY APPROVE AGRICULTURAL PRESERVE CASE NO. 1047**, a proposal to diminish Rancho California Agricultural Preserve No. 4, Map No. 1047 and cancel a land conservation Contract as depicted on Map No. 1047 subject to the conditions in Resolution No. 2016-17; and,

**ADOPT RESOLUTION NO. 2016-072** restoring 3.25 acres to the Rancho California Agricultural Preserve No. 4, Map No. 1048; and,

**APPROVE AGRICULTURAL PRESERVE CASE NO. 1048**, to restore 3.25 acres to Rancho California Agricultural Preserve No. 4, Map No. 1048 based on the findings and conclusions in Resolution No. 2016-072; and,

**APPROVE and AUTHORIZE** the Chairman of the Board of Supervisors to execute the attached land conservation contract for the real property located within the Rancho California Agricultural Preserve No. 4, Map No. 1048, as shown on Rancho California Agricultural Preserve No. 4 Map No. 1048; and,

**DIRECT** the Clerk of the Board to record the land conservation contract with the County Recorder and transmit copies thereof to the Riverside County Planning Department, the Director of Conservation, State of California, and the Office of the Assessor of Riverside County; and,

**APPROVE NOISE ORDINANCE EXCEPTION NO. 8**, as per Section 7 of Ordinance No. 847, requesting exception from the standards in Sections 4 and 6 (GENERAL SOUND LEVEL STANDARDS and SPECIAL SOUND SOURCES STANDARDS) based upon the findings and conclusions set forth in the staff report; and,

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**APPROVE VARIANCE NO. 1898**, permitting a 124 foot tower architectural feature on the winery building, based upon the findings and conclusions set forth in the staff report; and,

**APPROVE CONDITIONAL USE PERMIT NO. 3707**, subject to the attached conditions of approval, and based upon the findings and conclusions set forth in the staff report.

**BACKGROUND:**

Mount Palomar Winery is an existing winery approved under Plot Plan No. 03243 in 1977 for a winery sales room and restroom buildings. An additional retail space, storage, and other additions were approved in 1989 under a substantial conformance approval. All permitted buildings were constructed. The property also has another approved Plot Plan, PP23343 approved in 2010, for a project similar in scale and scope to what is being proposed with this Form 11, however nothing was constructed.

Conditional Use Permit No. 3707 proposes to develop a 90.4-acre Class VI Winery to include a Wine Country Resort with a hotel, detached cottages and villas, spa and fitness club, winery, wine tasting room, restaurant, special occasion facility for weddings (including a chapel for weddings only), retail and gift sales, event center, and an amphitheater with a limit of 52 concerts a year. Known as the Mount Palomar Winery, the site is located within the Southwest Area Plan (SWAP) portion of unincorporated Riverside County, California. The formal main entry to the winery will be relocated approximately 320 feet southwest from the original location (to be vacated) and will provide access for guests to the hotel, restaurant, winery, and amphitheater. The project's service road will be constructed along the eastern boundary in order to provide delivery of supply goods and services to the hotel, spa, and event areas.

The project proposes an outdoor amphitheater with amplified music. Ordinance No. 348 does not permit outdoor amplified sounds in the Wine Country-Winery zoning classification unless a Noise Ordinance Exception is approved. The applicant has submitted a noise study that includes many project design features, and operational mitigation measures that will assure the noise from the use will comply with the Wine Country Community Plan requirements regarding noise levels.

More specifically, conditions of approval (which include the mitigation measures) have been added regarding the design and operation of the amphitheater ensuring that continual active monitoring of noise volume is monitored by the amphitheater staff to assure compliance with appropriate noise levels (COA's 10.Planning.41, 42, 43, 44, and 90.Planning.31). These mitigations/conditions were taken from the noise study. These include a requirement for a decibel meter device in the sound board room of the amphitheater and requirements for the staff to continually monitor and adjust the volume of the events to comply with the noise requirements. Environmental Health monitor of 5 concerts during the first year to assure the details provided in the noise study are accurate. Additionally, the Environmental Impact Report No. 524 for the Wine Country Community Plan requires several conditions of approval be added regarding outdoor events. Such conditions have been added to the project (COA's 10.Planning.41, 42, 43, 44, and 90.Planning.31). In addition, all events in the amphitheater are required to end by 10pm. This is required by Ordinance and by Condition of approval.

As a point of clarification, condition of approval 10.Planning.40 has been added to the project to explain that the Noise Ordinance Exception is for the amphitheater use and its amplified sound. The exception does not apply to the rest of the project site. The exception will not permit outdoor amplified sound for conventions, weddings, banquets or any other use outside the amphitheater.

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There is no limit proposed on the number of weddings because the project site (the wedding area of the project site) is isolated from any sensitive uses. No noise conflict is anticipated; particularly with the restriction on outdoor amplified sound for weddings.

The project is currently within the Rancho California Agricultural Preserve No. 4 ("Preserve"). The hotel and resort are not allowed to be within the Preserve. As a result, as part of the previously approved winery, land where the hotel and resort were to be located was removed from the Preserve. However, the previous winery was never constructed on the site.<sup>1</sup> The applicant is now proposing a different design for the winery. This new use requires modifications to the Preserve's boundary to ensure only compatible uses are within the Preserve.

AG01047 proposes to diminish the Rancho California Agricultural Preserve No. 4 by removing 16.60 acres from it. This diminishment is needed to accommodate non-agricultural uses related to the proposed expansion of the winery/resort.

On August 27, 2015, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered the application to diminish Rancho California Agricultural Preserve No. 4, Map No. 1047. CAPTAC recommended denial of the proposed application citing that the cancellation was not consistent with the provisions of the Agricultural Land Conservation Act of 1965; however, the Planning Department does not concur with CAPTAC's conclusion and is recommending APPROVAL of the diminishment of the agricultural preserve and cancellation of the land conservation contract based upon the conditions of approval, findings, and conclusions set forth in Resolution No. 2016-071. The further expansion of the Mount Palomar Winery will help ensure that the land will remain under cultivation by making grape growing a profitable enterprise. Therefore, the Planning Department considers this proposal the best use of the land.

Should the Board of Supervisors tentatively approve the proposed cancellation and diminishment, the applicant would be required to comply with the conditions of approval set forth in Resolution No. 2016-071 prior to the issuance of a Certificate of Final Cancellation as outlined in Government Code Section 51283.4.

AG01048 proposes to restore 3.25 acres to the Rancho California Agricultural Preserve No. 4 which were removed as a result of the approved Agricultural Case No. 1020. As part of Agricultural Case No. 1020, the applicant served Agricultural Case Non-Renewal No. 161 recorded 11-09-2010 (2010-0537879) for the Preserve's entire 38.27 acres. As a result of the notice of non-renewal, the land conservation contract on the 38.27 acres will expire automatically on January 1, 2020. However, in order to cancel the land conservation contract before that date, the land conservation contract was tentatively canceled on November 9, 2010 as part of Agricultural Case No. 1020. At this time, the applicant has not fulfilled the conditions on the tentative cancellation; therefore, the Certificate of Final Cancellation has not been issued by the County. With the proposed re-design of the project, the applicant is requesting that 3.25 acres of the 38.27 acres be put back into the Preserve, and keep the remaining 35.02 acres out of the Preserve. Agricultural Preserve Case No. 1048 will accomplish this by putting the 3.25 acres back into the Preserve as shown on the map entitled "Rancho California Agricultural Preserve No. 4 Map No. 1048." Additionally, since a notice of non-renewal was served on the entire 38.37 acres, it is necessary for the applicant and the County to enter into a new 10 year land conservation contract for the 3.25 acres. The 3.25 acres is

<sup>1</sup> PP03243 was approved in 1977 and constructed. It is not in the Ag Preserve. PP23343 approved in 2010 carved out a footprint for the new proposed winery complex, however, none of that plot plan was constructed.

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currently under cultivation and will remain under cultivation. The land conservation contract for the remaining 35.02 acres will continue until either January 1, 2020 or when the applicant obtains the Certificate of Final Cancellation, whichever is soonest.

Lastly the project features a variance for a 124 foot bell-tower-like structure on the winery. The tower is located within a small valley towards the middle of the property and will be slightly visible from Rancho California Road.

**Impact on Citizens and Businesses**

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

**ATTACHMENTS:**

- A. **STAFF REPORT**
- B. **ORDINANCE NO. 348.4825**
- C. **RESOLUTION No. 201 6-071 for Agricultural Case No. 1047**
- D. **RESOLUTION No. 201 6-072 for Agricultural Case No. 1048**
- E. **LAND CONSERVATION CONTRACT**



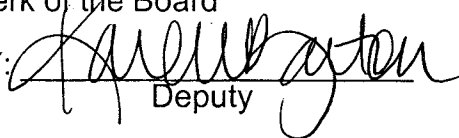
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STATE OF CALIFORNIA        )  
  )  
COUNTY OF RIVERSIDE        )        ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on April 5, 2016, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

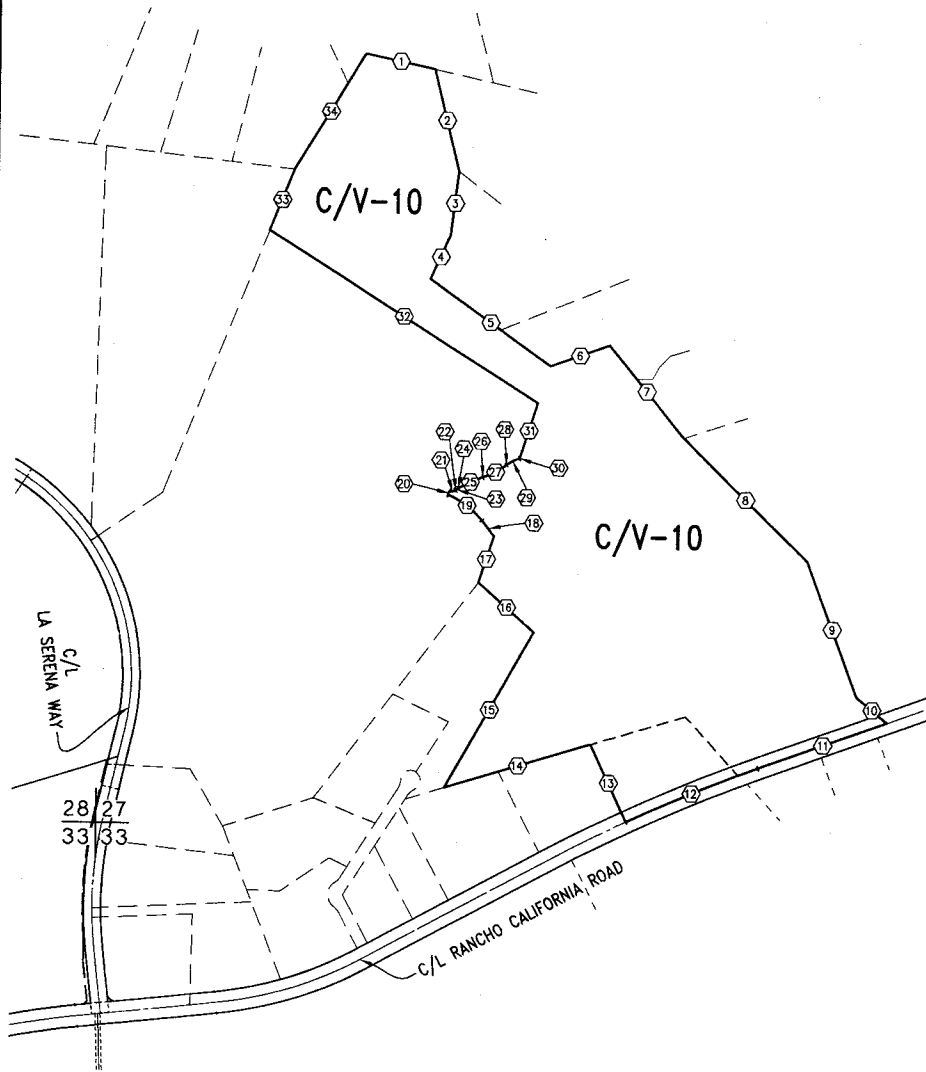
AYES:                   Jeffries, Benoit and Ashley  
NAYS:                   None  
ABSENT:                Tavaglione  
ABSTAIN:               Washington

DATE:            April 5, 2016

KECIA HARPER-IHEM  
Clerk of the Board  
BY:   
Deputy

SEAL

RANCHO CALIFORNIA AREA  
SEC. 27, T.7S., R.2W.



DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	N78°06'02"W		362.87'	
②	N14°07'30"W		526.67'	
③	N06°46'30"E		325.62'	
④	N24°43'10"E		244.63'	
⑤	N54°56'44"W		754.09'	
⑥	N69°42'49"E		319.63'	
⑦	N39°28'45"W		601.00'	
⑧	N45°27'30"W		884.02'	
⑨	N20°25'06"W		731.01'	
⑩	N50°26'25"W		201.32'	
⑪	N69°58'42"E		689.65'	
⑫	05°10'39"	8000.00'	722.92'	361.70'
⑬	N25°11'57"W (R)		429.51'	
⑭	N72°53'38"E		776.85'	
⑮	N29°29'42"E		910.04'	
⑯	N48°50'33"W		379.91'	
⑰	N17°53'52"E		246.82'	
⑱	N38°11'50"W		100.22'	
⑲	31°15'27"	400.00'	218.22'	111.90'
⑳	N20°32'44"E (R)		20.62'	
㉑	54°43'29"	35.00'	33.43'	18.11'
㉒	N34°10'46"W (R)			
㉓	N48°57'40"E		15.00'	
㉔	N32°34'31"W (R)			
㉕	15°06'54"	532.00'	140.34'	70.58'
㉖	N17°27'37"W (R)			
㉗	19°59'14"	388.00'	135.35'	68.37'
㉘	N37°26'51"W (R)			
㉙	19°11'04"	227.00'	76.01'	38.36'
㉚	N18°15'47"W (R)			
㉛	N17°53'52"E		294.45'	
㉜	N58°14'31"W		1624.34'	
㉝	N21°39'04"E		333.18'	
㉞	N31°31'31"E		688.79'	

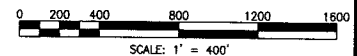
LEGEND

**C/V-10** CITRUS Vineyard, 10 AC Min

MAP NO. 2.2388

CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07845  
ADOPTED BY ORDINANCE NO. 348.4825  
MARCH 15, 2016



ASSESSOR'S PARCEL NUMBER (APN): 943-110-009,  
943-120-014, 943-120-025, 943-120-027,  
943-120-028, 943-120-029, 943-120-030,  
943-120-031, 943-120-032 & 943-120-033.

RIVERSIDE COUNTY BOARD OF SUPERVISORS



2016-0143232

04/12/2016 02:33 PM Fee: \$ 0.00

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RECORDING REQUESTED BY  
RIVERSIDE COUNTY

Page 1 of 3

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



When recorded, return to:

Stop #1010  
Clerk of the Board of Supervisors  
Riverside CA, 1<sup>st</sup> Floor

No fee, 6103 Government Code

132					R	A	Exam: 722		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
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Planning Department LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County," and

LOUIDAR, LLC

herein called "Owner," mutually agree:

1. This contract is made pursuant to the California Land Conservation Act of 1965 (Government Code, Section 51200, et seq.) and affects the real property described in Exhibit "A" attached hereto and made a part of this contract, which lies within the RANCHO CALIFORNIA Agricultural Preserve No. 4, Map No. 1048.
2. This contract shall take effect on January 1, 2016, and shall remain in effect for an initial term of 10 years.
3. On each anniversary date of this contract, one year shall be added to the initial term unless notice of non-renewal shall be given as provided in Section 51245 of the Government Code. Any notice of non-renewal referring to this contract shall be recorded by the County in the office of the County Recorder whenever the contract is not renewed.
4. This contract may be canceled only in accordance with Section 51280, et seq., of the Government Code relating to cancellation, as now written or hereafter amended.
5. When any portion of land subject to this contract is acquired by condemnation of the fee title, or by purchase in lieu thereof, for a public improvement, this contract shall become null and void thereafter as to such portion, and may be amended to correctly reflect the description of any portion not so acquired.
6. In consideration of the execution hereof by County, and the execution by County and other owners within the preserve of similar contracts, the Owner, during the term of this contract, including any renewal period, agrees to use the described land only for agricultural uses and such compatible uses as are permitted by or pursuant to the Uniform Rules established for the administration of agricultural preserves by Riverside County Ordinance Number No. 509. Said Uniform Rules are by this reference incorporated in and made a part of this contract.
7. In consideration of the execution hereof by the Owner and the execution of similar contracts by other property owners within the same agricultural preserve, County agrees not to authorize uses, other than uses permitted by or pursuant to said Uniform Rules, within said agricultural preserve, during the term of this contract or any renewal thereof. Nothing herein shall prohibit a change of boundaries of said agricultural preserve to omit lands not subject to such contract or to include additional lands.
8. Any notice to be given to the Owner pursuant to this contract or said Uniform Rules may be sent by U.S. Mail addressed to the Owner at the address shown below the signature of the Owner. Like notices to

APR 05 2016

16-1  
2016-4-131417

County may be sent by U.S. Mail addressed to Clerk, Board of Supervisors, P.O. Box 1010, Riverside, CA 92502-1010. Either party may change such address by notice to the other.

9. This contract shall constitute a covenant running with the land herein described, and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto. This contract may be enforced by either party or by any owner of land within the same agricultural preserve which is subject to a similar contract.

Dated as of: January 1, 2016

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

ATTEST:  
Clerk of the Riverside County Board of Supervisors

BY John J. Benoit  
Chairman, Board of Supervisors  
**JOHN J. BENOIT**

By [Signature]  
(Seal) Deputy

**OWNER(S) SIGNATURE AND ADDRESS**

Owner: Louidar LLC - by: Louis Darwish (managing member) [Signature]

Owner: \_\_\_\_\_

Owner: \_\_\_\_\_

Owner: \_\_\_\_\_

Mailing Address: P O Box 891510, Temecula, CA 92589

**NOTARY ACKNOWLEDGMENT**

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

STATE OF CALIFORNIA )  
COUNTY OF San Diego )  
On Jan 1st, 2016 before me, MAKROUHI K. MAY, Notary Public  
(Date) (Name and Title of officer)  
personally appeared LOUIS DARWISH, who  
(Name(s) of signer(s))

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]  
Notary Public

{SEAL}





**PETER ALDANA**  
**COUNTY OF RIVERSIDE**  
**ASSESSOR-COUNTY CLERK-RECORDER**

**Recorder**  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000  
[www.riversideacr.com](http://www.riversideacr.com)

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors  
(embossed on document)



Date:

4-5-16

Signature:

*Karen Barton*

Print Name:

Karen Barton, Board Assistant, Riverside County Clerk of the Board

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD  
RIVERSIDE CO. CLERK OF THE BOARD  
4080 LEMON STREET, 1<sup>ST</sup> FLOOR CAC  
P O BOX 1147 – RIVERSIDE, CA 92502

**MAIL STOP # 1010**

AND WHEN RECORDED MAIL TO:

**RETURN TO: STOP #1010**  
**RIVERSIDE COUNTY CLERK OF THE BOARD**  
**P. O. BOX 1147 – RIVERSIDE, CA 92502**

**2016-0140225**

04/11/2016 10:06 AM

**\*\*\*Customer Copy Label\*\*\***

The paper to which this label is affixed  
has not been compared with the  
filed/recorded document

Peter Aldana  
County Of Riverside  
Assessor-County Clerk-Recorder

THIS SPACE FOR RECORDERS USE ONLY

**RESOLUTION NO. 2016-071**

Title of Document

**APPROVING AGRICULTURAL PRESERVE CASE NO. 1047, ISSUING CERTIFICATE  
OF TENTATIVE CANCELLATION AND  
DIMINISHMENT OF RANCHO CALIFORNIA  
AGRICULTURAL PRESERVE NO. 4  
(Government Code Section 51283.4)**

**(THIRD SUPERVISORIAL DISTRICT)**

**(Transportation Department ~ Item 16-1 of 04/05/16)**

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE  
FOR RECORDING INFORMATION

**COPY**

**RESOLUTION NO. 2016-071  
APPROVING AGRICULTURAL PRESERVE CASE NO. 1047,  
ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND  
DIMINISHMENT OF RANCHO CALIFORNIA  
AGRICULTURAL PRESERVE NO. 4  
(Government Code Section 51283.4)**

**WHEREAS**, a Land Conservation contract was executed by John Poole Radio Properties, Inc. pursuant to the Land Conservation Act of 1965 (Government Code Section 51200 et. seq.) for land within the Rancho California Agricultural Preserve No. 4; and,

**WHEREAS**, such Land Conservation contract dated January 1, 1971, with the County of Riverside is for land currently identified as APN 943-120-025 ("Property") and was recorded on October 14, 1970, as Instrument No. 103843, in the Office of the County Recorder of Riverside County, California; and,

**WHEREAS**, the Property is further described in Exhibits A, B-1 and C for Rancho California Agricultural Preserve Case No. 1047 which are attached hereto and incorporated herein by reference; and,

**WHEREAS**, the total gross acreage of the Property is 16.60 acres; and,

**WHEREAS**, Louidar, LLC, the current owner of the Property, filed a Notice of Nonrenewal on August 28, 2014, which notice was recorded on September 22, 2014, as instrument No. 2014-0359022, in the Office of the County Recorder of Riverside County, California; and,

**WHEREAS**, Louidar, LLC also petitioned to cancel the Land Conservation contract for the Property and to diminish the Rancho California Agricultural Preserve No. 4, as amended through Map No. 1020, by removing the Property from the boundaries of the agricultural preserve; and,

**WHEREAS**, Agricultural Preserve Case No. 1047 will diminish the Rancho California Agricultural Preserve No. 4 in accordance with the map entitled Map No. 110 Rancho California Agricultural Preserve No. 4 as amended through Map No. 1047; and,

FORM APPROVED COUNTY COUNSEL  
BY: MICHELLE CLACK  
DATE: 3/3/16



1 7. A Conditional Use Permit (CUP No. 3707) is being processed with this Agricultural Preserve  
2 case and constitutes the proposed alternative land use for the 16.60 gross acres area that is the  
3 subject of this diminishment and cancellation. The proposed alternative land use is consistent  
4 with the Riverside County General Plan, as described in more detail below.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

- 6 1. The cancellation is for land on which a Notice of Nonrenewal has been served.
- 7 2. The cancellation is not likely to result in the removal of adjacent lands from agricultural use as  
8 the Project will not affect the ability to use adjacent lands for agriculture. Rancho California  
9 Agricultural Preserve No. 4 originally consisted of 172.04 acres. This cancellation proposes to  
10 remove 16.60 gross acres from the Agricultural Preserve. The remaining acreage in the  
11 Agricultural Preserve will ensure the viability for long-term continued agricultural production  
12 on Rancho California Agricultural Preserve No. 4 and the adjoining agricultural preserves.
- 13 3. The cancellation is for an alternative use that is consistent with the applicable provisions of the  
14 Riverside County General Plan. Specifically, the Project directly implements the Wine  
15 Country – Winery District of the Temecula Valley Wine Country Policy Area. This District  
16 provides that the primary purpose of the Winery District is to promote the establishment of  
17 additional commercial activities that support tourism while ensuring long-term viability of the  
18 wine industry. The secondary purpose of the Winery District is to recognize, and allow the  
19 expansion of, existing wineries that are integral part of the Temecula Valley Wine Country  
20 economy. The Project directly implements this policy by allowing the expansion of an  
21 existing winery and its commercial activities that support tourism and thus is consistent with  
22 the General Plan.
- 23 4. The cancellation will not result in discontinuous patterns of urban development because the  
24 existing General Plan land use designations and zoning classifications for the subject site and  
25 the surrounding parcels limit commercial and residential development and therefore provide a  
26 buffer for the subject site and the surrounding parcels from urbanization. The Project would  
27 be located on disturbed land in rural Riverside County that has been deemed appropriate for  
28



1 winery/resort facilities. Therefore, the Project is not expected to result in discontinuous patters  
2 of urban development.

- 3 5. There is also no other nearby parcel that is not subject to a land conservation contract and that  
4 is both available and suitable for the Project. The Project is located adjacent to the existing  
5 winery/resort and serves as an expansion of the existing use. As a result, there is no non-  
6 contracted land which is both available and suitable for the Project based on available  
7 adjacency to the existing facility, environmental resources and land use impacts.
- 8 6. Therefore, based on the above, the public's interest in implementing the goals and policies of  
9 the Temecula Valley Wine Country Policy Area substantially outweighs the purpose of the  
10 Williamson Act and there is no proximate, noncontracted alternative land available and  
11 suitable for the proposed Project.
- 12 7. Diminishing Agricultural Preserve No. 4 by removing 16.60 gross acres will not have a  
13 significant adverse effect upon the environment and a Mitigated Negative Declaration for  
14 Environmental Assessment No. 42718 is adopted based on the findings incorporated in the  
15 initial study.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the applicant shall comply with  
17 the following conditions prior to issuance of a Certificate of Final Cancellation with respect to the  
18 Property as outlined in Government Code Section 51283.4:

- 19 1. The cancellation fee of \$199,250.00 shall be paid; and,  
20 2. All conditions necessary for the County to issue grading permits for any portion of CUP No.  
21 3707 shall have been met; and,  
22 3. The landowner shall notify the Board of Supervisors when all conditions and contingencies  
23 enumerated in this Certificate of Tentative Cancellation have been satisfied with respect to the  
24 Land Conservation Contract. Within 30 days of receipt of such notice, and upon determination  
25 that the conditions and contingencies have been satisfied, the Board of Supervisors shall cause  
26 to be executed and recorded a Certificate of Final Cancellation with respect to the Land  
27 Conservation Contract.



1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Clerk of this Board shall  
2 file and record copies of this resolution, Property description as shown in Exhibits A, B-1 and C, and the  
3 map entitled Map No. 110 Rancho California Agricultural Preserve No. 4 as amended through Map No.  
4 1047, in the Office of the County Recorder of Riverside County, California, and transmit copies thereof to  
5 the Director of Conservation of the State of California, the Treasurer of Riverside County, and the  
6 Assessor of Riverside County; and that upon fulfillment of all of the conditions, the landowners will be  
7 entitled to a Certificate of Final Cancellation that provides as follows:

- 8 1. Map No. 110 Rancho California Agricultural Preserve No. 4 as adopted on September 21,  
9 1970, amended by Map No. 1020, is further amended by Map No. 1047 deleting therefrom the  
10 area shown and described in Exhibits A, B-1 and C, attached hereto, being on file in the Office  
11 of the Clerk of the Board.
- 12 2. The Land Conservation Contract will be canceled to the extent said contract applies to the land  
13 referenced in the petition for cancellation of the aforementioned property owner, thereby  
14 removing from the effect of said contract the real property in the County of Riverside, State of  
15 California, described in Exhibit A attached hereto.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, if any portion of the  
17 cancellation fee of \$199,250.00 is not paid within one year following the recordation of this Certificate of  
18 Tentative Cancellation, that portion of the fee shall be recomputed pursuant to Government Code Section  
19 5.1283.4 (a), and the applicable landowner shall be required to pay the applicable portion of the  
20 recomputed fee as a condition to issuance of a Certificate of Final Cancellation of the Land Conservation  
21 Contract.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, upon application of the  
23 landowner, the Board of Supervisors may hereafter amend a tentatively approved specified alternative use  
24 if the Board finds that such amendment is consistent with the findings made pursuant to Government  
25 Code Section 51282.

26 ROLL CALL:

27 Ayes: Jeffries, Benoit and Ashley  
28 Nays: None  
Absent: Tavaglione  
Abstain: Washington

5

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

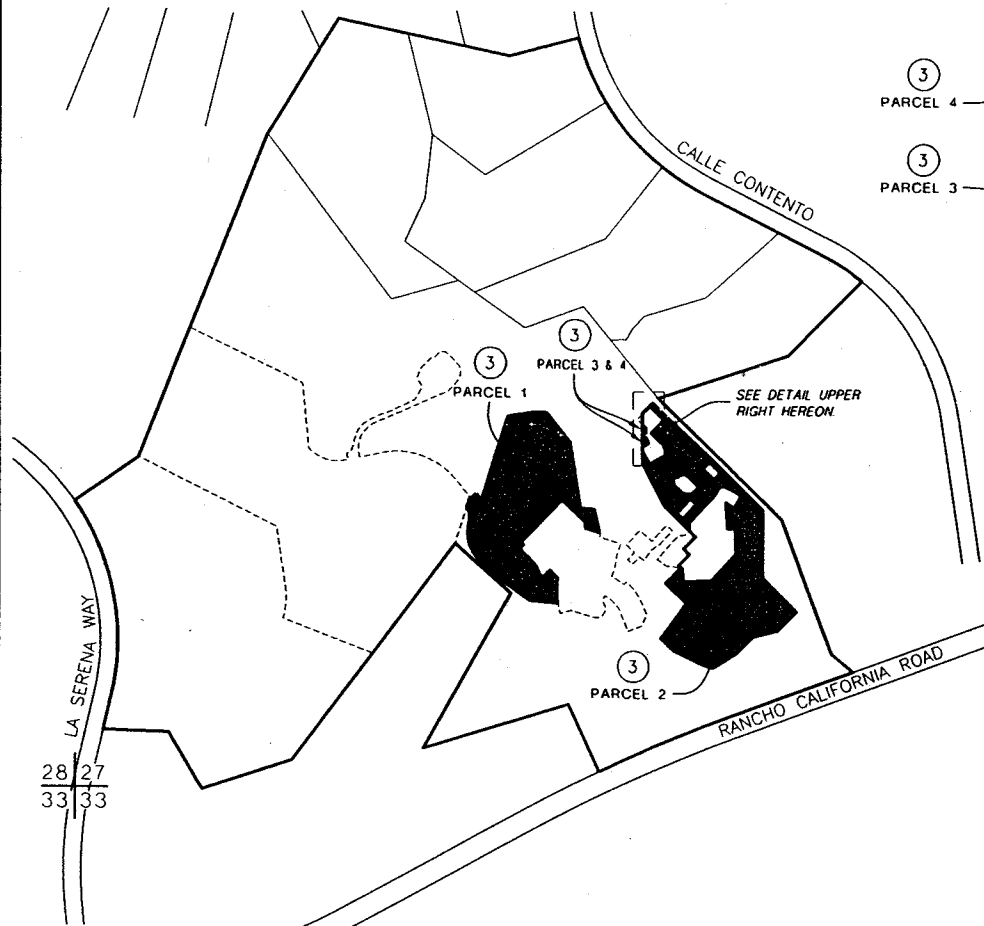
KECIA HARPER-HEM, Clerk of said Board

By  Deputy

# MAP NO. 110 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 4

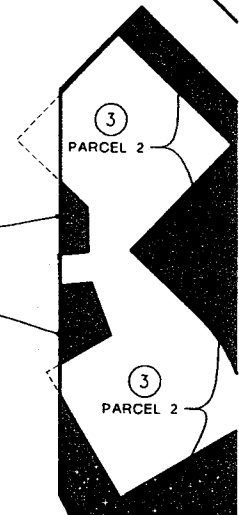
AMENDED BY MAP NO. 317, 1020, 1047

T.7.S., R.2.W. S.B.B. & M.



③  
PARCEL 4

③  
PARCEL 3

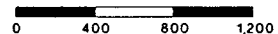


DETAIL  
SCALE: 1"=50'

AMENDMENTS:

- |                                   |              |
|-----------------------------------|--------------|
| NO. 1, (DIMINISHMENT), DENIED,    | MAP NO. 317  |
| NO. 2, (DIMINISHMENT), TENTATIVE, | MAP NO. 1020 |
| NO. 3, (DIMINISHMENT), TENTATIVE, | MAP NO. 1047 |

ADOPTED ON SEPTEMBER 21, 1970  
BY THE BOARD OF SUPERVISORS  
OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA.



# EXHIBIT "A"

## RANCHO CALIFORNIA AGRICULTURAL PRESERVE No. 4 DIMINISHMENT (AG01047)

### LEGAL DESCRIPTION

Those portions of Parcels A-9 and A-10 of Record of Surveys filed in Book 50, pages 68 through 75, inclusive, together with a portion of Parcel No. 2 of Instrument No. 1965-127437, recorded November 9, 1965, all records of Riverside County Recorder's Office located in Sections 27 and 34 of Township 7 South, Range 2 West of the Unincorporated Territory of Riverside County, State of California, more particularly described as follows:

#### PARCEL 1:

**Commencing** at the northwesterly end of that course on the southerly side of above said Parcel 2 of Instrument No. 1965-127437 and Record of Surveys filed in Book 50, pages 68 through 75, inclusive, shown as "North 48°50'33" West 379.91 feet" per Record of Surveys filed in Book 50, pages 68 through 75, inclusive;

thence along said southerly line, South 48°50'53" East, 154.84 feet;

thence departing said southerly line, North 41°09'07" East 20.11 feet to a curve concave easterly having a radius of 190.00 feet, a radial line to the beginning of said curve bears South 41°09'07" West, said point also being the **True Point of Beginning**;

thence northerly 211.30 feet along said curve through a central angle of 63°43'09" to a reverse curve concave westerly having a radius of 110.00 feet;

thence northerly 85.31 feet along said curve through a central angle of 44°26'06";

thence non-tangent from said curve North 17°53'52" East 41.76 feet;

thence North 53°05'17" East 46.51 feet to a non-tangent curve concave southwesterly having a radius of 190.00 feet, a radial line to the beginning of said curve bears North 50°04'16" East;

thence southeasterly 34.61 feet along said curve through a central angle of 10°26'12";

thence non-tangent from said curve North 72°39'39" East 7.27 feet;

thence North 17°53'52" East 51.00 feet;

thence North 17°14'30" East 165.33 feet;

thence North 17°53'52" East 228.64 feet;

thence North 81°16'20" East 126.25 feet;

## EXHIBIT "A"

thence North 90°00'00" East 69.86 feet;  
thence South 38°26'08" East 196.03 feet;  
thence South 09°07'41" East 337.85 feet;  
thence South 85°04'04" East 71.59 feet;  
thence South 13°25'34" East 107.82 feet;  
thence South 04°55'56" West 15.54 feet;  
thence North 72°17'04" West 71.72 feet;  
thence North 10°02'04" West 33.92 feet;  
thence North 46°13'36" West 160.50 feet;  
thence South 43°46'24" West 300.00 feet;  
thence South 46°13'36" East 18.00 feet;  
thence South 43°46'24" West 30.00 feet;  
thence South 46°13'36" East 73.13 feet to a curve concave southwesterly having a radius of 213.72 feet;  
thence southeasterly 105.42 feet along said curve through a central angle of 28°15'46";  
thence non-tangent from said curve North 71°59'38" East 18.00 feet;  
thence North 43°46'24" East 39.62 feet;  
thence South 46°13'36" East 59.32 feet to a non-tangent curve concave easterly having a radius of 332.63 feet, a radial line to the beginning of said curve bears North 78°46'26" West;  
thence southerly 127.58 feet along said curve through a central angle of 21°58'31";  
thence non-tangent from said curve North 85°04'04" West 145.19 feet;  
thence North 54°27'27" West 164.03 feet;  
thence North 48°50'53" West 158.05 feet to the **True Point of Beginning**.  
Containing 7.70 acres, more or less.

# EXHIBIT "A"

## PARCEL 2:

**Commencing** at the northwesterly end of that course on the northeasterly side of said Parcel 2 of Instrument No. 1965-127437 and Record of Surveys filed in Book 50, pages 68 through 75, inclusive, shown as "North 45°27'30" West 884.02 feet" per Instrument No. 1965-127437 and Record of Surveys filed in Book 50, pages 68 through 75, inclusive;

thence South 49°03'04" West 36.11 feet to the **True Point of Beginning**;

thence South 45°26'25" East 131.79 feet;

thence South 46°39'40" East 281.72 feet, said point hereinafter referred to as **Point "A"**;

thence South 45°00'00" East 369.19 feet;

thence South 00°00'44" East 342.22 feet;

thence South 45°00'00" East 245.45 feet;

thence South 45°00'00" West 136.00 feet;

thence South 76°21'16" West 130.69 feet;

thence South 45°00'00" West 118.20 feet;

thence South 57°31'44" West 140.79 feet;

thence North 71°33'54" West 55.48 feet;

thence North 64°29'16" West 165.04 feet;

thence North 45°00'00" West 88.43 feet;

thence North 36°10'53" East 221.11 feet;

thence North 45°00'00" West 43.00 feet;

thence North 52°35'41" West 30.27 feet;

thence North 45°00'00" West 75.00 feet;

thence North 45°00'00" East 110.00 feet;

thence North 45°00'00" West 0.15 feet;

## EXHIBIT "A"

thence South 80°48'37" East 5.68 feet;

thence South 05°39'03" East 68.42 feet;

thence North 87°59'09" East 142.89 feet;

thence North 42°59'09" East 181.32 feet;

thence North 02°00'51" West 130.42 feet;

thence South 87°59'09" West 39.37 feet;

thence North 03°32'05" West 133.55 feet;

thence South 59°17'48" East 49.93 feet;

thence North 30°42'12" East 68.63 feet;

thence North 54°46'16" West 17.02 feet to a curve concave southwesterly having a radius of 288.00 feet;

thence northwesterly 73.62 feet along said curve through a central angle of 14°38'47";

thence North 69°25'03" West 7.68 feet to a curve concave southerly having a radius of 25.00 feet;

thence westerly 37.16 feet along said curve through a central angle of 85°10'25";

thence South 25°24'32" West 13.87 feet to a curve concave northwesterly having a radius of 112.00 feet;

thence southwesterly 32.70 feet along said curve through a central angle of 16°43'35";

thence South 42°08'07" West 173.11 feet to a curve concave easterly having a radius of 25.00 feet, said point hereinafter referred to as **Point "B"**;

thence southerly 23.58 feet along said curve through a central angle of 54°02'04" to a reverse curve concave westerly having a radius of 38.00 feet, a radial line to the beginning of said reverse curve bears South 78°06'03" West;

thence southerly 19.23 feet along said curve through a central angle of 29°00'03";

thence non-tangent from said curve North 45°00'00" West 180.08 feet;

thence North 27°03'32" West 239.45 feet;

## EXHIBIT "A"

thence North 00°00'00" West 63.65 feet, said point hereinafter referred to as **Point "D"**;  
thence North 30°10'20" West 16.70 feet;  
thence North 59°49'40" East 9.71 feet;  
thence North 00°00'00" West 50.66 feet;  
thence North 05°17'59" West 19.07 feet;  
thence North 84°42'01" East 1.77 feet;  
thence North 00°00'00" West 46.11 feet;  
thence North 46°06'07" West 38.27 feet;  
thence North 43°53'53" East 39.77 feet;  
thence North 00°00'00" West 2.89 feet;  
thence North 44°33'35" East 73.27 feet to the **True Point of Beginning**.

**Excepting therefrom** the following described parcels:

### **EXCEPTION 1:**

**Commencing** at the aforementioned **Point "A"**;

thence South 29°09'09" West 20.75 feet to the **True Point of Beginning**;

thence South 45°26'25" East 76.50 feet;

thence South 44°33'35" West 46.00 feet, said point hereinafter referred to as **Point "C"**;

thence North 45°26'25" West 76.50 feet;

thence North 44°33'35" East 46.00 feet to the **True Point of Beginning**.

Containing 0.08 acres, more or less.

### **EXCEPTION 2:**

**Commencing** at the aforementioned **Point "B"**;

thence North 63°00'06" West 41.40 feet to the **True Point of Beginning**;

## EXHIBIT "A"

thence North 47°51'53" West 40.18 feet;

thence North 42°08'07" East 99.21 feet;

thence South 47°51'53" East 40.18 feet;

thence South 42°08'07" West 99.21 feet to the **True Point of Beginning**.

Containing 0.09 acres, more or less.

### EXCEPTION 3:

**Commencing** at the aforementioned **Point "C"**;

thence South 63°16'48" West 86.43 feet to the **True Point of Beginning**;

thence North 44°05'10" West 60.89 feet to a curve concave southwesterly having a radius of 100.00 feet;

thence northwesterly 29.92 feet along said curve through a central angle of 17°08'44" to a compound curve concave southerly having a radius of 25.00 feet, a radial line to the beginning of said compound curve bears North 28°46'06" East;

thence westerly 30.32 feet along said curve through a central angle of 69°29'14" to a reverse curve concave northerly having a radius of 60.00 feet, a radial line to the beginning of said reverse curve bears North 40°43'08" East;

thence westerly 38.55 feet along said curve through a central angle of 36°49'01";

thence non-tangent from said curve South 03°54'07" East 28.65 feet;

thence South 44°05'10" East 67.21 feet;

thence South 87°51'53" East 45.59 feet;

thence North 45°54'50" East 49.00 feet to the **True Point of Beginning**.

Containing 0.19 acres, more or less.

### EXCEPTION 4:

**Beginning** at the aforementioned **Point "D"**;

thence North 30°10'20" West 16.70 feet;

thence North 59°49'40" East 47.02 feet;



# EXHIBIT "A"

thence North 20°21'06" West 34.92 feet;

thence South 84°42'01" West 20.10 feet;

thence North 05°17'59" West 20.10 feet;

thence North 84°42'01" East 20.00 feet;

thence North 01°59'53" West 27.91 feet;

thence North 46°06'07" West 62.12 feet;

thence North 43°53'53" East 92.79 feet;

thence South 46°06'07" East 101.06 feet;

thence South 43°53'53" West 93.00 feet;

thence South 46°06'07" East 59.98 feet to a curve concave southwesterly having a radius of 100.00 feet;

thence southeasterly 52.90 feet along said curve through a central angle of 30°18'35";

thence South 15°47'32" East 14.70 feet to a curve concave westerly having a radius of 25.00 feet;

thence southerly 9.29 feet along said curve through a central angle of 21°17'49";

thence non-tangent from said curve South 59°49'40" West 94.61 feet;

thence North 30°10'20" West 76.09 feet to the **True Point of Beginning**.

Containing 0.49 acres, more or less.

After Exceptions, Parcel 2 containing 8.90 acres, more or less.

All Parcels combined contain 16.60 acres, more or less.

All as shown on Exhibit "B-1", attached hereto and by this reference made a part hereof.

Prepared under the supervision of:

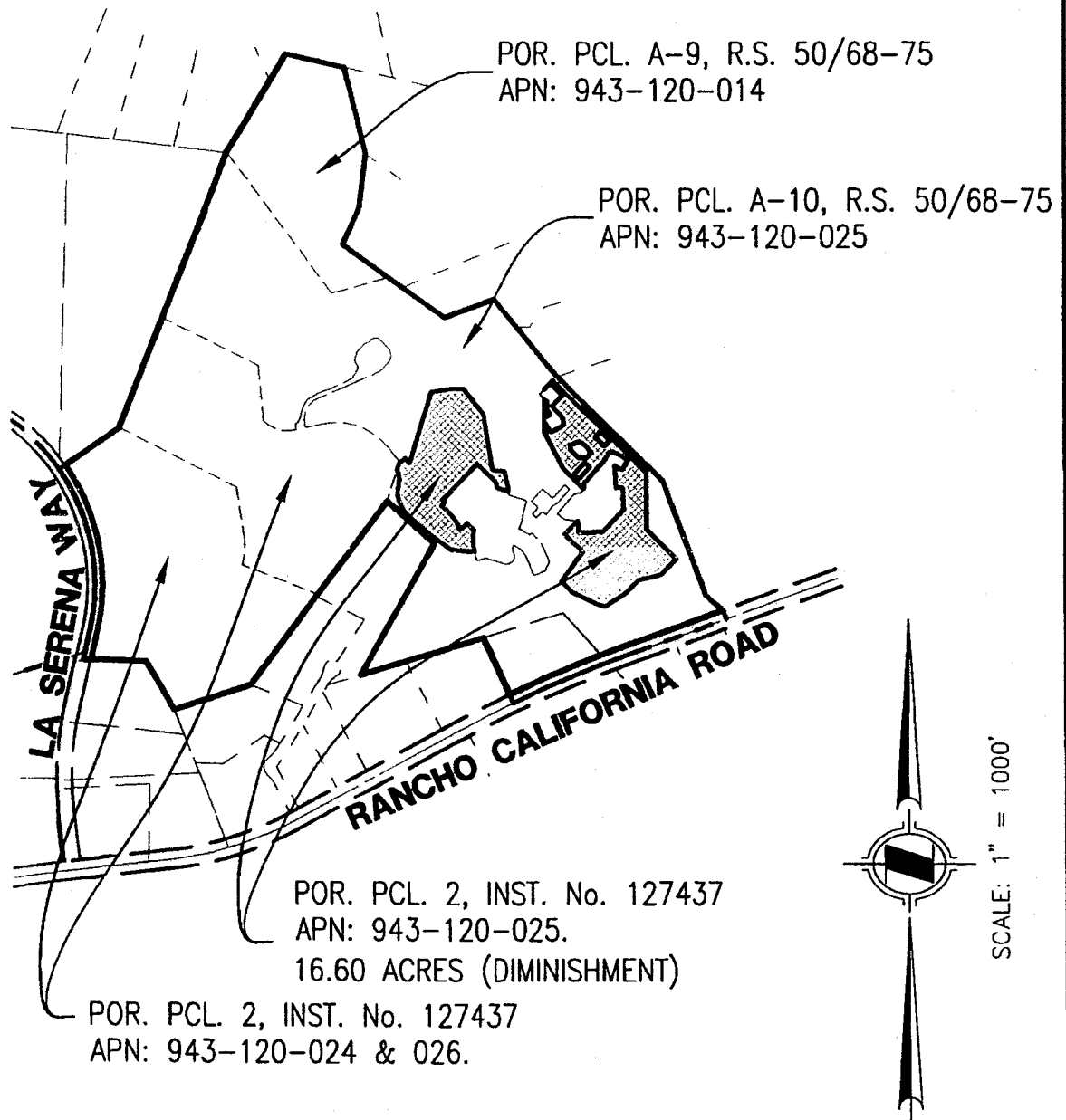


Paul R. Huddleston Jr., PLS 7083  
Expires: December 31, 2016

2/24/15  
Date



**EXHIBIT "B-1"**



SECTION 27, T.7S., R.2W., S.B.M. Ag\_01047\_ExhB

PLAT OF A PORTION OF RANCHO CALIFORNIA NO. 4  
(AG01047) APN: 943-120-024 & 025 (DIMINISHMENT)

PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 2/23/2015	SHEET 1 OF 8
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**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

W.O.: 3069-4

SCALE: 1"=1000'

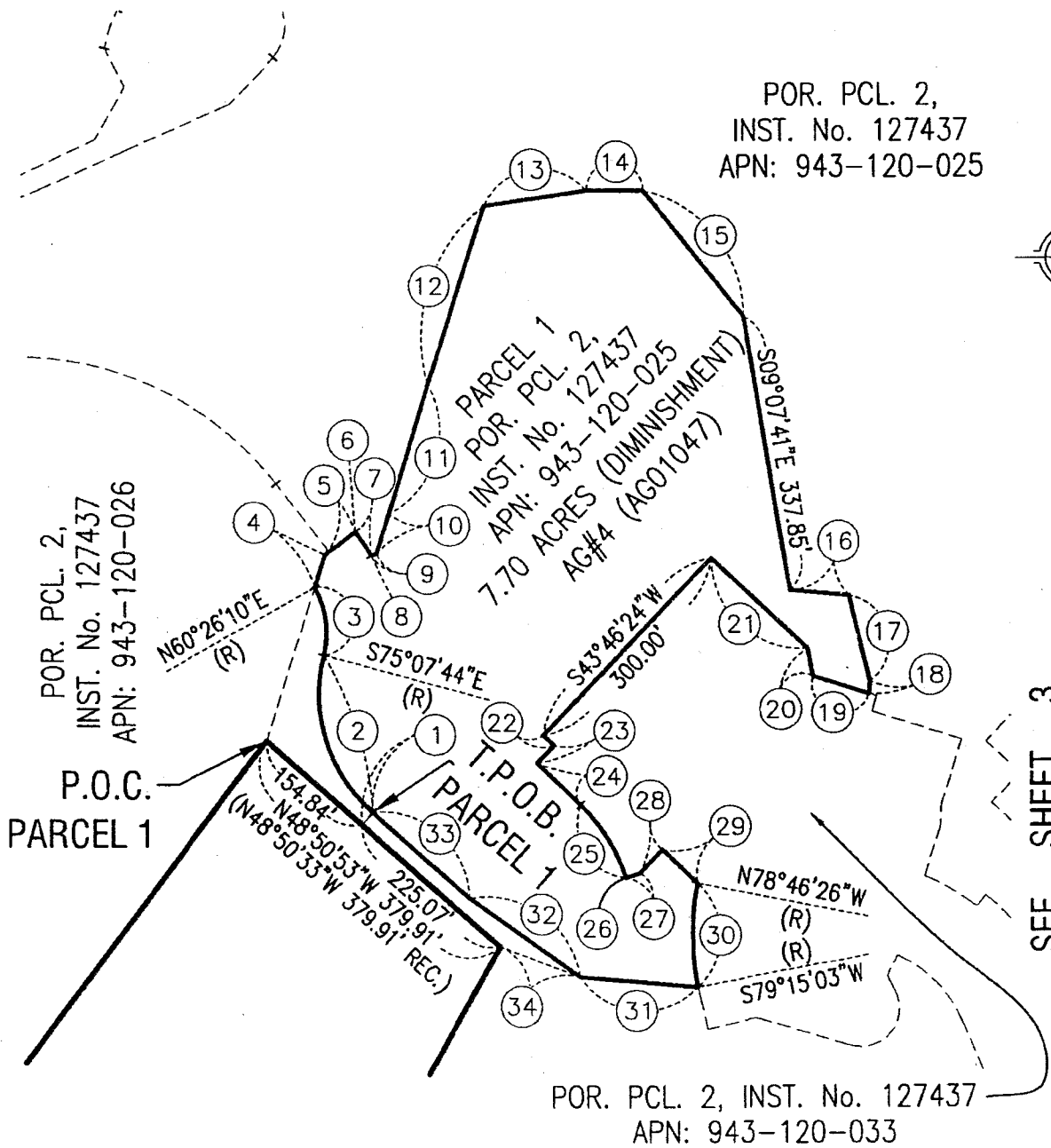
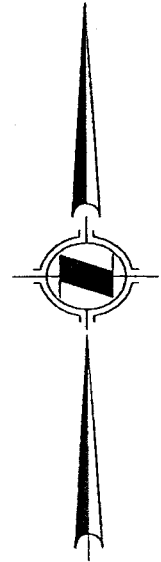


*Paul R. Huddleston Jr.*  
PAUL R. HUDDLESTON, JR., PLS 7083

**EXHIBIT "B-1"**

POR. PCL. 2,  
INST. No. 127437  
APN: 943-120-025

SCALE: 1" = 200'



POR. PCL. 2,  
INST. No. 127437  
APN: 943-120-026

P.O.C.  
PARCEL 1

PARCEL 1  
POR. PCL. 2,  
INST. No. 127437  
APN: 943-120-025  
7.70 ACRES (DIMINISHMENT)  
AG#4 (AG01047)

POR. PCL. 2, INST. No. 127437  
APN: 943-120-033

SEE SHEET 3

SECTION 27, T.7S., R.2W., S.B.M.

Ag\_01047\_ExhB

PLAT OF A PORTION OF RANCHO CALIFORNIA NO. 4  
(AG01047) APN: 943-120-024 & 025 (DIMINISHMENT)

PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 2/23/2015	SHEET 2 OF 8
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**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

W.O.: 3069-4

SCALE: 1"=200'

SEE SHEET 7 FOR DATA TABLE

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

**EXHIBIT "B-1"**

T.P.O.B.  
PARCEL 2

P.O.C.  
PARCEL 2

POINT "A"  
P.O.C.  
EXCEPTION 1

POINT "D"  
P.O.B. EXCEPTION 2

SEE  
SHEETS

2

SHEET

SEE

N27°03'32"W  
239.45'

N45°26'25"W 884.11'  
779.80'

(N45°27'30"W 884.02' REC.)

S42°08'07"W 173.11'

N42°59'09"E 181.32'

S00°00'44"E 342.22'

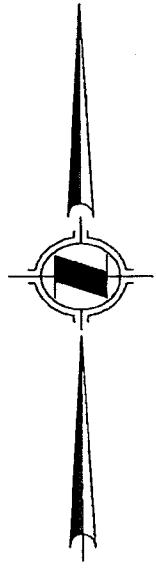
(N20°25'06"W 731.01' REC.)  
N20°25'26"W 730.38'

S45°00'00"E 245.45'

N36°10'53"E 221.11'


PARCEL 2  
POR. PCL. 2,  
INST. No. 127437  
APN: 943-120-025  
8.90 ACRES (DIMINISHMENT)  
AG#4 (AG01047)

**RANCHO CALIFORNIA  
ROAD**



SCALE: 1" = 200'

SECTION 27, T.7S., R.2W., S.B.M. Ag\_01047\_ExhB

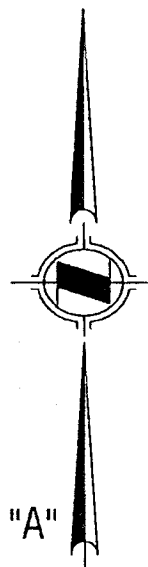
PLAT OF A PORTION OF RANCHO CALIFORNIA NO. 4 (AG01047) APN: 943-120-024 & 025 (DIMINISHMENT)			
PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 2/23/2015	SHEET 3 OF 8
 <b>HUNSAKER &amp; ASSOCIATES IRVINE, INC</b> INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS	W.O.:	3069-4	
	SCALE:		1"=200'

SEE SHEET 8 FOR DATA TABLE

EXHIBIT "B-1"

T.P.O.B.  
PARCEL 2

P.O.C.  
PARCEL 2

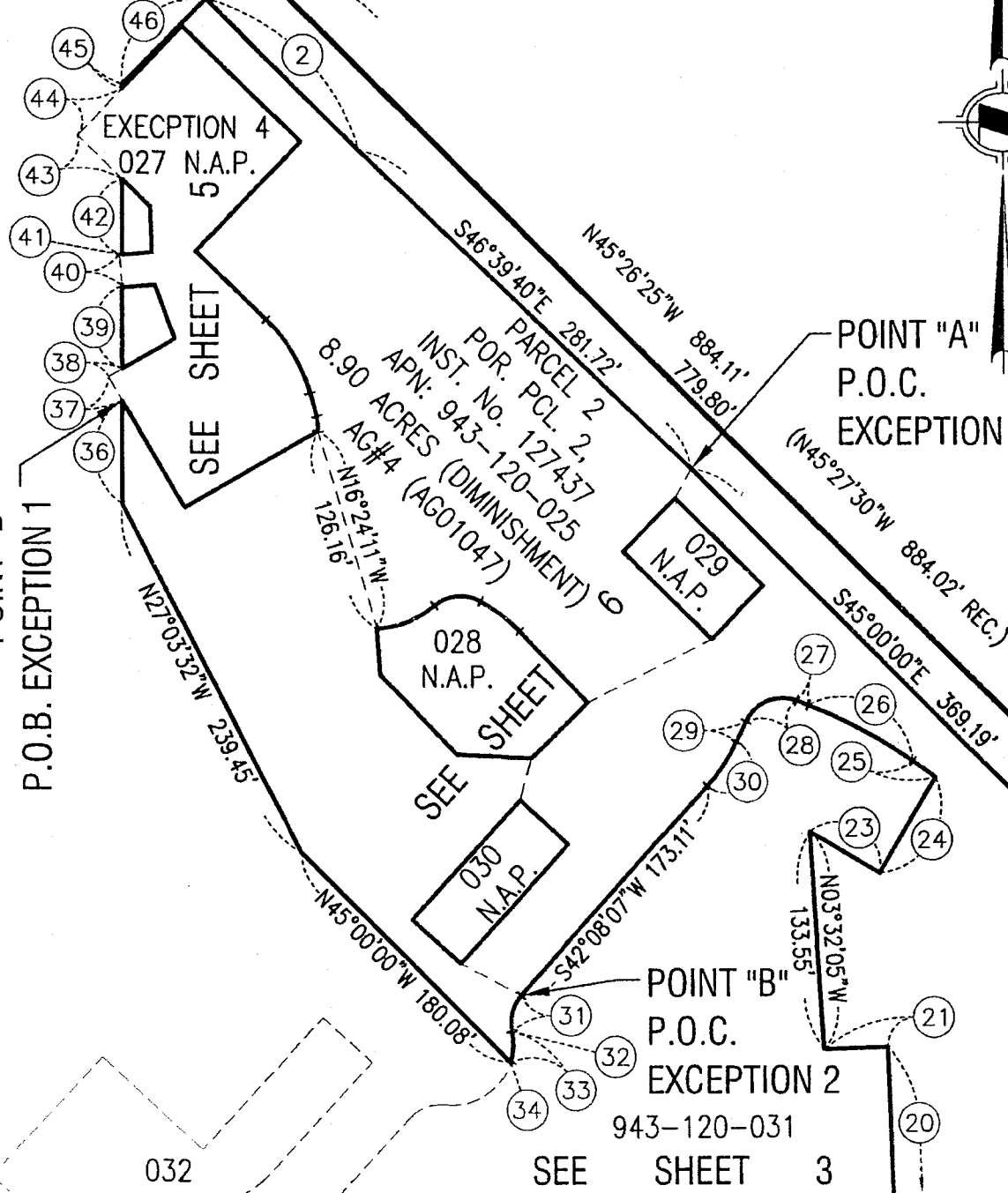


SCALE: 1" = 100'

POINT "D"  
P.O.B. EXCEPTION 1

POINT "A"  
P.O.C.  
EXCEPTION 1

POINT "B"  
P.O.C.  
EXCEPTION 2



032

SECTION 27, T.7S., R.2W., S.B.M. Ag\_01047\_ExhB

PLAT OF A PORTION OF RANCHO CALIFORNIA NO. 4  
(AG01047) APN: 943-120-024 & 025 (DIMINISHMENT)

PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 2/23/2015	SHEET 4 OF 8
-----------------------------	---------------------	-------------------	--------------



**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200

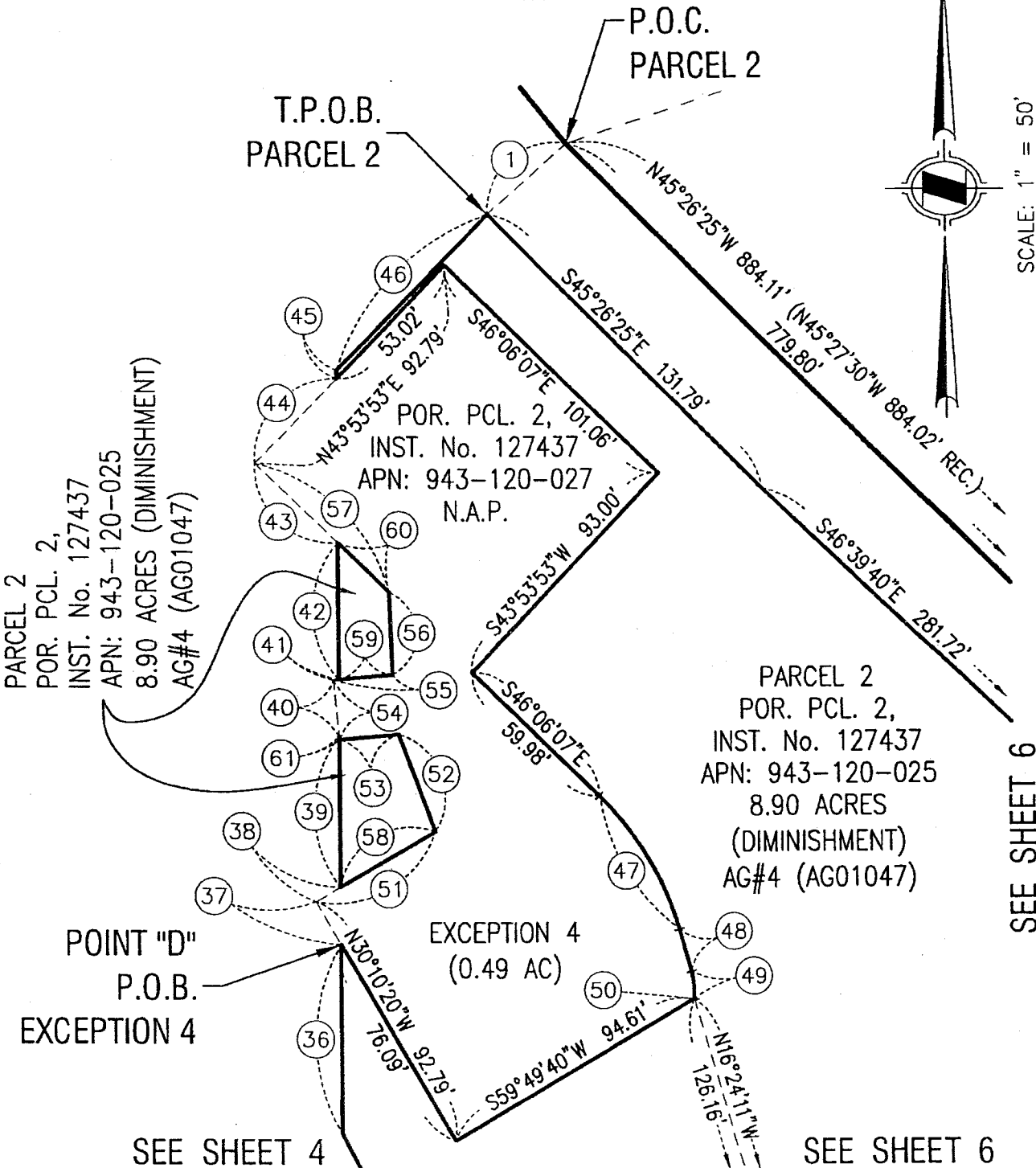
W.O.: 3069-4

SCALE: 1"=100'

SEE SHEET 8 FOR DATA TABLE

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

EXHIBIT "B-1"



PARCEL 2  
 POR. PCL. 2,  
 INST. No. 127437  
 APN: 943-120-025  
 8.90 ACRES (DIMINISHMENT)  
 AG#4 (AG01047)

PARCEL 2  
 POR. PCL. 2,  
 INST. No. 127437  
 APN: 943-120-025  
 8.90 ACRES  
 (DIMINISHMENT)  
 AG#4 (AG01047)

POINT "D"  
 P.O.B.  
 EXCEPTION 4

EXCEPTION 4  
 (0.49 AC)


SEE SHEET 4

SEE SHEET 6

SCALE: 1" = 50'

SEE SHEET 6

SECTION 27, T.7S., R.2W., S.B.M. Ag\_01047\_ExhB

PLAT OF A PORTION OF RANCHO CALIFORNIA NO. 4 (AG01047) APN: 943-120-024 & 025 (DIMINISHMENT)			
PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 2/23/2015	SHEET 5 OF 8
 <b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS	w.o.:	3069-4	
	SCALE:	1"=50'	

SEE SHEET 8 FOR DATA TABLE

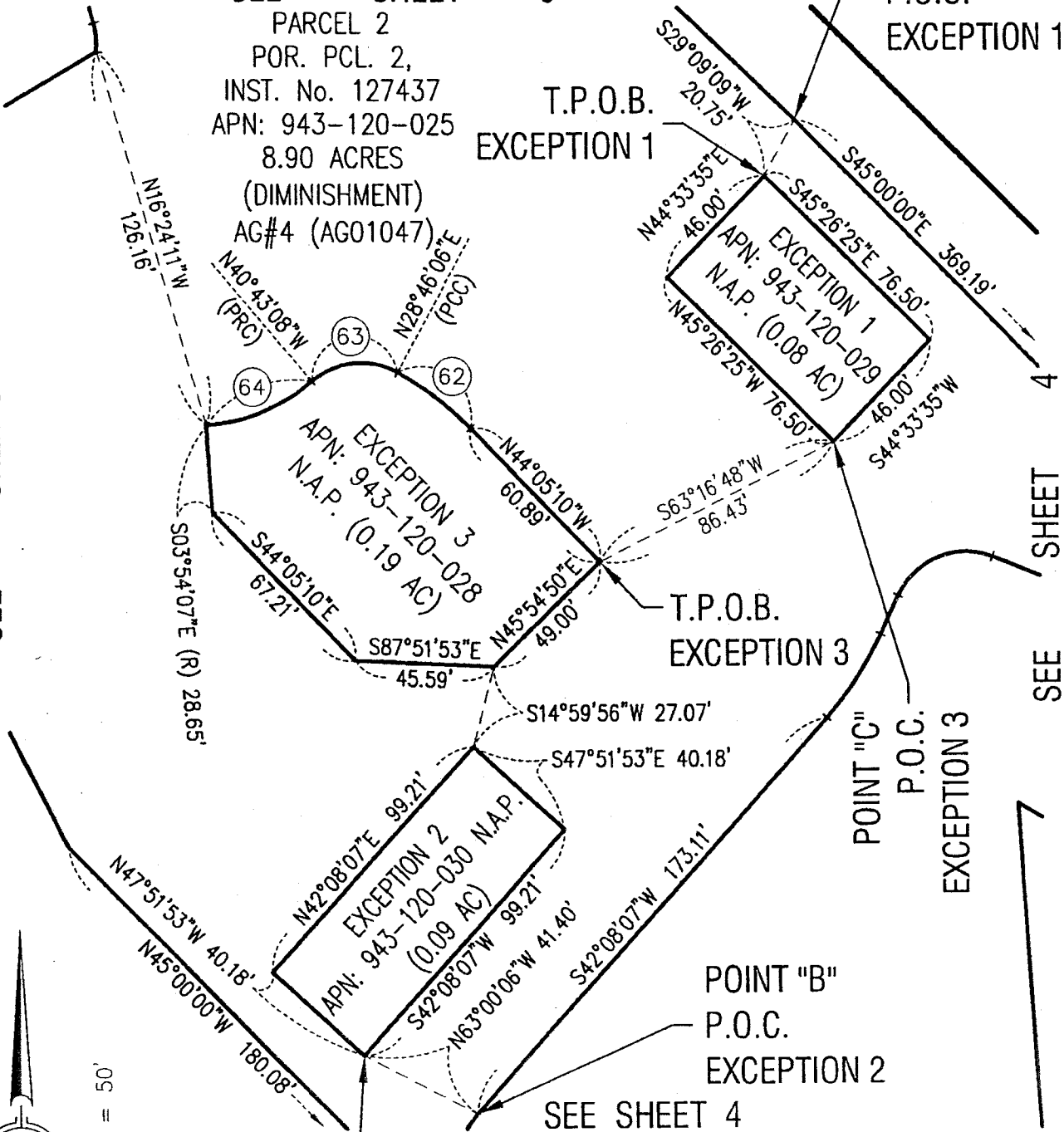
EXHIBIT "B-1"

SEE SHEET 5  
 PARCEL 2  
 POR. PCL. 2,  
 INST. No. 127437  
 APN: 943-120-025  
 8.90 ACRES  
 (DIMINISHMENT)  
 AG#4 (AG01047)

T.P.O.B.  
 EXCEPTION 1

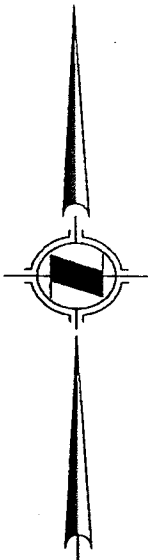
POINT "A"  
 P.O.C.  
 EXCEPTION 1

SEE SHEETS 4 & 5



SEE SHEET 7


SCALE: 1" = 50'



T.P.O.B.  
 EXCEPTION 2

SEE SHEET 4

SECTION 27, T.7S., R.2W., S.B.M. Ag\_01047\_ExhB

PLAT OF A PORTION OF RANCHO CALIFORNIA NO. 4 (AG01047) APN: 943-120-024 & 025 (DIMINISHMENT)			
PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 2/23/2015	SHEET 6 OF 8
 HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2800 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS			W.O.: 3069-4
			SCALE: 1"=50'

SEE SHEET 8 FOR DATA TABLE

# EXHIBIT "B-1"

## PARCEL 1 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	N41°09'07"E		20.11'	(TIE)
②	63°43'09"	190.00'	211.30'	118.08'
③	44°26'06"	110.00'	85.31'	44.93'
④	N17°53'52"E		41.76'	
⑤	N53°05'17"E		46.51'	
⑥	S50°04'16"W			(R)
⑦	10°26'12"	190.00'	34.61'	17.35'
⑧	N60°30'28"E			(R)
⑨	N72°39'39"E		7.27'	
⑩	N17°53'52"E		51.00'	
⑪	N17°14'30"E		165.33'	
⑫	N17°53'52"E		228.64'	
⑬	N81°16'20"E		126.25'	
⑭	N90°00'00"E		69.86'	
⑮	S38°26'08"E		196.03'	
⑯	S85°04'04"E		71.59'	
⑰	S13°25'34"E		107.82'	
⑱	S04°55'56"W		15.54'	
⑲	N72°17'04"W		71.72'	
⑳	N10°02'04"W		33.92'	
㉑	N46°13'36"W		160.50'	
㉒	S46°13'36"E		18.00'	
㉓	S43°46'24"W		30.00'	
㉔	S46°13'36"E		73.13'	
㉕	28°15'46"	213.72'	105.42'	53.81'
㉖	N72°02'10"E			(R)
㉗	N71°59'38"E		18.00'	
㉘	N43°46'24"E		39.62'	
㉙	S46°13'36"E		59.32'	
㉚	21°58'31"	332.63'	127.58'	64.58'
㉛	N85°04'04"W		145.19'	
㉜	N54°27'27"W		164.03'	
㉝	N48°50'53"W		158.05'	
㉞	S69°26'08"E		102.79'	(TIE)

SECTION 27, T.7S., R.2W., S.B.M. Ag\_01047\_ExhB

PLAT OF A PORTION OF RANCHO CALIFORNIA NO. 4  
(AG01047) APN: 943-120-024 & 025 (DIMINISHMENT)

PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 2/23/2015	SHEET 7 OF 8
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**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

W.O.: 3069-4

SCALE: N.T.S.



## EXHIBIT "B-1"

### PARCEL 2 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	S49°03'04"W		36.11'	(TIE)
②	S45°26'25"E		131.79'	
③	S46°39'40"E		281.72'	
④	S45°00'00"E		369.19'	
⑤	S45°00'00"W		136.00'	
⑥	S76°21'16"W		130.69'	
⑦	S45°00'00"W		118.20'	
⑧	S57°31'44"W		140.79'	
⑨	N71°33'54"W		55.48'	
⑩	N64°29'16"W		165.04'	
⑪	N45°00'00"W		88.43'	
⑫	N45°00'00"W		43.00'	
⑬	N52°35'41"W		30.27'	
⑭	N45°00'00"W		75.00'	
⑮	N45°00'00"E		110.00'	
⑯	N45°00'00"W		0.15'	
⑰	S80°48'37"E		5.68'	
⑱	S05°39'03"E		68.42'	
⑲	N87°59'09"E		142.89'	
⑳	N02°00'51"W		130.42'	
㉑	S87°59'09"W		39.37'	
㉒	N03°32'05"W		133.55'	
㉓	S59°17'48"E		49.93'	
㉔	N30°42'12"E		68.63'	
㉕	N54°46'16"W		17.02'	
㉖	14°38'47"	288.00'	73.62'	37.01'
㉗	N69°25'03"W		7.68'	
㉘	85°10'25"	25.00'	37.16'	22.98'
㉙	S25°24'32"W		13.87'	
㉚	16°43'35"	112.00'	32.70'	16.47'
㉛	54°02'04"	25.00'	23.58'	12.75'
㉜	S78°06'03"W			(PRC)
㉝	29°00'03"	38.00'	19.23'	9.83'
㉞	S72°53'53"E			(R)
㉟	N45°00'00"W		180.08'	
㊱	N00°00'00"E		63.65'	
㊲	N30°10'20"W		16.70'	
㊳	N59°49'40"E		9.71'	
㊴	N00°00'00"E		50.66'	
㊵	N05°17'59"W		19.07'	

### PARCEL 2 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
④①	N84°42'01"E		1.77'	
④②	N00°00'00"E		46.11'	
④③	N46°06'07"W		38.27'	
④④	N43°53'53"E		39.77'	
④⑤	N00°00'00"E		2.89'	
④⑥	N44°33'35"E		73.27'	
④⑦	30°18'35"	100.00'	52.90'	27.08'
④⑧	S15°47'32"E		14.70'	
④⑨	21°17'49"	25.00'	9.29'	4.70'
④⑩	S84°29'43"E			(R)
④⑪	N59°49'40"E		47.02'	
④⑫	N20°21'06"W		34.92'	
④⑬	S84°42'01"W		20.10'	
④⑭	N05°17'59"W		20.10'	
④⑮	N84°42'01"E		20.00'	
④⑯	N01°59'53"W		27.91'	
④⑰	N46°06'07"W		62.12'	
④⑱	N59°49'40"E		37.31'	
④⑲	N84°42'01"E		18.23'	
④⑳	N46°06'07"W		23.85'	
④㉑	N05°17'59"W		1.03'	
④㉒	17°08'44"	100.00'	29.92'	15.07'
④㉓	69°29'14"	25.00'	30.32'	17.34'
④㉔	36°49'01"	60.00'	38.55'	19.97'
④㉕	S44°33'35"W		32.84'	(TIE)

SECTION 27, T.7S., R.2W., S.B.M. Aq\_01047\_ExhB

PLAT OF A PORTION OF RANCHO CALIFORNIA NO. 4  
(AG01047) APN: 943-120-024 & 025 (DIMINISHMENT)


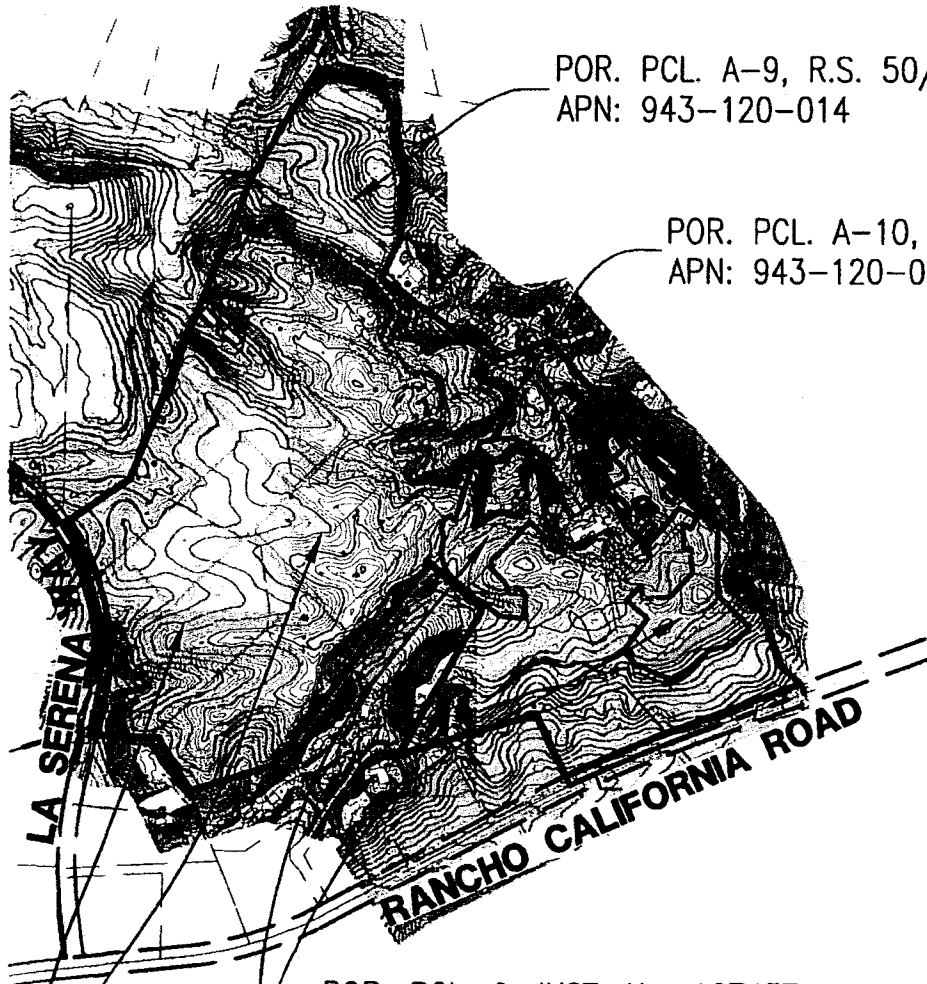
PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 2/23/2015	SHEET 8 OF 8
 <b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS			W.O.: 3069-4
			SCALE: N.T.S.

EXHIBIT "C"



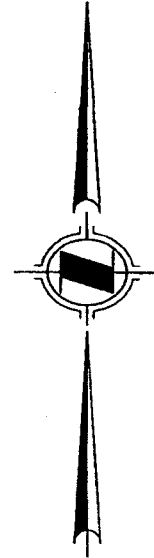
POR. PCL. A-9, R.S. 50/68-75  
APN: 943-120-014

POR. PCL. A-10, R.S. 50/68-75  
APN: 943-120-025

POR. PCL. 2, INST. No. 127437  
APN: 943-120-025.

16.60 ACRES (DIMINISHMENT)

POR. PCL. 2, INST. No. 127437  
APN: 943-120-024 & 026.



SCALE: 1" = 1000'

SECTION 27, T.7S., R.2W., S.B.M.

Aq\_01047\_ExhC

PLAT OF A PORTION OF RANCHO CALIFORNIA NO. 4  
(AG01047) APN: 943-120-024 & 025 (DIMINISHMENT)

PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 2/23/2015	SHEET 1 OF 1
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**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

W.O.: 3069-4

SCALE: 1"=1000'



*Paul R. Huddleston, Jr.*

PAUL R. HUDDLESTON, JR., PLS 7083



PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

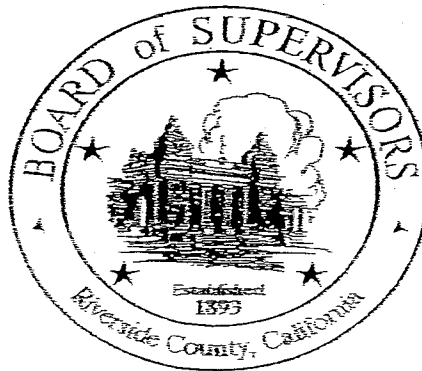
www.riversideacr.com

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors  
(embossed on document)



Date:

4-5-16

Signature:

*Karen Barton*

Print Name:

Karen Barton, Board Assistant, Riverside County Clerk of the Board

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD  
RIVERSIDE CO. CLERK OF THE BOARD  
4080 LEMON STREET, 1<sup>ST</sup> FLOOR CAC  
P O BOX 1147 - RIVERSIDE, CA 92502

**MAIL STOP # 1010**

AND WHEN RECORDED MAIL TO:

**RETURN TO: STOP #1010**  
RIVERSIDE COUNTY CLERK OF THE BOARD  
P. O. BOX 1147 - RIVERSIDE, CA 92502

**2016-0140226**

04/11/2016 10:06 AM

**\*\*\*Customer Copy Label\*\*\***

The paper to which this label is affixed  
has not been compared with the  
filed/recorded document

Peter Aldana  
County Of Riverside  
Assessor-County Clerk-Recorder

**THIS SPACE FOR RECORDERS USE ONLY**

**RESOLUTION NO. 2016-072**

Title of Document

**APPROVING AGRICULTURAL PRESERVE CASE NO. 1048  
AND RESTORING A PORTION OF THE  
RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 4**

(THIRD SUPERVISORIAL DISTRICT)

(Transportation Department ~ Item 16-1 of 04/05/16)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE  
FOR RECORDING INFORMATION

**COPY**

2  
3 **RESOLUTION NO. 2016-072**  
4 **APPROVING AGRICULTURAL PRESERVE CASE NO. 1048**  
5 **AND RESTORING A PORTION OF THE**  
6 **RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 4**  
7

8 **WHEREAS**, in accordance with the Land Conservation Act of 1965, John Poole Radio  
9 Properties, Inc. entered into a Land Conservation contract dated January 1, 1971, with the County  
10 of Riverside for land that is currently identified as APNs 943-120-027, 031, 032 and 033 which  
11 was recorded on October 14, 1970 as Instrument No. 103843, in the Office of the County  
12 Recorder of Riverside County, California; and,

13 **WHEREAS**, Louidar, LLC, the current owner of the property subject to the above  
14 referenced Land Conservation contract ("property owner"), filed a Notice of Non-renewal on June,  
15 28, 2010, which was recorded on November 9, 2010, as Instrument No. 2010-0537879 for 38.27  
16 acres within the Rancho California Agricultural Preserve No. 4; and,

17 **WHEREAS**, as a result of the recorded Notice of Non-renewal, the Land Conservation  
18 contract on the entire 38.27 acres will expire automatically on January 1, 2020; and,

19 **WHEREAS**, in order to cancel the Land Conservation contract before January 1, 2020, the  
20 property owner processed Agricultural Case No. 1020 which tentatively canceled the contract on  
21 November 9, 2010; and,

22 **WHEREAS**, a Certificate of Final Cancellation has not been issued by the County of  
23 Riverside because the property owner has not fulfilled the conditions for the tentative cancelation;  
24 and,

25 **WHEREAS**, Agricultural Case No. 1020 also removed the 38.27 acres from the Rancho  
26 California Agricultural Preserve No. 4; and,

27 **WHEREAS**, the property owner now wishes to place 3.25 acres of the 38.27 acres back  
28 into the Rancho California Agricultural Preserve No. 4; and,

FORM APPROVED COUNTY COUNSEL  
BY:  3/3/16  
DATE  
MICHELLE CLACK

1           **WHEREAS**, Agricultural Case No. 1048 will place the 3.25 acres back into the Rancho  
2 California Agricultural Preserve No. 4 as shown on the map entitled “MAP No. 110 RANCHO  
3 CALIFORNIA AGRICULTURAL PRESERVE NO. 4, MAP NO. 1048”; and,

4           **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of  
5 Supervisors on March 15, 2016.

6           **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of  
7 Supervisors of the County of Riverside, State of California, in regular session assembled on March  
8 15, 2016 based on the evidence presented on this matter, both written and oral, including  
9 Environmental Assessment No. 42718, that:

- 10           1. The 3.25 acres (“property”) are currently designated Agriculture: Agriculture which is  
11           compatible with agricultural preserves.
- 12           2. The property’s current zoning is Citrus Vineyard 10 Acre minimum (C/V-10) which is  
13           compatible with agricultural preserves.
- 14           3. The property’s proposed zoning Wine County Winery (WC-W) is compatible with  
15           agricultural preserves.
- 16           4. Agricultural Case No. 1048, which proposes to put the property back into the Rancho  
17           California Agricultural Preserve No. 4 is consistent with County’s General Plan  
18           because the land will remain under vineyard cultivation which consistent with both the  
19           Agricultural land use designation assigned to the property as well as being consistent  
20           with the Temecula Valley Wine Country Policy Area.
- 21           5. The Comprehensive Agricultural Preserve Technical Advisory Committee  
22           (“CAPTAC”) reviewed Agricultural Case No. 1048 on September 16, 2014, and found  
23           it acceptable. Further, CAPTAC made the following findings:
  - 24           a. There is no existence of any historic value to the lands being proposed to be  
25           included in the preserve.
  - 26           b. There is no existence of any scenic value to the lands proposed to be included  
27           in the preserve.

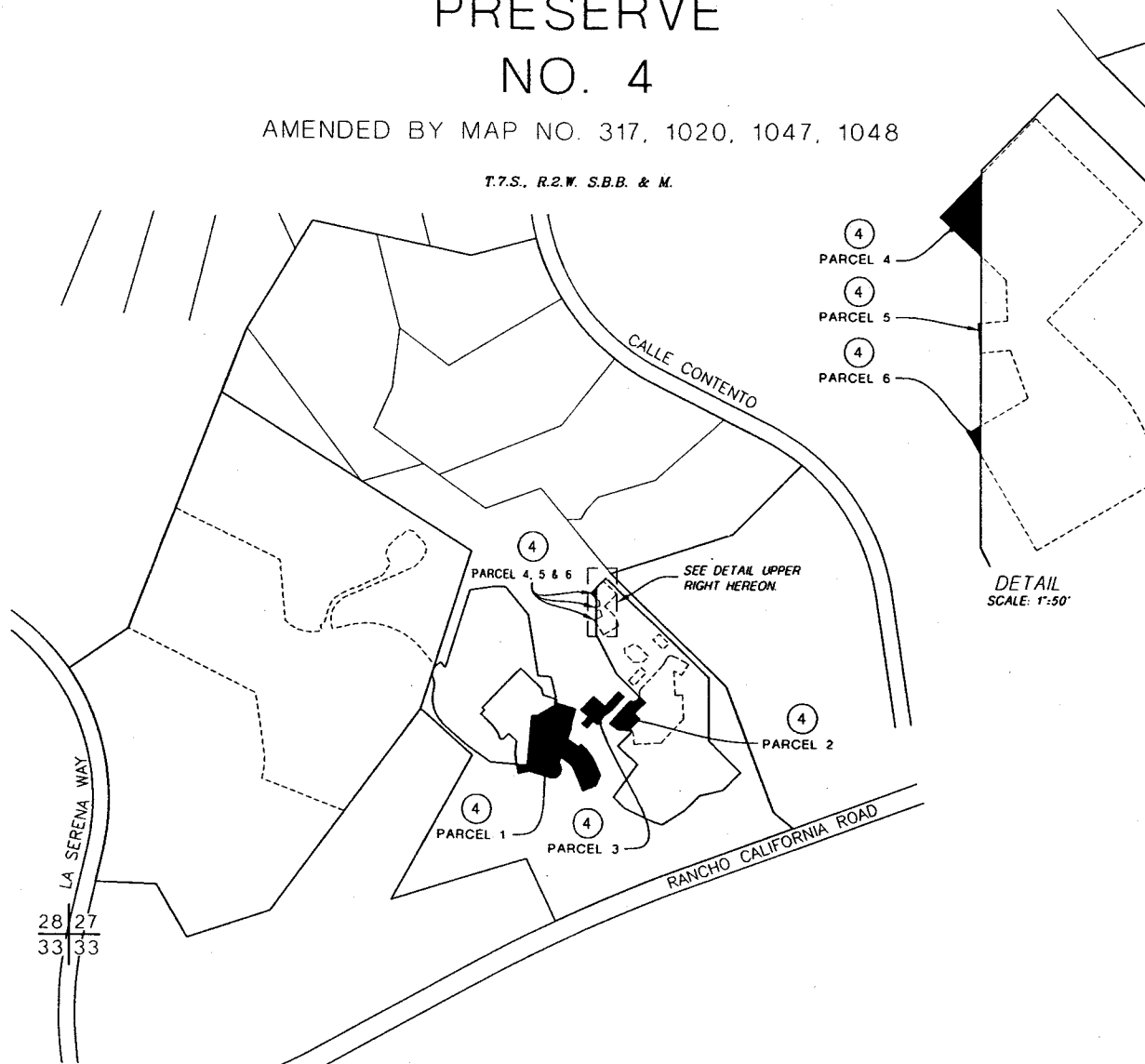
28           **BE IT FURTHER RESOLVED** by the Board of Supervisors that:



# MAP NO. 110 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 4

AMENDED BY MAP NO. 317, 1020, 1047, 1048

T.7.S., R.2.W. S.B.B. & M.



AMENDMENTS:

- NO. 1, (DIMINISHMENT), DENIED, MAP NO. 317
- NO. 2, (DIMINISHMENT), TENTATIVE, MAP NO. 1020
- NO. 3, (DIMINISHMENT), TENTATIVE, MAP NO. 1047
- NO. 4, (RESTORE), MARCH 15, 2016, MAP NO. 1048

ADOPTED ON SEPTEMBER 21, 1970  
BY THE BOARD OF SUPERVISORS  
OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA.



# EXHIBIT "A"

## RANCHO CALIFORNIA AGRICULTURAL PRESERVE No. 4 RESTORATION (AG01048)

### LEGAL DESCRIPTION

Those portions of Parcels A-9 and A-10 of Record of Surveys filed in Book 50, pages 68 through 75, inclusive, together with a portion of Parcel No. 2 of Instrument No. 1965-127437, recorded November 9, 1965, all records of Riverside County Recorder's Office located in Sections 27 and 34 of Township 7 South, Range 2 West of the Unincorporated Territory of Riverside County, State of California, more particularly described as follows:

#### PARCEL 1:

**Commencing** at the southeasterly end of that course on the northeasterly side of said Parcel 2 of Instrument No. 1965-127437 shown as "North 45°27'30" West 884.02 feet" per said Instrument;

thence along the northeasterly line of said Parcel 2, North 45°26'25" West 233.58 feet;

thence South 44°33'35" West 59.31 feet;

thence South 30°42'12" West 68.63 feet;

thence North 59°17'48" West 49.93 feet;

thence South 03°32'05" East 133.55 feet;

thence North 87°59'09" East 39.37 feet;

thence South 02°00'51" East 130.42 feet;

thence South 42°59'09" West 181.32 feet;

thence South 87°59'09" West 142.89 feet, said point hereinafter referred to as **Point "A"**;

thence South 47°23'57" West 250.77 feet to the **True Point of Beginning**;

thence South 23°58'06" West 61.03 feet;

thence South 67°46'42" West 75.96 feet;

thence North 22°13'18" West 104.53 feet to a non-tangent curve concave southwesterly having a radius of 157.09 feet, a radial line to the beginning of said curve bears North 67°54'48" East;

thence northwesterly 118.89 feet along said curve through a central angle of 43°21'45";

# EXHIBIT "A"

thence non-tangent from said curve South 24°33'03" West 28.52 feet;

thence South 27°17'04" East 19.69 feet to a curve concave northwesterly having a radius of 46.86 feet;

thence southwesterly 109.44 feet along said curve through a central angle of 133°48'30";

thence North 73°28'34" West 118.49 feet;

thence South 77°00'09" West 60.00 feet;

thence North 12°59'51" West 39.93 feet to a non-tangent curve concave easterly having a radius of 332.63 feet, a radial line to the beginning of said curve bears South 77°03'53" West;

thence northerly 12.69 feet along said curve through a central angle of 02°11'10";

thence non-tangent from said curve South 85°04'04" East 58.57 feet;

thence North 04°55'56" East 273.00 feet;

thence South 85°04'04" East 29.12 feet;

thence North 59°01'41" East 112.55 feet;

thence North 04°55'56" East 34.90 feet;

thence South 72°17'04" East 9.25 feet;

thence South 17°42'56" West 19.50 feet;

thence South 72°17'04" East 114.00 feet;

thence South 17°42'56" West 83.26 feet;

thence South 02°42'56" West 27.75 feet;

thence South 17°42'56" West 62.53 feet to a non-tangent curve concave southwesterly having a radius of 260.00 feet, a radial line to the beginning of said curve bears North 22°46'39" East;

thence southeasterly 70.51 feet along said curve through a central angle of 15°32'20" to a reverse curve concave northerly having a radius of 3.00 feet, a radial line to the beginning of said reverse curve bears North 38°18'59" East;

thence easterly 4.68 feet along said curve through a central angle of 89°20'47";

## EXHIBIT "A"

thence North 38°58'12" East 15.02 feet to a non-tangent curve concave southwesterly having a radius of 278.00 feet, a radial line to the beginning of said curve bears North 38°58'12" East;

thence southeasterly 139.78 feet along said curve through a central angle of 28°48'30";

thence South 22°13'18" East 62.28 feet to the **Point of Beginning**.

Containing 2.43 acres, more or less.

### PARCEL 2:

**Commencing** at the aforementioned **Point "A"**;

thence North 05°39'03" West 68.42 feet;

thence North 80°48'37" West 5.68 feet to the **True Point of Beginning**,

thence North 80°48'37" West 34.32 feet;

thence North 84°42'33" West 40.59 feet;

thence North 53°45'54" West 56.32 feet to a non-tangent curve concave southeasterly having a radius of 268.00 feet, a radial line to the beginning of said curve bears North 55°46'55" West, said point hereinafter referred to as **Point "B"**;

thence northeasterly 37.03 feet along said curve through a central angle of 07°55'02";

thence North 42°08'07" East 112.51 feet to a curve concave southerly having a radius of 25.00 feet;

thence easterly 23.58 feet along said curve through a central angle of 54°02'03" to a reverse curve concave northwesterly having a radius of 38.00 feet, a radial line to the beginning of said reverse curve bears North 06°10'10" East;

thence northeasterly 52.44 feet along said curve through a central angle of 79°04'03";

thence non-tangent from said curve South 45°00'00" East 45.83 feet;

thence South 45°00'00" West 85.07 feet;

thence South 45°00'00" East 42.00 feet;

thence South 45°00'00" West 77.56 feet;

thence South 45°00'00" East 17.85 feet to the **True Point of Beginning**.

# EXHIBIT "A"

Containing 0.39 acres, more or less.

## PARCEL 3:

**Commencing** at the aforementioned **Point "B"**;

thence North 38°28'14" West 55.00 feet to the **True Point of Beginning**,

thence South 32°48'48" West 57.13 feet;

thence North 57°11'12" West 33.23 feet;

thence South 42°42'56" West 49.13 feet;

thence North 47°17'04" West 33.37 feet;

thence North 42°42'56" East 50.86 feet;

thence North 47°17'04" West 55.87 feet;

thence North 42°42'56" East 100.26 feet;

thence South 47°17'04" East 83.31 feet;

thence North 42°08'07" East 109.66 feet;

thence South 47°51'53" East 40.17 feet;

thence South 42°08'07" West 99.24 feet;

thence South 55°09'37" West 52.06 feet to the **True Point of Beginning**.

Containing 0.41 acres, more or less.

## PARCEL 4:

### PARCEL 4A:

**Commencing** at the northwesterly end of that course on the northeasterly side of said Parcel 2 of Instrument No. 1965-127437 and Record of Surveys filed in Book 50, pages 68 through 75, inclusive, shown as "North 45°27'30" West 884.02 feet" per Instrument No. 1965-127437 and Record of Surveys filed in Book 50, pages 68 through 75, inclusive;

thence South 45°56'54" West 58.33 feet;

thence South 43°53'53" West 53.02 feet to the **True Point of Beginning**;

# EXHIBIT "A"

thence South 00°00'00" East 55.20 feet, said point hereinafter referred to as **Point "C"**;

thence North 46°06'07" West 38.27 feet;

thence North 43°53'53" East 39.77 feet to the **True Point of Beginning**.

Containing 761 square feet, 0.017 acres, more or less.

## PARCEL 4B:

**Commencing** at the aforementioned **Point "C"**;

thence South 46°06'07" East 23.84 feet;

thence South 01°59'53" East 27.91 feet;

thence South 84°42'01" West 18.23 feet to the **True Point of Beginning**;

thence South 00°00'00" East 19.15 feet, said point hereinafter referred to as **Point "D"**;

thence North 05°17'59" West 19.07 feet;

thence North 84°42'01" East 1.77 feet to the **True Point of Beginning**.

Containing 17 square feet, 0.000 acres, more or less.

## PARCEL 4C:

**Commencing** at the aforementioned **Point "D"**;

thence South 05°17'59" East 1.04 feet;

thence North 84°42'01" East 20.10 feet;

thence South 20°21'06" East 34.92 feet;

thence South 59°49'40" West 37.31 feet to the **True Point of Beginning**;

thence South 00°00'00" East 19.32 feet;

thence North 30°10'20" West 16.70 feet;

thence North 59°49'40" East 9.71 feet to the **True Point of Beginning**.

Containing 81 square feet, 0.002 acres, more or less.

# EXHIBIT "A"


Total of Parcels 4A, 4B & 4C containing 859 square feet, 0.02 acres, more or less.

All Parcels combined contain 3.25 acres, more or less.

All as shown on Exhibit "B-1", attached hereto and by this reference made a part hereof.

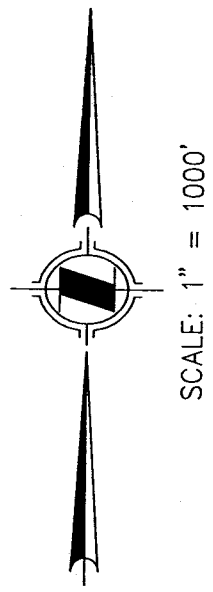
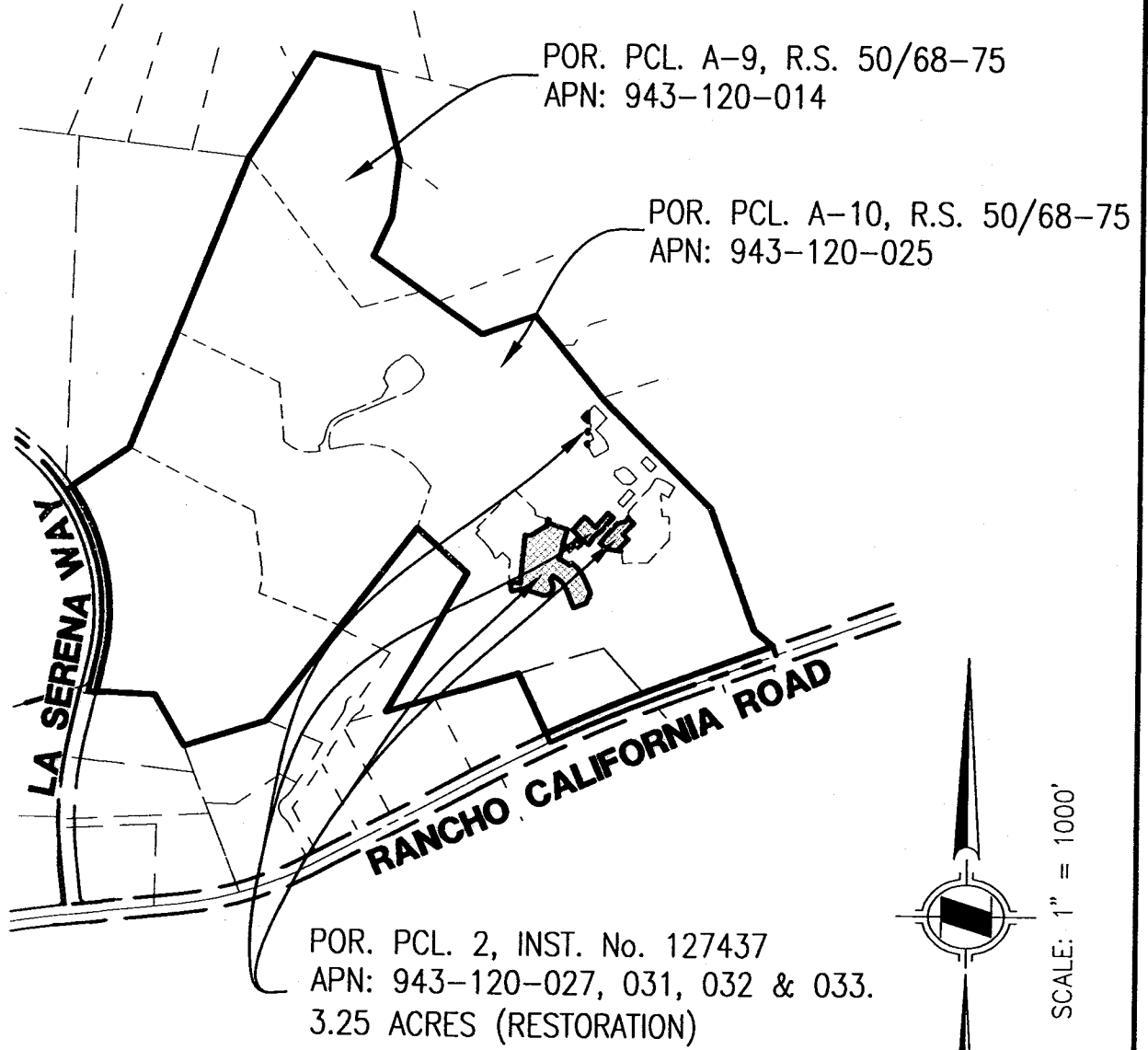
Prepared under the supervision of:



  
\_\_\_\_\_  
Paul R. Huddleston Jr., PLS 7083  
Expires: December 31, 2016


*2/8/16*  
Date

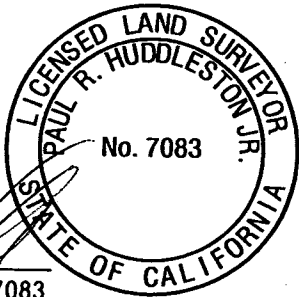
**EXHIBIT "B-1"**



SECTION 27, T.7S., R.2W., S.B.M. Ag\_01048\_ExhB

PLAT OF A PORTION OF RC No. 4 (AG01048)  
APN: 943-120-027, 031, 032 & 033 (RESTORATION)

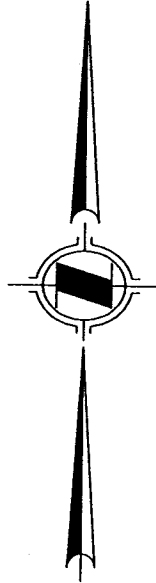
PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 1/27/2016	SHEET 1 OF 6
 <b>HUNSAKER &amp; ASSOCIATES IRVINE, INC INLAND EMPIRE REGION</b> 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS			W.O.: 3069-4
			SCALE: 1"=1000'



*Paul R. Huddleston, Jr.*  
PAUL R. HUDDLESTON, JR., PLS 7083

**EXHIBIT "B-1"**

SCALE: 1" = 200'

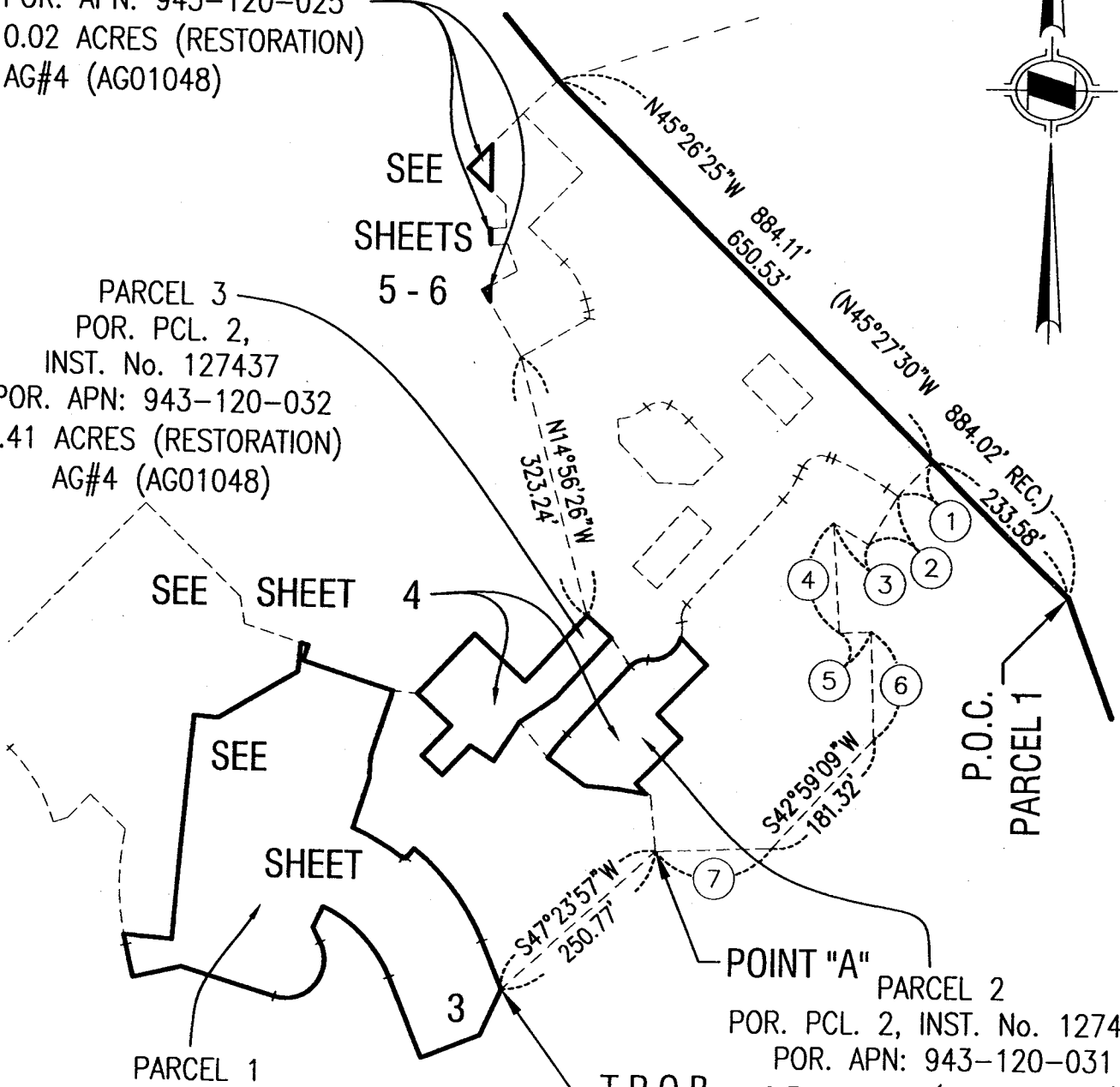


PARCEL 4  
 (PARCEL 4A, 4B & 4C)  
 POR. PCL. 2, INST. No. 127437  
 POR. APN: 943-120-025  
 0.02 ACRES (RESTORATION)  
 AG#4 (AG01048)

PARCEL 3  
 POR. PCL. 2,  
 INST. No. 127437  
 POR. APN: 943-120-032  
 0.41 ACRES (RESTORATION)  
 AG#4 (AG01048)

PARCEL 1  
 POR. PCL. 2,  
 INST. No. 127437  
 POR. APN: 943-120-033  
 2.43 AC. (RESTORATION)  
 AG#4 (AG01048)

PARCEL 2  
 POR. PCL. 2, INST. No. 127437  
 POR. APN: 943-120-031  
 0.39 ACRES (RESTORATION)  
 T.P.O.B. PARCEL 1 AG#4 (AG01048)



SECTION 27, T.7S., R.2W., S.B.M. Ag\_01048\_ExhB


PLAT OF A PORTION OF RC No. 4 (AG01048) APN: 943-120-027, 031, 032 & 033 (RESTORATION)			
PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 1/27/2016	SHEET 2 OF 6
 <b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS			W.O.: 3069-4
			SCALE: 1"=200'



EXHIBIT "B-1"

SEE SHEETS 2 & 5

POR. PCL. 2,  
INST. No. 127437  
APN: 943-120-025

POR. PCL. 2,  
INST. No. 127437  
POR. APN: 943-120-033

PARCEL 1  
POR. PCL. 2,  
INST. No. 127437  
POR. APN: 943-120-033  
2.43 AC. (RESTORATION)  
AG#4 (AG01048)

SECTION 27, T.7S., R.2W., S.B.M.

Ag\_01048\_ExhB

PLAT OF A PORTION OF RC No. 4 (AG01048)  
APN: 943-120-027, 031, 032 & 033 (RESTORATION)

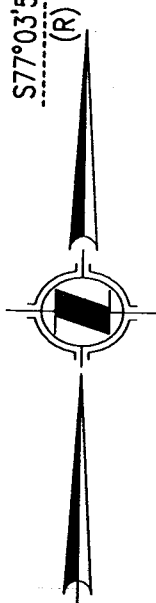
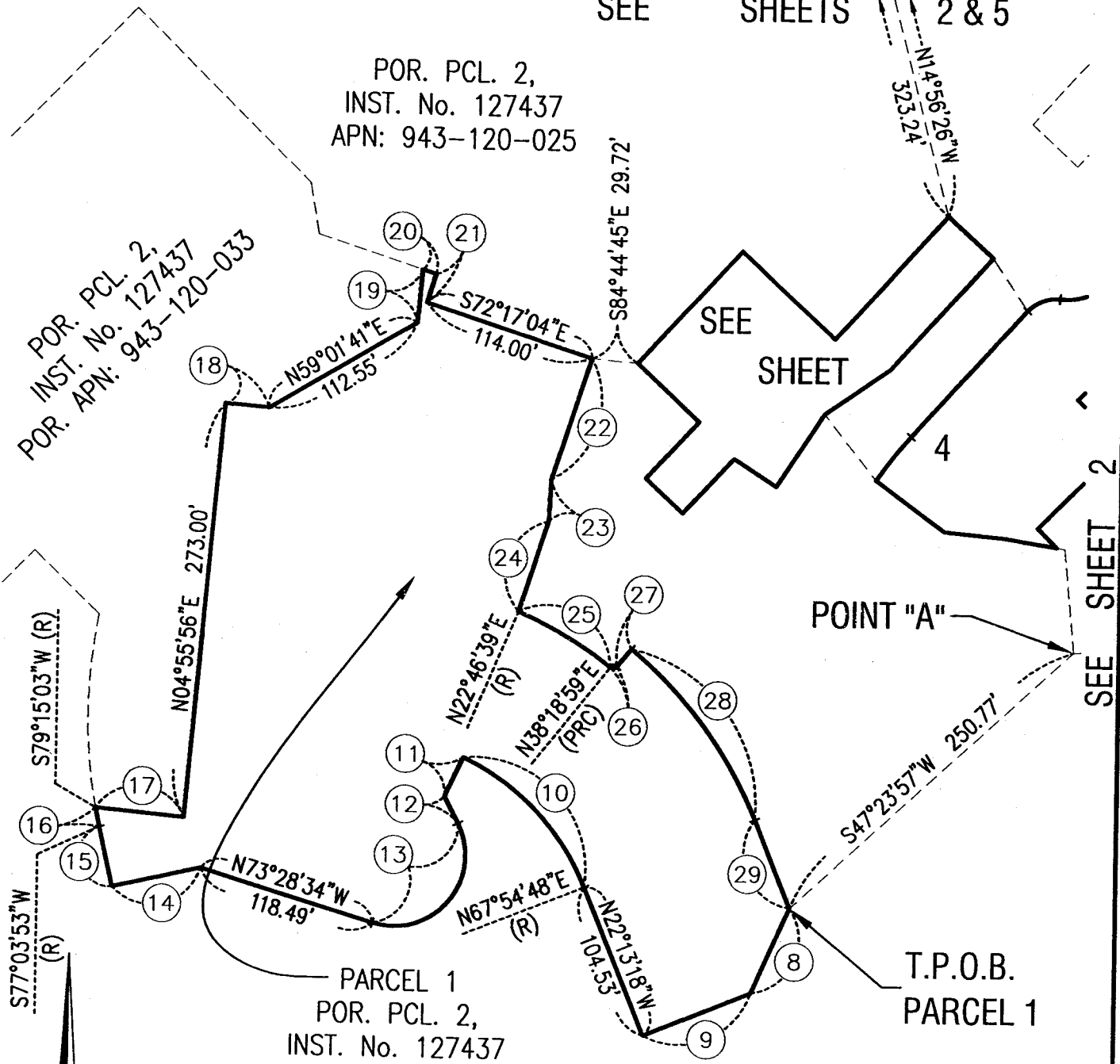
PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 1/27/2016	SHEET 3 OF 6
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**HUNSAKER & ASSOCIATES**  
IRVINE, INC  
INLAND EMPIRE REGION  
2900 ADAMS STREET, SUITE A-15  
RIVERSIDE, CA 92504 (951)352-7200  
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

W.O.: 3069-4

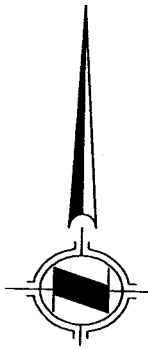
SCALE: 1"=100'



SEE SHEET 6 FOR PARCEL 1 DATA TABLE

EXHIBIT "B-1"

SEE SHEET 5



SCALE: 1" = 50'

PARCEL 3  
 POR. PCL. 2, INST. No. 127437  
 APN: 943-120-032  
 0.41 ACRES (RESTORATION)  
 AG#4 (AG01048)

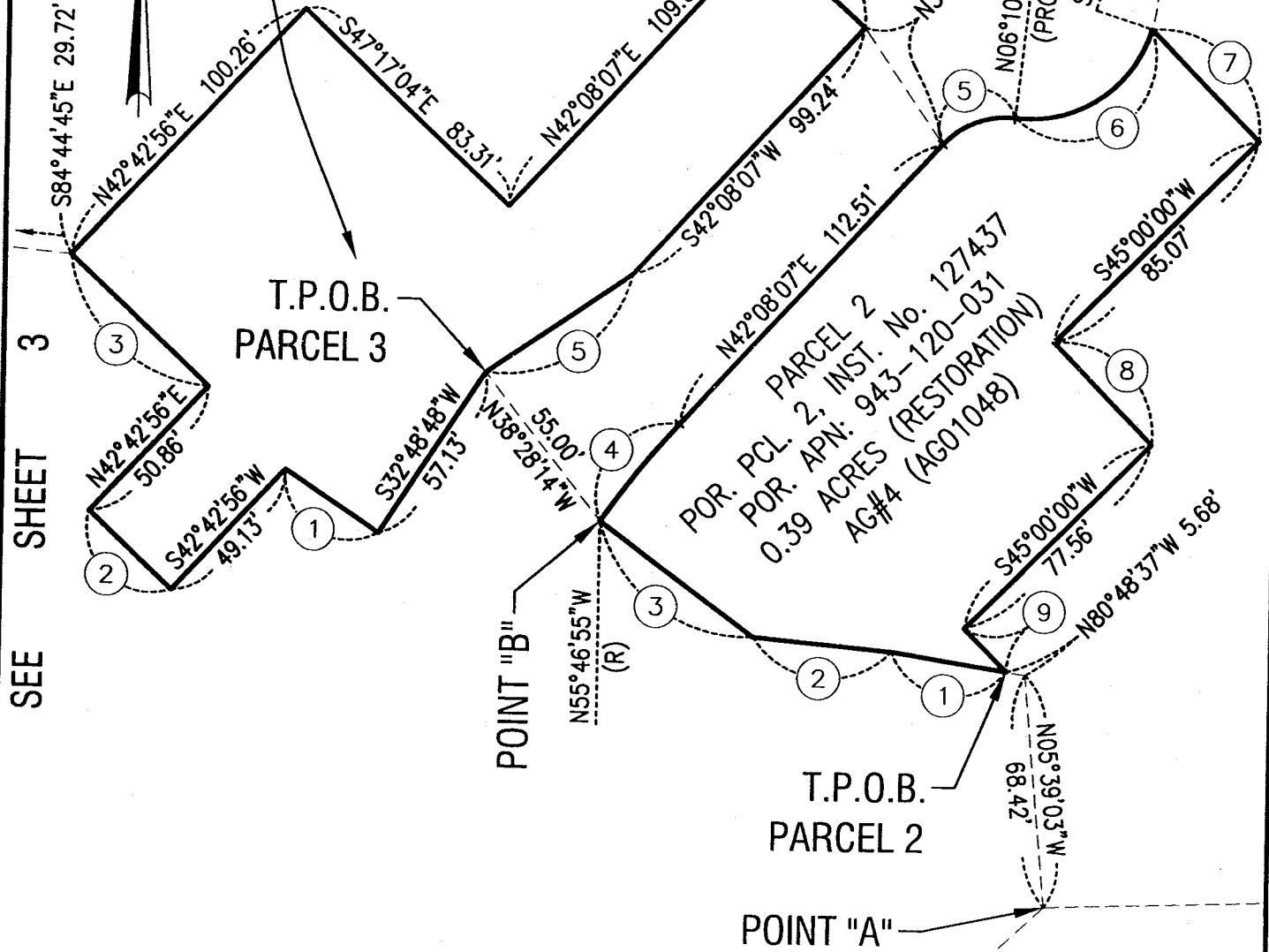
T.P.O.B.  
 PARCEL 3

PARCEL 2  
 POR. PCL. 2, INST. No. 127437  
 POR. APN: 943-120-031  
 0.39 ACRES (RESTORATION)  
 AG#4 (AG01048)

T.P.O.B.  
 PARCEL 2

POINT "A"

POINT "B"



SEE SHEET 3

SEE SHEET 3

SECTION 27, T.7S., R.2W., S.B.M. Ag\_01048\_ExhB

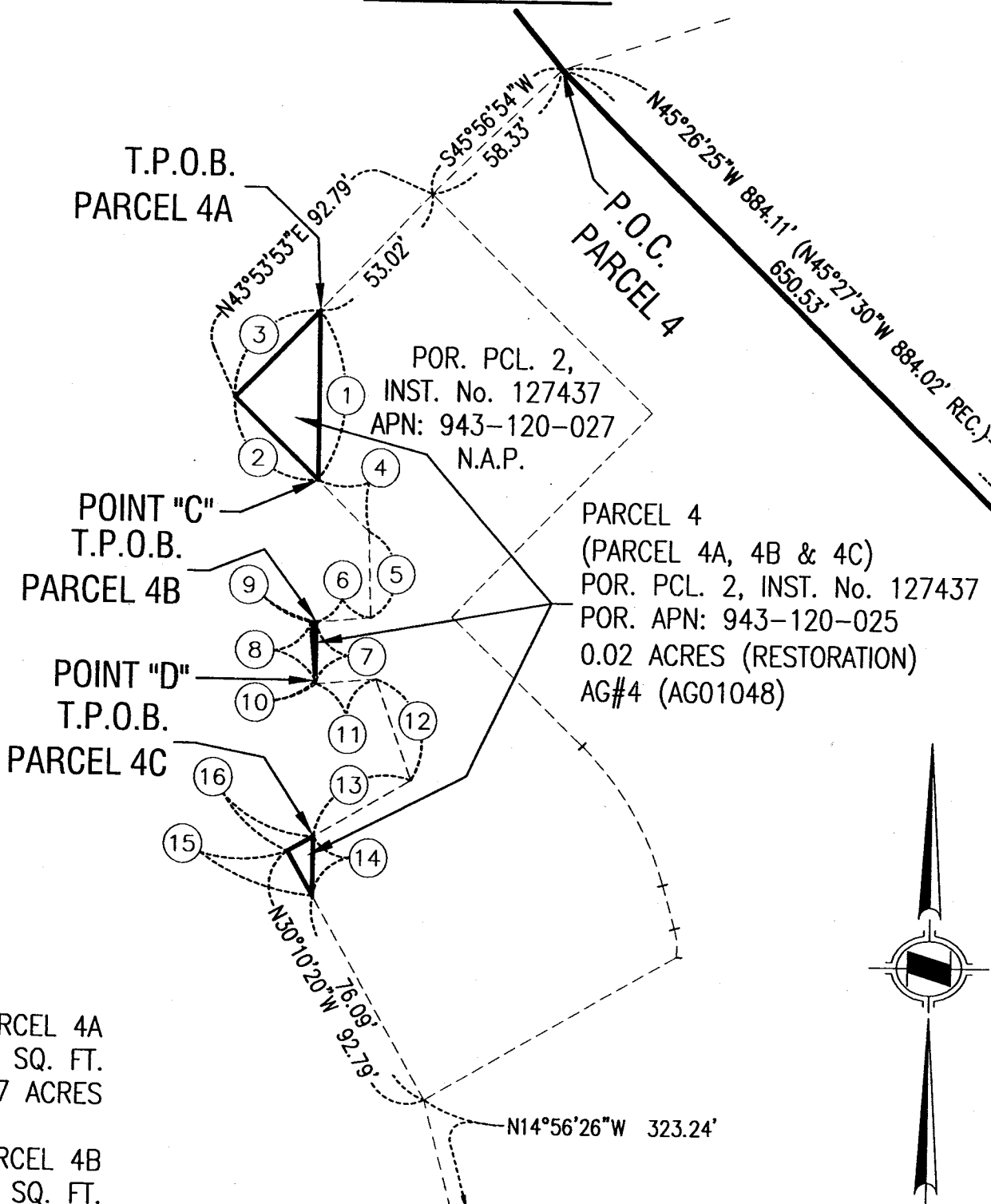
PLAT OF A PORTION OF RC No. 4 (AG01048)  
 APN: 943-120-027, 031, 032 & 033 (RESTORATION)

PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 1/27/2016	SHEET 4 OF 6
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	HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200	W.O.: 3069-4
	PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS	SCALE: 1"=50'

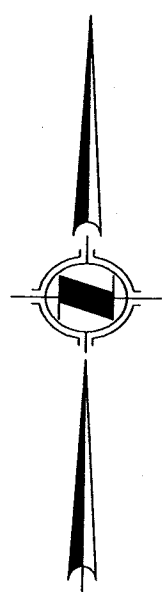
SEE SHEET 6 FOR PARCELS 2 & 3 DATA TABLE.

**EXHIBIT "B-1"**



SEE SHEET 2

SCALE: 1" = 50'




PARCEL 4A  
761 SQ. FT.  
0.017 ACRES

PARCEL 4B  
17 SQ. FT.  
0.000 ACRES

PARCEL 4C  
81 SQ. FT.  
0.002 ACRES

PARCEL 4  
(PARCEL 4A, 4B & 4C)  
POR. PCL. 2, INST. No. 127437  
POR. APN: 943-120-025  
0.02 ACRES (RESTORATION)  
AG#4 (AG01048)

SEE SHEETS 2, 3 & 4 SECTION 27, T.7S., R.2W., S.B.M. Ag\_01048\_ExhB

PLAT OF A PORTION OF RC No. 4 (AG01048) APN: 943-120-027, 031, 032 & 033 (RESTORATION)			
PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 1/27/2016	SHEET 5 OF 6
 HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS			W.O.: 3069-4
SEE SHEET 6 FOR PARCEL 4 DATA TABLE			SCALE: 1"=50'

# EXHIBIT "B-1"

## PARCEL 1 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	S44°33'35"W		59.31'	
②	S30°42'12"W		68.63'	
③	N59°17'48"W		49.93'	
④	S03°32'05"E		133.55'	
⑤	N87°59'09"E		39.37'	
⑥	S02°00'51"E		130.42'	
⑦	S87°59'09"W		142.89'	
⑧	S23°58'06"W		61.03'	
⑨	S67°46'42"W		75.96'	
⑩	43°21'45"	157.09'	118.99'	62.45'
⑪	S24°33'03"W		28.52'	
⑫	S27°17'04"E		19.69'	
⑬	133°48'30"	46.86'	109.44'	109.88'
⑭	S77°00'09"W		60.00'	
⑮	N12°59'51"W		39.93'	
⑯	02°11'10"	332.63'	12.69'	6.35'
⑰	S85°04'04"E		58.57'	
⑱	S85°04'04"E		29.12'	
⑲	N04°55'56"E		34.90'	
⑳	S72°17'04"E		9.25'	
㉑	S17°42'56"W		19.50'	
㉒	S17°42'56"W		83.26'	
㉓	S02°42'56"W		27.75'	
㉔	S17°42'56"W		62.53'	
㉕	15°32'20"	260.00'	70.51'	35.47'
㉖	89°20'47"	3.00'	4.68'	2.97'
㉗	N38°58'12"E		15.02'	(R)
㉘	28°48'30"E	278.00'	139.78'	71.40'
㉙	S22°13'18"E		62.28'	

## PARCEL 2 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	N80°48'37"W		34.32'	
②	N84°42'33"W		40.59'	
③	N53°45'54"W		56.32'	
④	07°55'02"	268.00'	37.03'	18.55'
⑤	54°02'03"	25.00'	23.58'	12.75'
⑥	79°04'03"	38.00'	52.44'	31.36'
⑦	S45°00'00"E		45.83'	
⑧	S45°00'00"E		42.00'	
⑨	S45°00'00"E		17.85'	

## PARCEL 4 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	S00°00'00"E		55.20'	
②	N46°06'07"W		38.27'	
③	N43°53'53"E		39.77'	
④	S46°06'07"E		23.84'	
⑤	S01°59'53"E		27.91'	
⑥	S84°42'01"W		18.23'	
⑦	S00°00'00"E		19.15'	
⑧	N05°17'59"W		19.07'	
⑨	N84°42'01"E		1.77'	
⑩	S05°17'59"E		1.04'	
⑪	N84°42'01"E		20.10'	
⑫	S20°21'06"E		34.92'	
⑬	S59°49'40"W		37.31'	
⑭	S00°00'00"E		19.32'	
⑮	N30°10'20"W		16.70'	
⑯	N59°49'40"E		9.71'	

## PARCEL 3 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	N57°11'12"W		33.23'	
②	N47°17'04"W		33.37'	
③	N47°17'04"W		55.87'	
④	S47°51'53"W		40.17'	
⑤	S55°09'37"W		52.06'	

SECTION 27, T.7S., R.2W., S.B.M.

Ag\_01048\_ExhB


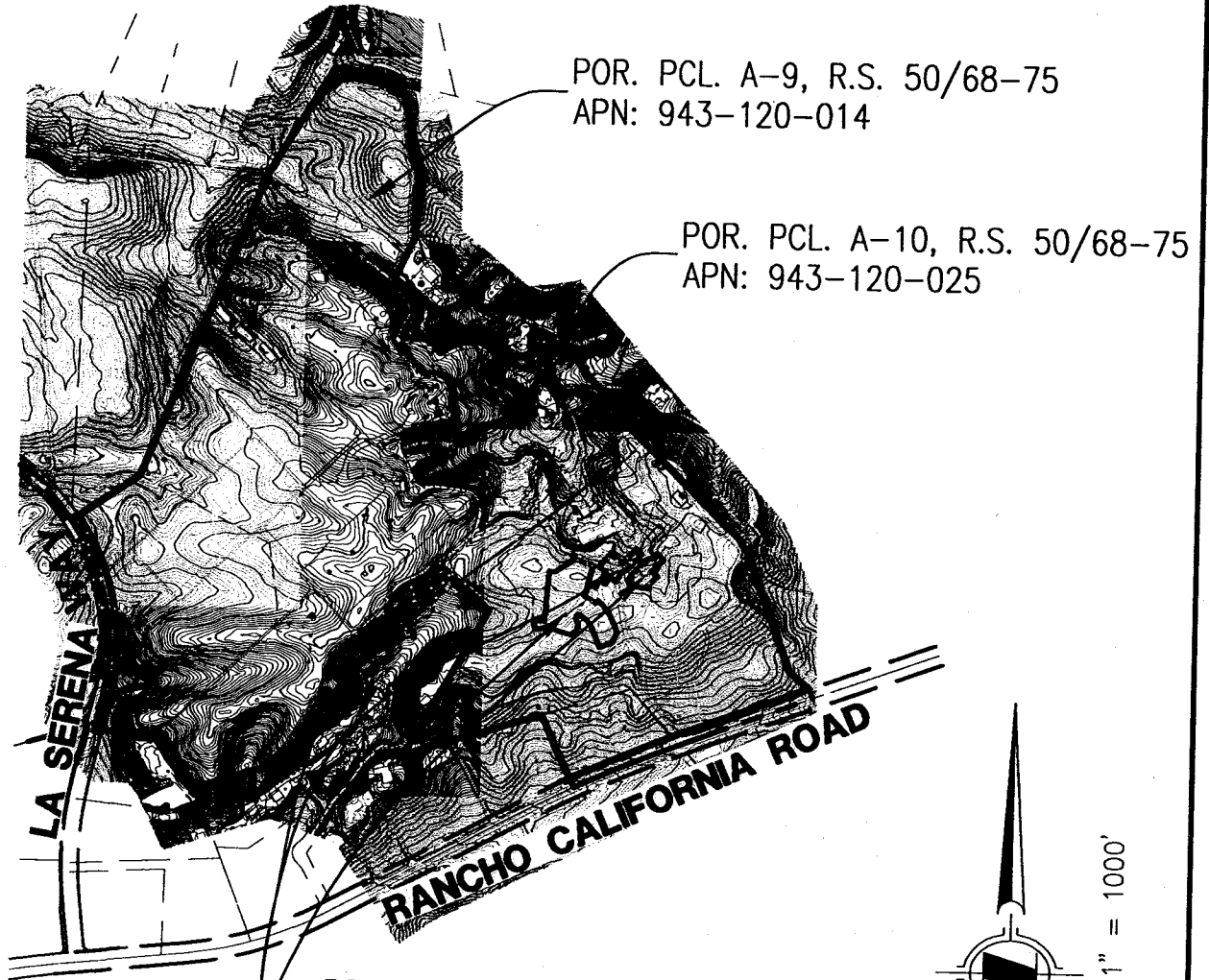
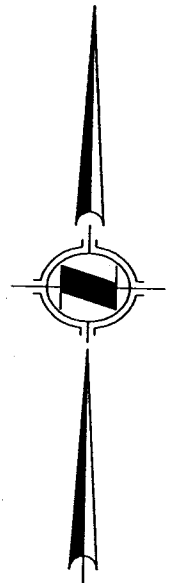
PLAT OF A PORTION OF RC No. 4 (AG01048) APN: 943-120-027, 031, 032 & 033 (RESTORATION)			
PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 1/27/2016	SHEET 6 OF 6
 <b>HUNSAKER &amp; ASSOCIATES</b> IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS			W.O.: 3069-4
			SCALE: N.T.S.

EXHIBIT "C"



POR. PCL. 2, INST. No. 127437  
 APN: 943-120-027, 031, 032 & 033.  
 3.25 ACRES (RESTORATION)



SCALE: 1" = 1000'

SECTION 27, T.7S., R.2W., S.B.M.

Ag\_01048\_ExhC

PLAT OF A PORTION OF RC No. 4 (AG01048)  
 APN: 943-120-027, 031, 032 & 033 (RESTORATION)

PREPARED BY R.Beuschlein	CHECKED BY B.Hay	DATE 1/27/2016	SHEET 1 OF 1
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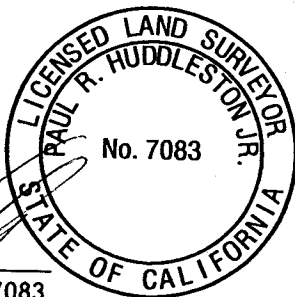


**HUNSAKER & ASSOCIATES**  
 IRVINE, INC  
 INLAND EMPIRE REGION  
 2900 ADAMS STREET, SUITE A-15  
 RIVERSIDE CA 92504 (951)352-7200

PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

W.O.: 3069-4

SCALE: 1"=1000'



*Paul R. Huddleston, Jr.*  
 PAUL R. HUDDLESTON, JR., PLS 7083



PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

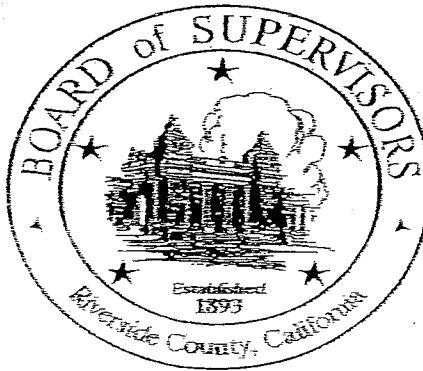
www.riversideacr.com

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors  
(embossed on document)



Date:

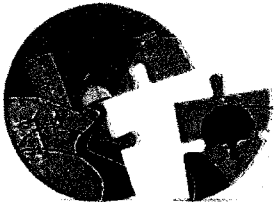
4-5-16

Signature:

*Karen Barton*

Print Name:

Karen Barton, Board Assistant, Riverside County Clerk of the Board



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Steve Weiss AICP*  
*Planning Director*

## Memorandum

Date: April 4, 2016

To: Board of Supervisors

From: Planning Staff and County Counsel

**RE: Additional information for Agenda item 16-1 for April 5, 2016 Board of Supervisors. Staff Response to two letters submitted for CUP03707- Tyler & Bursch, LLP letter dated March 15, 2016 and the Department of Conservation Letter dated March 24, 2016.**

Conditional Use Permit No. 3707 and related cases were on the Board agenda for March 15, 2016 as agenda item 16-1. Just prior to the hearing two additional letters were submitted: the law firm Tyler & Bursch, LLP submitted a letter dated March 15, 2016 and the Department of Conservation submitted a letter (regarding the agriculture cases) dated March 24, 2016. The item was continued to April 5, 2016 in order to provide the Board with a response to the letters. The content of the letters is shown below in *italics* with responses from staff following each comment. Paragraphs from the letters were split where appropriate to make a response more clear.

Some conditions of approval were added in response to the letters. The contents of the new conditions were all already required by other standard processing requirements (such as fee payments) and other CEQA documents (such as the Wine Country Community Plan EIR). They have been brought forward into a condition for added clarity. The addition of the conditions does not rise to the level of new information as they were previously required by other means and have not changed the level of impacts studied in the CEQA document in any way.

### **Tyler & Bursch, LLP letter dated March 15, 2016**

*This office represents Calvary Chapel Bible Fellowship ("Calvary"), a church that has been located in Temecula's Wine Country for the past twenty years. Calvary has experienced significant growth in its congregation and has been working diligently to expand its church facilities to accommodate its growth. In 2010, Calvary submitted a project application to expand its facilities and over the last six years has been unable to get its project through the entitlement process. Meanwhile, Calvary continues to watch surrounding property owners "fast-track" non-religious projects under CEQA's negative declarations or mitigated negative declarations due to the County funded EIR 524.*

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

The County has worked diligently with Calvary Chapel (Calvary) to process their application for a new church/special event facility. Many of the project processing decisions were made in conjunction with the applicant. To imply that the County is at fault for all delay is inaccurate. Some of the challenges with the project were caused by the applicant's original desire to have a school included in the project. The plans for the school have since been removed, by Calvary. The decision to process an EIR for Calvary was a decision made with the applicant and their representatives. The Calvary EIR has since been released for public review. Regarding the Wine Country Community Plan EIR referenced above, the County funded EIR No. 524 was for a County initiated project, the Wine Country Community Plan, not a privately initiated project.

Regarding Fast Track status, there are affirmative requirements to obtain Fast Track status. It is not automatically granted. The Mt. Palomar project, CUP3707, received Fast Track status based on the number of jobs that will be created by the project, not based on any religious or non-religious affiliation.

*Meanwhile, Calvary's project cannot get out of the starting gate because of alleged concerns over agricultural needs, pesticide uses, traffic impacts, etc. None of those issues appear to be concerns for non-religious projects, like Mt. Palomar... Yet, the following environmental impacts were not studied or mitigated: the use of pesticides, traffic impacts, or the reduction of valuable agricultural lands.*

The proposed CUP is consistent with the Wine Country Community Plan EIR which studied pesticides. The County desire to study pesticides for Calvary's proposal was driven by the applicants desire to include a school.

*The project approval today includes a hotel, spas, a restaurant, a wedding pavilion, retail uses, cottages, villas, an event center, a 1,800 seat amphitheater and, most importantly, a chapel.*

The project does not include a chapel. Any reference to a chapel was in error. The project exhibits make it very clear that the project includes a wedding facility. There is no chapel included in the project exhibits. Only weddings are permitted in the wedding facility. Condition of Approval 10.Every.1 has been modified to clarify this.

*...In addition, the Mt. Palomar project takes advantage of processing a CEQA mitigated negative declaration even though the following issues cannot be reasonably considered less than significant:*

- *16.60 acres of protected agricultural land will be removed from a Williamson Act contract without proper mitigation.*

The Board previously removed a portion of the project site from the agricultural preserve to accommodate a previously approved hotel design (that was never constructed). This proposed project (new design and footprint) is only adjusting



the size of the area to match the new project footprint. The Williamson Act is intended to protect agriculture. The addition of hotels and event uses in proximity to the existing agricultural use helps foster and perpetuate the preservation of agriculture. The proposed conditional use permit (CUP) project, as a whole, requires 75% planting of productive vineyards, consistent with the requirements of the Wine Country Community Plan. No specific mitigation is required for compliance with Williamson Act Contracts.

- *Noise impacts will be significant. The project does not comply with the County's noise requirements and the project seeks an exception to accepted noise standards. A 1,800 seat amphitheater will generate a lot of noise, and when combined with the hotel, restaurant, and retail uses, the noise levels will be unacceptable. Moreover, there is no limit on the number of concerts without corresponding mitigation to reduce the impacts.*

The EA in section 34a-d explains in great detail that the noise impacts will not be significant. The project will be fully compliant with all County noise ordinance requirements, contrary to the statements of the letter's author. The exception is only being requested by the applicant because of the required development standards from the zone, Wine Country Winery (WC-W), which does not permit outdoor amplified sound unless an exception to the noise Ordinance has been approved- not because the project is violating a County requirement. There is a limit in the number of events at the amphitheater (52 a year) as identified in the project description. The proposed project is fully compliant with all mitigation from the Wine Country Community Plan EIR including NOI 1 through 6 and all identified requirements of the noise study that are specific to this project and this venue. This includes specific requirements for monitoring by the Department of Environmental Health and special requirements for the sound board design that will alert the operator of any potential violations.

- *Traffic impacts are also significant. There is no mitigation for traffic on this project, which will add thousands of travelers along Rancho California Road, which already suffers from failing intersections. The project will add a 1,800 seat amphitheater (not to mention a hotel, retail, cottages, and villas) yet the project offer no mitigation for any of the foreseeable traffic impacts. This Project will cause significant traffic impacts and the project should be responsible for mitigating those impacts.*

As explained in the EA, the project completed a traffic study. The study identifies impacted intersections and identifies that the project will pay fair share fees that will be adequate to address the possible impacts the project will create. The project includes conditions of approval to address direct impacts to Rancho California and Butterfield Stage Road. The project would be paying fair share contributions to four other identified intersections to address possible impacts. These same five intersections were also identified in the Wine Country Community Plan EIR. The project is required to address these impacts. This requirement was included at the time it went to the Board for action; however, to

clarify and in response to the letter, the requirement has been added as condition of approval also, 80.TRANS.7, which requires a fair share contribution to intersections. Additionally, a new condition of approval, 10.TRANS.6, requires a traffic management plan for concert events. Lastly, it is important to note that the Wine Country Community Plan EIR in section 4.14 identified the cumulative traffic impacts for the ultimate buildout of the entire area was significant and unavoidable. The project has also implemented mitigation required in the Wine Country Community Plan EIR, including mitigation measure TRF-1, which requires a traffic study, TRF-2, which requires a traffic management plan, TRF-3, which requires a fair share contribution such as DIF and TUMF, TRF-4 which requires streets to be built to County standards, and TRF-5 which requires review by the Fire department. This project is consistent with that EIR and the plan itself, essentially implementing the plan.

- *The air quality analysis improperly concludes that there are no CO hot spots. But Rancho California Road is currently failing and traffic frequently backs-up leaving cars to idle along the roadway, dumping greenhouse gases along the way. The project is located in a nonattainment basin so the analysis improperly concludes no significant cumulative impact and also improperly concludes that neighboring residences are not sensitive receptors.*

An Air quality impact analysis was done for the project which showed the project will not have any significant air quality impacts to the area. The Wine Country Community Plan EIR which analyzed buildout of the entirety of the Wine Country Community Plan identified only one intersection with the potential of hot spots, approximately 5 miles from the project site which will not be impacted by this project. Section 3.3 in the Air Quality study clearly explains why and how the project will not create any CO-2 hot spots. Contrary to the letter, the basin is currently in attainment for CO. This project will not impact CO levels in a way that would alter these levels. Lastly, the EA in section 6, and the technical study, identifies that homes are sensitive receptors and analyzed the project's possible impacts to them, concluding there were no significant impacts.

- *Hydrology analysis fails to mention that Rancho California Road and Calle Contendo are already subject to ponding. The project clearly indicates it is located on a ridge and that it plans to build 271,600 square feet of buildings (nonporous surfaces) that will contribute to sheeting downhill to Rancho California Road and Calle Contendo without proper information regarding mitigation measures for water quality.*

It is not clear what the author is referencing regarding ponding. The project has addressed all possible impacts regarding ponding in the hydrology report and preliminary water quality management plan (WQMP) to a level of less than significant. As identified in the EA, as part of the WQMP, appropriate best management practices (BMP's) which may include detention basins and Bio swales and porous pavement will be incorporated into the project. Additionally, the project site is surrounded by vineyards which will also capture runoff.

- *Greenhouse Gas analysis concludes the project would exceed mass emissions thresholds but that is consistent with provisions of EIR 524. But EIR 524 specifically states that project specific analysis would be required.*

Project specific Greenhouse Gas analysis was performed for the EA by expert consultants who determined that the impacts were less than significant. In addition, the project is required to, and does, comply with all Wine Country Community Plan mitigation measures. For clarity, the contents of GHG-1 have been added to the project as a condition of approval.

- *Cumulative analysis fails to mention any projects but rather cites to the EIR 524. EIR 524 did not study Calvary's pending application, therefore, the analysis fails to provide sufficient information.*

As stated, the EA appropriately evaluated the potential environmental impacts specific to the proposed project as an implementing project that was fully evaluated in the prior Wine Country Community Plan EIR. The EIR included an appropriate level of discussion and analysis related to cumulative impacts as required under CEQA. Therefore, the EA was only required to evaluate whether or not additional projects not previously evaluated would be sufficient to create a cumulatively considerable impact. As stated under Section 15064(h) of the State CEQA Guidelines, a lead agency needs to evaluate two key items: whether or not the cumulative impact itself may be significant and whether the project's incremental contribution to that effect would be cumulatively considerable. Again, the cumulative analysis from the prior EIR included detailed analysis and determinations as they related to physical environmental impacts. The addition of the Calvary project, taken together with the prior cumulative analysis already identified for the entire plan, would not lead to any additional cumulative physical environmental impacts. The analysis in the EA illustrates that through the incorporation of conditions of approval and mitigation previously identified as part of the Wine Country Community Plan EIR, there are no significant direct, indirect, or cumulative impacts.

*Additionally, Calvary has been informed how important the planting requirements are to the Wine Country zones, but today's project provides little to no information of those requirements.*

The project is conditioned to require 75% planting of the property. All project exhibits show full compliance with the requirements.

*This letter is offered as Calvary's objections to the Mt. Palomar project on the basis of its failure to properly analyze environmental issues under CEQA. This failure to properly analyze environmental issues will result in additional burdens on Calvary's project, especially since today's project is not being required to provide any traffic mitigation whatsoever.*

As explained previously, traffic and other impacts were fully addressed and mitigation was required. Mitigation is being proposed for the Calvary Chapel project as well, although the EIR for the Calvary project has only just been circulated at the time this memo was drafted.

*We respectfully request that the County Board of Supervisors not approve this project and require proper analysis of the above mentioned environmental issues and adoption of appropriate mitigation measures prior to project approval. If you need any additional information, please feel free to contact me at (951) 600-2733.*

Lastly, it is important to note that the project has a clear relationship to the Wine Country Community Plan EIR insofar as:

- This project is one of the first large scale implementing projects to be implemented under the Community Plan.
- The Wine Country Community Plan EIR included a number of assumptions regarding the implementation of the plan; specifically that large scale resort projects were intended as an outcome of the EIR.
- The EIR studied different levels of commercial activity, categorized as small, medium and large projects. Large projects, labeled as 'commercial tourist 3 for purposes of the study, were assumed to be about 9% of the project (Wine Country Winery District) area. This project is one of the first large scale projects to be proposed in the District and is well below the 9% identified and analyzed. As identified in the EIR Land Use Section, Section 4.10, "Commercial Tourist":  
*Allows for tourist-related commercial uses such as hotels, golf courses, recreation, and amusement facilities. Commercial Tourist uses will be permitted based on their compatibility with surrounding land uses. Floor area ratios range from 0.2 to 0.35.*
- The EIR explains that the Project (Wine Country Community Plan) is intended to increase the viticulture potential, allowing for an appropriate level of commercial tourists activities, while protecting the rural lifestyle and equestrian activities.
- Amphitheaters are an additional commercial use allowed with a Class VI Winery in the Wine Country Winery Zone. This zone was included in the project that was studied and analyzed in the Wine Country Community Plan EIR.
- Table 3.0-4 in the EIR project description includes buildout projections including those of large wineries. Specifically the EIR assumed that at least 21 large wineries are anticipated to be built out as a result of the new Community Plan. Large wineries typically include vineyards, tasting rooms, and resort type uses.

**Department of Conservation Letter dated March 24, 2016**

*The Department does not consider the proposed winery expansion capable of meeting findings number two and four as defined by the Land Conservation Act. Pursuant to Government Code Section 51284.1, the purpose of the comments above is to advise the Board of Supervisors on the required findings. The Board is then required to consider the comments in their final decision.*

The County agrees with the assessment that the Department of Conservation's comments are advisory and the Board is only required to consider them before making a final decision.

The County disagrees with the Department of Conservation regarding findings number two and four as defined by the Land Conservation Act.

*(2) That cancellation is not likely to result in the removal of adjacent lands from agricultural use.*

*The project site is located within the Temecula Valley Wine Country Policy Area of the Southwest Area Plan, which covers 17,910 acres in Riverside County. Policies under the Plan establish a framework for the implementing Wine Country Zones and Design Guidelines. "The primary purpose of the Winery District is to promote the establishment of additional commercial activities that support tourism while ensuring long-term viability of the wine industry. The secondary purpose of the Winery District is to recognize, and allow the expansion of, existing wineries that are integral part of the Temecula Valley Wine Country economy."<sup>3</sup>*

*This finding refers to the Land Conservation Act definition of agricultural lands, which is described as the "use of land, including but not limited to greenhouses, for the purpose of producing an agricultural commodity for commercial purposes."<sup>4</sup> An agricultural commodity is defined as "any and all plant and animal products produced in this state for commercial purposes, including, but not limited to, plant products used for producing biofuels."<sup>5</sup> Uses or structures unrelated to producing an agricultural commodity remove land from agricultural use. Many of the uses allowed as "incidental" under the Citrus Vineyard and Wine Country Zones are not considered, by the Department, to be related to producing an agricultural commodity, and are considered a displacement of agricultural use as defined by the Land Conservation Act.*

The County disagrees with the Department of Conservation's very limited interpretation of the Land Conservation Act. This action will in fact encourage the use of agricultural on adjacent lands by increasing the economic viability of keeping land under agriculture, and thus promote the intent of both the County's General Plan and Zoning code to both maintain the amount of land under cultivation in the Temecula Valley Wine Country and even increase the land under cultivation. As a result of this action adjacent lands will not be encouraged to be converted to tract homes or commercial

industrial uses, but to Winery uses which have a minimum requirement of at least 75% of the land must be under cultivation.

*(4) That cancellation will not result in discontinuous patterns of urban development.*

*The initial study states that the "project will not require additional construction of utilities or public facilities as it is already developed with existing water, sewer, gas, and electrical services." This type of infrastructure is normally associated with urban development. The construction of a hotel, spa and fitness club, restaurant, wedding pavilion (including a chapel for weddings only), retail uses, detached cottages and villas, an event center, a 1,800-seat amphitheater, and parking areas, although allowed under the Wine Country Zone in the Temecula Valley Wine Country Policy Area, have the same elements as developed property in an urban environment. It is therefore likely that the partial cancellation will result in patterns similar to discontinuous urban development.*

The County disagrees with the Department of Conservation's view of urban development. The County does not consider these hospitality uses as urban development, but ancillary to the agricultural use. An ancillary use is a use that is subordinate to the primary use, these hospitality uses can only take up a maximum of 25% of the project site and therefore are subordinate to the 75% of the project site that is under cultivation. On an even more practical level, these types of Winery developments in the Temecula Valley Wine Country could not be considered urban, or even suburban, this area of Riverside County is very rural with hundreds of acres under cultivation and these Winey developments are consistent with that rural character.

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**TYLER BURSCH, LLP**  
LAWYERS & ADVISORS

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March 15, 2016

VIA ELECTRONIC MAIL  
AND HAND DELIVERY

Board of Supervisors  
County of Riverside  
4080 Lemon Street  
Riverside, California 92501

Re: *Agenda Item 16-01, Conditional Use Permit No. 3707, Variance No. 1898*

Dear Honorable Chair and Members of the Board of Supervisors:

This office represents Calvary Chapel Bible Fellowship ("Calvary"), a church that has been located in Temecula's Wine Country for the past twenty years. Calvary has experienced significant growth in its congregation and has been working diligently to expand its church facilities to accommodate its growth. In 2010, Calvary submitted a project application to expand its facilities and over the last six years has been unable to get its project through the entitlement process. Meanwhile, Calvary continues to watch surrounding property owners "fast-track" non-religious projects under CEQA's negative declarations or mitigated negative declarations due to the County funded EIR 524.

Meanwhile, Calvary's project cannot get out of the starting gate because of alleged concerns over agricultural needs, pesticide uses, traffic impacts, etc. None of those issues appear to be concerns for non-religious projects, like Mt. Palomar. The project approval today includes a hotel, spas, a restaurant, a wedding pavilion, retail uses, cottages, villas, an event center, a 1,800 seat amphitheater and, most importantly, a chapel. Yet, the following environmental impacts were not studied or mitigated: the use of pesticides, traffic impacts, or the reduction of valuable agricultural lands. In addition, the Mt. Palomar project takes advantage of processing a CEQA mitigated negative declaration even though the following issues cannot be reasonably considered less than significant:

- 16.60 acres of protected agricultural land will be removed from a Williamson Act contract without proper mitigation.
- Noise impacts will be significant. The project does not comply with the County's noise requirements and the project seeks an exception to accepted noise standards. A 1,800 seat amphitheater will generate a lot of noise, and when combined with the hotel, restaurant, and retail uses, the noise levels will be unacceptable. Moreover, there is no limit on the number of concerts without corresponding mitigation to reduce the impacts.
- Traffic impacts are also significant. There is no mitigation for traffic on this project, which will add thousands of travelers along Rancho California Road, which already suffers from failing intersections. The project will add a 1,800 seat amphitheater (not to mention a hotel, retail, cottages, and villas) yet the project offer no mitigation for

any of the foreseeable traffic impacts. This Project will cause significant traffic impacts and the project should be responsible for mitigating those impacts.

- The air quality analysis improperly concludes that there are no CO hot spots. But Rancho California Road is currently failing and traffic frequently backs-up leaving cars to idle along the roadway, dumping greenhouse gases along the way. The project is located in a nonattainment basin so the analysis improperly concludes no significant cumulative impact and also improperly concludes that neighboring residences are not sensitive receptors.
- Hydrology analysis fails to mention that Rancho California Road and Calle Contendo are already subject to ponding. The project clearly indicates it is located on a ridge and that it plans to build 271,600 square feet of buildings (nonporous surfaces) that will contribute to sheeting downhill to Rancho California Road and Calle Contendo without proper information regarding mitigation measures for water quality.
- Greenhouse Gas analysis concludes the project would exceed mass emissions thresholds but that is consistent with provisions of EIR 524. But EIR 524 specifically states that project specific analysis would be required.
- Cumulative analysis fails to mention any projects but rather cites to the EIR 524. EIR 524 did not study Calvary's pending application, therefore, the analysis fails to provide sufficient information.

Additionally, Calvary has been informed how important the planting requirements are to the Wine Country zones, but today's project provides little to no information of those requirements.

This letter is offered as Calvary's objections to the Mt. Palomar project on the basis of its failure to properly analyze environmental issues under CEQA. This failure to properly analyze environmental issues will result in additional burdens on Calvary's project, especially since today's project is not being required to provide any traffic mitigation whatsoever.

We respectfully request that the County Board of Supervisors not approve this project and require proper analysis of the above mentioned environmental issues and adoption of appropriate mitigation measures prior to project approval. If you need any additional information, please feel free to contact me at (951) 600-2733.

Kind regards,



Robert H. Tyler  
Legal Counsel





State of California • Natural Resources Agency  
Department of Conservation  
Division of Land Resource Protection  
801 K Street • MS 14-15  
Sacramento, CA 95814  
(916) 324-0850 • FAX (916) 327-3430

Edmund G. Brown Jr., Governor  
John M. Lowrie, Assistant Director

March 24, 2016

VIA EMAIL: [LROSS@RCTLMA.ORG](mailto:LROSS@RCTLMA.ORG)  
Mr. Larry Ross, Principle Planner  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

Dear Mr. Ross:

**PARTIAL CANCELLATION OF LAND CONSERVATION CONTRACT RANCHO CALIFORNIA NO. 4, MAP 1047;  
MOUNT PALOMAR WINERY EXPANSION - RESORT**

The Department of Conservation (Department) monitors farmland conversion on a statewide basis and administers the California Land Conservation Act. The Department assumes that the County of Riverside has deemed the petition data and findings to be acceptable, and that the information provided reflects the views of the County as the lead agency.

**PROJECT DESCRIPTION**

The project site is located within the Temecula Valley Wine Country Policy Area of the Southwest Area Plan for Riverside County, 1.32 miles east of the City of Temecula. It is located on property north of Rancho California Road, east of La Serena Way, west of Calle Contento, and south of Vista Del Monte Road. The agricultural preserve and land conservation contract that encompasses the project site are coterminous and 172.04-acres in size.

The project proposes partial cancellation of 16.60-acres, which is a part of a planned development that includes the expansion of an existing winery on 9.23-acres to create a 23-acre winery resort destination with 64.70-acres of existing vineyards and 2.3-acres of olive trees. The property is classified as a mix of Farmland of Local Importance, Other Land, and Unique Farmland per the California Important Farmland Finder.<sup>1</sup> A partial diminishment from the boundaries of Agricultural Preserve (AP) No. 4, in addition to an infill of 3.25-acres of the same AP, will be processed to allow development of the proposed resort within the existing vineyard boundaries. The applicant has also proposed a zone change on the 90.40-acres (covering the resort and vineyards), from Citrus Vineyard to Wine Country-Winery. The zone change is required for properties that intend to be developed within the Temecula Valley Wine Country Policy Area, and to allow the proposed uses described below under a conditional use permit.<sup>2</sup>

<sup>1</sup> California Important Farmland Finder. California Department of Conservation.  
<http://maps.conservation.ca.gov/ciff/ciff.html>.

<sup>2</sup> "Temecula Valley Wine Country Community Plan. County of Riverside General Plan - Southwest Area Plan - GPA No. 1077," Riverside County Planning Department. Page 4, SWAP 1.15(c)  
<<http://www.socalwinecountryplan.org/LinkClick.aspx?fileticket=FCIia4ggJ3M%3d&tabid=38&mid=520>>,  
accessed on March 23, 2016.

A conditional use permit is proposed for a 23-acre winery resort complex that will include a hotel, spa and fitness club, winery, tasting room, restaurant, wedding pavilion (including a chapel for weddings only), retail uses, detached cottages and villas, an event center, a 1,800-seat amphitheater, and paved parking areas. Included in the development permit requirements is a variance to exceed the height development standard for a tower element of the proposed winery and a noise ordinance exception for the amphitheater for amplified sounds. Overall, the proposed uses would total 271,600 square feet of structures and/or buildings for the resort. The proposed project will expand and redevelop the existing Mount Palomar Winery into a Class VI Winery Complex in the Wine Country-Winery zone designation for the County of Riverside.

#### REQUIRED CANCELLATION FINDINGS

The requirements necessary for cancellation of land conservation contracts are outlined in Government Code (GC) section 51282. The County must document the justification for the cancellation through a set of findings. Based on the petition, the cancellation is being processed under the Consistency with the Williamson Act findings outlined below in the Department's comments:

*(1) That the cancellation is for land on which a notice of nonrenewal has been served pursuant to Section 51245.*

The Notice of Nonrenewal was recorded on September 22, 2014 as instrument No. 2014-0359022, in the Office of the County Recorder of Riverside County, California.

*(2) That cancellation is not likely to result in the removal of adjacent lands from agricultural use.*

The project site is located within the Temecula Valley Wine Country Policy Area of the Southwest Area Plan, which covers 17,910 acres in Riverside County. Policies under the Plan establish a framework for the implementing Wine Country Zones and Design Guidelines. "The primary purpose of the Winery District is to promote the establishment of additional commercial activities that support tourism while ensuring long-term viability of the wine industry. The secondary purpose of the Winery District is to recognize, and allow the expansion of, existing wineries that are integral part of the Temecula Valley Wine Country economy."<sup>3</sup>

This finding refers to the Land Conservation Act definition of agricultural lands, which is described as the "use of land, including but not limited to greenhouses, for the purpose of producing an agricultural commodity for commercial purposes."<sup>4</sup> An agricultural commodity is defined as "any and all plant and animal products produced in this state for commercial purposes, including, but not limited to, plant products used for producing biofuels."<sup>5</sup> Uses or structures unrelated to producing an agricultural commodity remove land from agricultural use. Many of the uses allowed as "incidental" under the Citrus Vineyard and Wine Country Zones are not considered, by the Department, to be related to producing an agricultural commodity, and are considered a displacement of agricultural use as defined by the Land Conservation Act.

<sup>3</sup> Ibid., Pages 3, 6, and 8.

<sup>4</sup> Government Code section 51201(b)

<sup>5</sup> Government Code section 51201(a)

The project proposes rezoning 90.40-acres of the land under contract to Wine County-Winery. Development of a resort winery is proposed on 23-acres, 16.60-acres of which are proposed for partial cancellation. This type of development will remove 23 acres of land from agricultural use. There are 31 existing wineries recognized under the Temecula Valley Wine Policy Area with the potential for future expansion and development.<sup>6</sup> Continued development of agricultural land for tourism destinations within the Policy Area is encouraged. Therefore, this cancellation is likely to encourage and therefore result in the removal of adjacent lands from agricultural use.

*(3) That cancellation is for an alternative use which is consistent with the applicable provisions of the city or county general plan.*

The County has determined that the proposed use is consistent with the provisions of the Riverside County General Plan. Specifically, the project is consistent with the Temecula Valley Wine Country Policy Area's Wine Country – Winery District designation. The primary purpose of the Winery District is to promote the establishment of additional commercial activities that support tourism while ensuring long-term viability of the wine industry. The second purpose of the Winery District is to recognize, and allow the expansion of, existing wineries that are an integral part of the Temecula Valley Wine Country economy. The proposed project implements this policy by allowing the expansion of and existing winery and its commercial activities that support tourism. Therefore, the cancellation is consistent with the applicable provisions of the Riverside County General Plan.

*(4) That cancellation will not result in discontinuous patterns of urban development.*

The initial study states that the "project will not require additional construction of utilities or public facilities as it is already developed with existing water, sewer, gas, and electrical services."<sup>7</sup> This type of infrastructure is normally associated with urban development. The construction of a hotel, spa and fitness club, restaurant, wedding pavilion (including a chapel for weddings only), retail uses, detached cottages and villas, an event center, a 1,800-seat amphitheater, and parking areas, although allowed under the Wine Country Zone in the Temecula Valley Wine Country Policy Area, have the same elements as developed property in an urban environment. It is therefore likely that the partial cancellation will result in patterns similar to discontinuous urban development.

*(5) That there is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.*

The production portion of the winery along with the tasting room currently exists on the property. The petition states that there is no other noncontracted land nearby that is both available and suitable for the proposed project. The expansion of the winery is consistent with the proposed zoning and General Plan policies for the Temecula Valley Wine Country Policy Area. Therefore,

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<sup>6</sup> "Temecula Valley Wine County Community Plan. County of Riverside General Plan - Southwest Area Plan – GPA No. 1077," (Page 4, see footnote 2).

<sup>7</sup> "Environmental Assessment Number: 42718, Fast Track No. 201404, Conditional Use Permit No. 3707, Change of Zone No. 7845, Noise Ordinance Exception No. 8, Variance No. 1898, and Agricultural Case No. 1047 and 1048," Riverside County Planning Department. Riverside County, December 8, 2015, Page 2.

Mr. Larry Ross, Principle Planner  
March 24, 2016  
Page 4 of 4

development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.

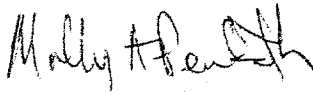
#### CANCELLATION FINDINGS CONCLUSIONS

The Department does not consider the proposed winery expansion capable of meeting findings number two and four as defined by the Land Conservation Act. Pursuant to Government Code Section 51284.1, the purpose of the comments above is to advise the Board of Supervisors on the required findings. The Board is then required to consider the comments in their final decision.

Thank you for the opportunity to provide comments on the proposed partial cancellation. Please provide our office with a copy of the public notice for the tentative cancellation, ten working days before the hearing, and a copy of the *recorded* tentative cancellation resolution within 30 days after approval, if it is granted, for the tentative cancellation pursuant to Government Code Section 51284.

Within 30 days of the landowner satisfying the conditions and contingencies required in an approved Tentative Cancellation Resolution, and payment of the required fee, the Board will record a Certificate of Cancellation for the contract. The County Treasurer is required to send the cancellation fee<sup>8</sup> to State Controller within 30 days of recordation of the Certificate of Cancellation and a copy of the recorded Certificate of Cancellation to the Department of Conservation.<sup>9</sup> If you have any questions concerning our comments, please contact Meri Meraz, Associate Environmental Planner at (916) 445-9411 or at [mmeraz@conservation.ca.gov](mailto:mmeraz@conservation.ca.gov).

Sincerely,



Molly A Penberth, Manager  
Division of Land Resource Protection  
Conservation Support Unit

<sup>8</sup> Please include some type of information identifying the cancellation on the check: APN(s), project name or number, landowner, applicant, etc.

<sup>9</sup> When sending information to the Department of Conservation, please also confirm the date the cancellation payment was made to the State Controller.

**Aparicio, Ashley**

---

**From:** Wagner, Lisa M on behalf of COB  
**Sent:** Tuesday, March 15, 2016 9:12 AM  
**To:** COB  
**Subject:** UPDATE: Agenda Item 16-01, Conditional Use Permit No. 3707, Variance No. 1898  
**Attachments:** Ltr RHT to BOS\_3-15-16.pdf

Item was distributed to Board per request of Rita Massie, 4<sup>th</sup> District

---

**From:** Joy Lloyd [<mailto:jllloyd@tylerbursch.com>]  
**Sent:** Tuesday, March 15, 2016 8:55 AM  
**To:** COB  
**Cc:** Robert Tyler; James A. Long; Marty Nicholson-AD  
**Subject:** Agenda Item 16-01, Conditional Use Permit No. 3707, Variance No. 1898

Dear Clerk of the Board:

The attached submittal is for Agenda Item 16-1 for today's agenda.

Should you have any questions, please contact our office.

*Joy A. Lloyd*

[jllloyd@tylerbursch.com](mailto:jllloyd@tylerbursch.com)

Legal Assistant

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March 15, 2016

VIA ELECTRONIC MAIL  
AND HAND DELIVERY

Board of Supervisors  
County of Riverside  
4080 Lemon Street  
Riverside, California 92501

Re: *Agenda Item 16-01, Conditional Use Permit No. 3707, Variance No. 1898*

Dear Honorable Chair and Members of the Board of Supervisors:

This office represents Calvary Chapel Bible Fellowship ("Calvary"), a church that has been located in Temecula's Wine Country for the past twenty years. Calvary has experienced significant growth in its congregation and has been working diligently to expand its church facilities to accommodate its growth. In 2010, Calvary submitted a project application to expand its facilities and over the last six years has been unable to get its project through the entitlement process. Meanwhile, Calvary continues to watch surrounding property owners "fast-track" non-religious projects under CEQA's negative declarations or mitigated negative declarations due to the County funded EIR 524.

Meanwhile, Calvary's project cannot get out of the starting gate because of alleged concerns over agricultural needs, pesticide uses, traffic impacts, etc. None of those issues appear to be concerns for non-religious projects, like Mt. Palomar. The project approval today includes a hotel, spas, a restaurant, a wedding pavilion, retail uses, cottages, villas, an event center, a 1,800 seat amphitheater and, most importantly, a chapel. Yet, the following environmental impacts were not studied or mitigated: the use of pesticides, traffic impacts, or the reduction of valuable agricultural lands. In addition, the Mt. Palomar project takes advantage of processing a CEQA mitigated negative declaration even though the following issues cannot be reasonably considered less than significant:

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03-15-2016

16-1

any of the foreseeable traffic impacts. This Project will cause significant traffic impacts and the project should be responsible for mitigating those impacts.

- The air quality analysis improperly concludes that there are no CO hot spots. But Rancho California Road is currently failing and traffic frequently backs-up leaving cars to idle along the roadway, dumping greenhouse gases along the way. The project is located in a nonattainment basin so the analysis improperly concludes no significant cumulative impact and also improperly concludes that neighboring residences are not sensitive receptors.
- Hydrology analysis fails to mention that Rancho California Road and Calle Contendo are already subject to ponding. The project clearly indicates it is located on a ridge and that it plans to build 271,600 square feet of buildings (nonporous surfaces) that will contribute to sheeting downhill to Rancho California Road and Calle Contendo without proper information regarding mitigation measures for water quality.
- Greenhouse Gas analysis concludes the project would exceed mass emissions thresholds but that is consistent with provisions of EIR 524. But EIR 524 specifically states that project specific analysis would be required.
- Cumulative analysis fails to mention any projects but rather cites to the EIR 524. EIR 524 did not study Calvary's pending application, therefore, the analysis fails to provide sufficient information.

Additionally, Calvary has been informed how important the planting requirements are to the Wine Country zones, but today's project provides little to no information of those requirements.

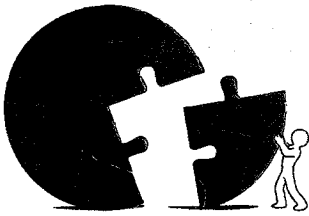
This letter is offered as Calvary's objections to the Mt. Palomar project on the basis of its failure to properly analyze environmental issues under CEQA. This failure to properly analyze environmental issues will result in additional burdens on Calvary's project, especially since today's project is not being required to provide any traffic mitigation whatsoever.

We respectfully request that the County Board of Supervisors not approve this project and require proper analysis of the above mentioned environmental issues and adoption of appropriate mitigation measures prior to project approval. If you need any additional information, please feel free to contact me at (951) 600-2733.

Kind regards,



Robert H. Tyler  
Legal Counsel



**RIVERSIDE COUNTY ORIGINAL  
PLANNING DEPARTMENT**

Steve Weiss, AICP  
Planning Director

903B

**DATE: 07/16/2015**

**TO: Clerk of the Board of Supervisors**

**FROM: Planning Department - Riverside Office**

**SUBJECT: FAST TRACK 2014-04, CHANGE OF ZONE NO. 7845, CONDITONAL USE PERMIT NO. 3707, NOISE ORDINANCE EXCEPTION NO. 8, VARIANCE NO. 1898, AGRICULTURAL CASE NO. 1047 and 1048**

(Charge your time to these case numbers)

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

- Place on Administrative Action
  - Receive & File
  - EOT
- Labels provided If Set For Hearing
  - 10 Day  20 Day  30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (3rd Dist) Press Enterprise
- Mitigated Negative Declaration
  - 10 Day  20 Day  30 day
- Notify Property Owners (app/agencies/property owner labels provided)

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(3rd Dist) Press Enterprise

**Please schedule for the March 15<sup>th</sup> BOS.**

**Please make the AD 1/8<sup>th</sup> page.**

**3 Extra sets were taken to:  
Clerk of the Board**

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

*"Planning Our Future... Preserving Our Past"*



Agenda Item No.:  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisorial District: Third  
Project Planner: Matt Straite  
Board of Supervisors: March 15, 2015

FAST TRACK NO. 2014-04  
CONDITIONAL USE PERMIT NO. 3707  
CHANGE OF ZONE NO. 7845  
NOISE ORDINANCE EXCEPTION NO. 8  
VARIANCE NO. 1898  
AGRICULTURAL CASE NO. 1047 and 1048  
Applicant: Louidar, LLC  
Engineer/Representative: Hunsaker and  
Associates Irvine, Inc.

  
Steve Weiss, AICP  
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT

**PROJECT DESCRIPTION AND LOCATION:**

**Conditional Use Permit No. 3707** proposes to develop a 90.4-acre Class VI Winery to include a Wine Country Resort with a hotel, detached cottages and villas, spa and fitness club, winery, wine tasting room, restaurant, special occasion facility for weddings (including a chapel for weddings only), retail and gift sales, event center, and an amphitheater with a limit of 52 concerts a year. Known as the Mount Palomar Winery, the site is located within the Southwest Area Plan (SWAP) portion of unincorporated Riverside County, California. As shown in Exhibit A, the formal main entry to the winery will be relocated approximately 320 feet southwest from the original location (to be vacated) and will provide access for guests to the hotel, restaurant, winery, and amphitheater. The project's service road will be constructed along the eastern boundary in providing delivery of supply goods and services to the hotel, spa, and event areas.

**Change of Zone No. 7845** proposes a change of zone for the entire project site (409.2 gross acres) from Citrus Vineyard - 10 Acre Minimum (C/V-10) to Wine Country - Winery (WC-W).

**Noise Ordinance Exception No. 8** proposes to grant an exception to the noise requirements of the County regarding the amphitheater.

**Variance No. 1898** proposes to exceed the height development standard outlined in Ordinance No. 348 Section 14.93 for a proposed 124 foot architectural feature.

**Agricultural Case No. 1047** proposes to remove 16.60 acres from Rancho California Agricultural Preserve No. 4. See below for more detail.

**Agricultural Case No. 1048** proposes to restore 3.25 acres to Rancho California Agricultural Preserve No. 4. See below for more detail.

The project site is located approximately 1.32 mile east of the City of Temecula and located east of Butterfield Stage Road, north of Rancho California Road, west of Calle Contento Road, and south of Vista Del Monte Road.

**BACKGROUND:**

Mount Palomar Winery is an existing winery approved under Plot Plan No. 03243 in 1977 for a winery sales room and restroom buildings. An additional retail space, storage, and other additions were approved in 1989 under a substantial conformance approval. All permitted buildings were

constructed. The property also has another approved Plot Plan, PP23343 approved in 2010, for a project similar in scale and scope to what is being proposed with this Form 11, however nothing was constructed.

The original project submittal was for a proposed General Plan Amendment to amend the existing General Plan Land Use Designation from Agriculture (AG) to the proposed designation of Medium Density Residential (MDR) and amend the policies of the Southwest Area Plan by adding a new overlay to the Temecula Valley Wine Country Policy Area. However, due to concerns, the project applicant has elected to withdraw the General Plan Amendment and the residential tract map thereby eliminating the proposal for medium density residential homes originally planned for the project site.

#### **ISSUES OF POTENTIAL CONCERN:**

##### *Noise and the Amphitheater*

The project proposes an outdoor amphitheater with amplified music. Ordinance No. 348 does not permit outdoor amplified sounds in the Wine Country-Winery zoning classification unless a Noise Ordinance Exception is approved. The applicant has submitted a noise study that includes many project design features, and operational mitigation measures that will assure the noise from the use will comply with the Wine Country Community Plan requirements regarding noise levels.

More specifically, conditions of approval (which include the mitigation measures) have been added regarding the design and operation of the amphitheater ensuring that continual active monitoring of noise volume is monitored by the amphitheater staff to assure compliance with appropriate noise levels (COA's 10.Planning.41, 42, 43, 44, and 90.Planning.31). These mitigations/conditions were taken from the noise study. These include a requirement for a decibel meter device in the sound board room of the amphitheater and requirements for the staff to continually monitor and adjust the volume of the events to comply with the noise requirements. Environmental Health has added a condition requiring live monitoring of 5 concerts during the first year to assure the details provided in the noise study are accurate. Additionally, the Environmental Impact Report No. 524 for the Wine Country Community Plan requires several conditions of approval be added regarding outdoor events. Such conditions have been added to the project (COA's 10.Planning.41, 42, 43, 44, and 90.Planning.31).

As a point of clarification, condition of approval 10.Planning.40 has been added to the project to explain that the Noise Ordinance Exception is for the amphitheater use and its amplified sound. The exception does not apply to the rest of the project site. The exception will not permit outdoor amplified sound for conventions, weddings, banquets or any other use outside the amphitheater.

##### *Limits to events*

There is no limit proposed on the number of weddings because the project site (the wedding area of the project site) is isolated from any residential uses and no noise conflict is anticipated; particularly with the restriction on outdoor amplified sound on weddings.

The applicant did not propose a limit on the number of concerts/events that can be held at the amphitheater; however, the Noise Study indicated that approximately 50 to 52 concerts are expected between the May to October season. For this reason, the project description adds the number of concert events to assure consistency with the CEQA analysis.

*Williamson Act Preserve Boundary Change*

The project is currently within the Rancho California Agricultural Preserve No. 4 ("Preserve"). The hotel and resort are not allowed to be within the Preserve. As a result, as part of the previously approved winery, land where the hotel and resort were to be located was removed from the Preserve. However, the previous winery was never constructed. The applicant is now proposing a different design for the winery. This new use requires modifications to the Preserve's boundary to ensure only compatible uses are within the Preserve.

**AG01047**

AG01047 proposes to diminish the Rancho California Agricultural Preserve No. 4 by removing 16.60 acres from it. This diminishment is needed to accommodate non-agricultural uses related to the proposed expansion of winery/resort.

On August 27, 2015, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered the application to diminish Rancho California Agricultural Preserve No. 4, Map No. 1047. CAPTAC recommended denial of the proposed application citing that the cancellation was not consistent with the provisions of the Agricultural Land Conservation Act of 1965; however, the Planning Department does not concur with CAPTAC's conclusion and is recommending APPROVAL of the diminishment of the agricultural preserve and cancellation of the land conservation contract based upon the conditions of approval, findings, and conclusions set forth in Resolution No. 2016-071. The further expansion of the Mount Palomar Winery will help ensure that the land will remain under cultivation by making grape growing a profitable enterprise. Therefore, the Planning Department considers this proposal the best use of the land.

Should the Board of Supervisors tentatively approve the proposed cancellation and diminishment, the applicant would be required to comply with the conditions of approval set forth in Resolution No. 2016-071 prior to the issuance of a Certificate of Final Cancellation as outlined in Government Code Section 51283.4.

**AG01048**

AG01048 proposes to restore 3.25 acres to the Rancho California Agricultural Preserve No. 4 which were removed as a result of the approved Agricultural Case No. 1020. As part of Agricultural Case No. 1020, the applicant served Agricultural Case Non-renewal No. 161 recorded 11-09-2010 (2010-0537879) for the Preserve's entire 38.27 acres. As a result of the notice of non-renewal, the land conservation contract on the 38.27 acres will expire automatically on January 1, 2020. However, in order to cancel the land conservation contract before that date, the land conservation contract was tentatively canceled on November 9, 2010 as part of Agricultural Case No. 1020. At this time, the applicant has not fulfilled the conditions on the tentative cancellation; therefore, the Certificate of Final Cancellation has not been issued by the County. With the proposed re-design of the project, the applicant is requesting that 3.25 acres of the 38.27 acres be put back into the Preserve, and keep the

remaining 35.02 acres out of the Preserve. Agricultural Preserve Case No. 1048 will accomplish this by putting the 3.25 acres back into the Preserve as shown on the map entitled "Rancho California Agricultural Preserve No. 4 Map No. 1048." Additionally, since a notice of non-renewal was served on the entire 38.37 acres, it is necessary for the applicant and the County to enter into a new 10 year land conservation contract for the 3.25 acres. The 3.25 acres is currently under cultivation and will remain under cultivation. The land conservation contract for the remaining 35.02 acres will continue until either January 1, 2020 or when the applicant obtains the Certificate of Final Cancellation, whichever is soonest.

**SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #6): Agriculture: Agriculture (AG:AG) (10 Acre Minimum).
2. Surrounding General Plan Land Use (Ex. #6): Surrounded by Agriculture: Agriculture (AG:AG) (10 Acre Minimum to the south, east, west, and (AG:AG) (10 Acre Minimum followed by Agriculture: Rural Community Estate Density Residential (AG: RC-EDR) to the north.
3. Existing Zoning (Ex. #3): Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10).
4. Proposed Zoning (Ex. #3): Wine Country - Winery (WC-W).
5. Surrounding Zoning (Ex. #3): Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) followed by Residential Agriculture – 2 Acre Minimum (R-A-2) to the north, and Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) to the south, east and west.
5. Existing Land Use (Ex. #1): Vineyard and Winery.
6. Surrounding Land Use (Ex. #1): Rural residential homes to the north, open space with existing winery to the south, open space, rural residential homes with orchard farming (i.e., peaches) and existing winery to the east, and orchard farming (i.e., citrus, peaches), existing winery and rural residential homes to the west.
7. Project Data: Total Acreage (CUP No. 03707): 90.0 gross acres  
Total Acreage (CZ No. 7845): 90.0 gross acres

Total Lot Coverage: 4.9 acres (5.6%).  
Total Building Area: 271,600 sq. ft.  
Number of Rooms: 134 Hotel Rooms  
34 Cottage Suites  
12 Wedding Suites.

8. Environmental Concerns: See attached environmental assessment

**RECOMMENDATIONS:**

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42718**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE CHANGE OF ZONE NO. 7845** amending the zoning classification of the subject property from Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) to Wine Country - Winery (WC-W), as illustrated on exhibit No. 2 and based upon the findings and conclusions set forth in the staff report; and,

**ADOPT ORDINANCE NO. 348.4825** amending the zoning in the Rancho California Area shown on Map No. 2.2388 Change of Zone No. 7845, attached hereto and incorporated herein by reference; and,

**ADOPT RESOLUTION NO. 2016-071** approving Agricultural Preserve Case No. 1047, issuing a Certificate of Tentative Cancellation and diminishing Rancho California Agricultural Preserve No. 4, Map No. 1047; and,

**APPROVE AGRICULTURAL PRESERVE CASE NO. 1047**, a proposal to diminish Rancho California Agricultural Preserve No. 4, Map No. 1047 and cancel a land conservation Contract as depicted on Map No. 1047 subject to the conditions in Resolution No. 2016-17; and,

**ADOPT RESOLUTION NO. 2016-072** restoring 3.25 acres to the Rancho California Agricultural Preserve No. 4, Map No. 1020; and,

**APPROVE AGRICULTURAL PRESERVE CASE NO. 1048**, to restore 3.25 acres to Rancho California Agricultural Preserve No. 4, Map No. 1048 based on the findings and conclusions in Resolution No. 2016-072; and,

**APPROVE and AUTHORIZE** the Chairman of the Board of Supervisors to execute the attached land conservation contract for the real property located within the Rancho California Agricultural Preserve No. 4, Map No. 1048, as shown on Rancho California Agricultural Preserve No. 4 Map No. 1048; and,

**DIRECT** the Clerk of the Board to record the land conservation contract with the County Recorder and transmit copies thereof to the Riverside County Planning Department, the Director of Conservation, State of California, and the Office of the Assessor of Riverside County; and,

**APPROVE NOISE ORDINANCE EXCEPTION NO. 8**, as per Section 7. of Ordinance No. 847, requesting exception from the standards in Sections 4 and 6 (GENERAL SOUND LEVEL STANDARDS and SPECIAL SOUND SOURCES STANDARDS) based upon the findings and conclusions set forth in the staff report; and,

**APPROVE VARIANCE NO. 1898**, permitting a 124 foot tower element on the winery building, based upon the findings and conclusions set forth in the staff report; and,

**APPROVE CONDITIONAL USE PERMIT NO. 3707**, subject to the attached conditions of approval, and based upon the findings and conclusions set forth in the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is currently designated Agriculture: Agriculture (AG:AG) (10 Acre Minimum) in the Southwest Area Plan.
2. The proposed use, a Class VI Winery and Hotel Resort, is consistent with the existing land use designation of Agriculture: Agriculture (AG:AG) (10 Acre Minimum).
3. The project site is surrounded by properties which are designated Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) followed by Residential Agriculture – 2 Acre Minimum (R-A-2) to the north, and Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) to the south, east and west.
4. The current zoning for the subject site is Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10).
5. The proposed use, a Class VI Winery, is a permitted use, subject to approval of a conditional use permit, in the Wine Country - Winery (WC-W) zone. Pursuant to Section 14.91.i. of Ordinance No. 348, a Class VI Winery may include, among others, wine tasting areas, wine club activities, wine club events, retail and gift sales, special occasion facility, Wine Country Resort, spas and restaurants. Additionally, as provided in Section 14.91.cc. of Ordinance No. 348, Wine Country Resorts may include commercial and recreational uses such as spas, amphitheaters, conference rooms and banquet halls. The Project includes a wedding pavilion and event center which are considered special occasion facilities as well as an amphitheater.
6. Based on a review by staff, the proposed use, a Class VI Winery is consistent with the development standards set forth in the proposed Wine Country - Winery (WC-W) zone, except the height, see variance finding below.
7. Variance No. 1898 is requesting that a 124 foot architectural feature exceeds the maximum height prescribed in Ordinance No. 348 Section 14.93.a.(6)b. which is 75 feet for an architectural projection. The subject property's topography includes a hill that separates the project's buildings and structures from Rancho California Road. The hill prevents people on Rancho California Road from seeing the project. Rancho California Road which the main roadway in and out of the

Wine Country. The project design could not be altered because of the existing topography of the project's site and would require major alterations to the site's terrain. In comparison, other resorts and wineries that front Rancho California Road do not have ridgelines that block their visibility from the road way. As such, the project is proposing an architectural feature that will allow potential customers to identify the winery from the road way, thus allowing the applicant to enjoy the same privileges as other properties that are not challenged by topography.

8. Pursuant to the Noise Study, the project is consistent with the provisions of Ordinance No. 847, Section 4 (and Table 1) which lists the specific noise level permitted in the General Plan Land Use Designation, which in this case is Agriculture: Agriculture (AG:AG); however, a noise ordinance exception is required pursuant to Ordinance No. 348 Section 14.93 subsection C(4), which is the General Development Standards for all Wine Country Zones. This section specifically requires an exception in order to have amplified sound.
9. Sound emanating from sound amplifying equipment or live music at any other time will not be audible to the human ear at a distance greater than two hundred (200) feet from the equipment or music.
10. Section 7 of Ordinance No. 847 allows exceptions from the standards set forth in Section 4 and Section 6 of Ordinance No. 847.
11. A continuous events exception, per section 7.a.3 of the Ordinance, has been requested as part of the project.
12. Section 7 of Ordinance No. 847 explains that the noise ordinance exception can be approved if the applicant demonstrates that the activities described in the application would not be detrimental to the health, safety and welfare of the community. Because the activities were shown in the project Noise Study to be less than the requirements of Ordinance No, 847, the project has demonstrated that the noise from the amphitheater will not be detrimental to the public health, safety and welfare. The project meets this requirement.
13. The project site is surrounded by properties which are zoned Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) followed by Residential Agriculture – 2 Acre Minimum (R-A-2) to the north, and Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) to the south, east and west.
14. Similar uses (wineries and orchards) have been established and are operating within the project vicinity.
15. This project is located within the Western Multiple Species Habitat Conservation Plan (WRMSHCP) Fee Area but not within a designated Criteria Cell of the WRMMSHCP.
16. This project is not located within a City Sphere of Influence.

17. Agricultural Case No. 1047 and Agricultural Case No. 1048 are consistent with Resolution No. 84-526, the Rules and Regulations Governing Agricultural Preserves in Riverside County, based on the findings and conclusions in Resolution No. 2016-071 and Resolution No. 2016-072.
18. Environmental Assessment No. 42718 identified the following potentially significant impacts:
  - Agriculture & Forest Resources
  - Biological Resources
  - Noise

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

#### **CONCLUSIONS:**

1. The proposed project is in conformance with the Agriculture: Agriculture (AG:AG) (10 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan with the approval of General Plan Amendment No. 1058.
2. The proposed project is consistent with the zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348 with the approval of Change of Zone No. 7845.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

#### **INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A Historic District;
  - b. Tribal Land;
  - c. The March Air Reserve Base Influence Area;
  - d. A Specific Plan;
  - e. A Fault Zone;
  - f. A High Fire Area;
  - g. A 100-year flood plain;



- h. A Conservation Area; and,
  - i. Not in an area drainage plan, or dam inundation area;
3. The project site is located within:
- a. Southwest Area Plan
  - b. The March Air Reserve Base Influence Area;
  - c. An Agriculture Preserve;
  - d. A General Plan Policy Area;
  - e. The General Plan Community Center Overlay
  - f. County Service Area No.149 (Wine Country);
  - g. Very Low Liquefaction area;
  - h. The Mt. Palomar Observatory Area;
  - i. High Paleontological Sensitivity area;
  - j. The Stephens Kangaroo Rat Fee Area; and,
  - k. The boundaries of the Temecula Valley Unified School District (TUSD).

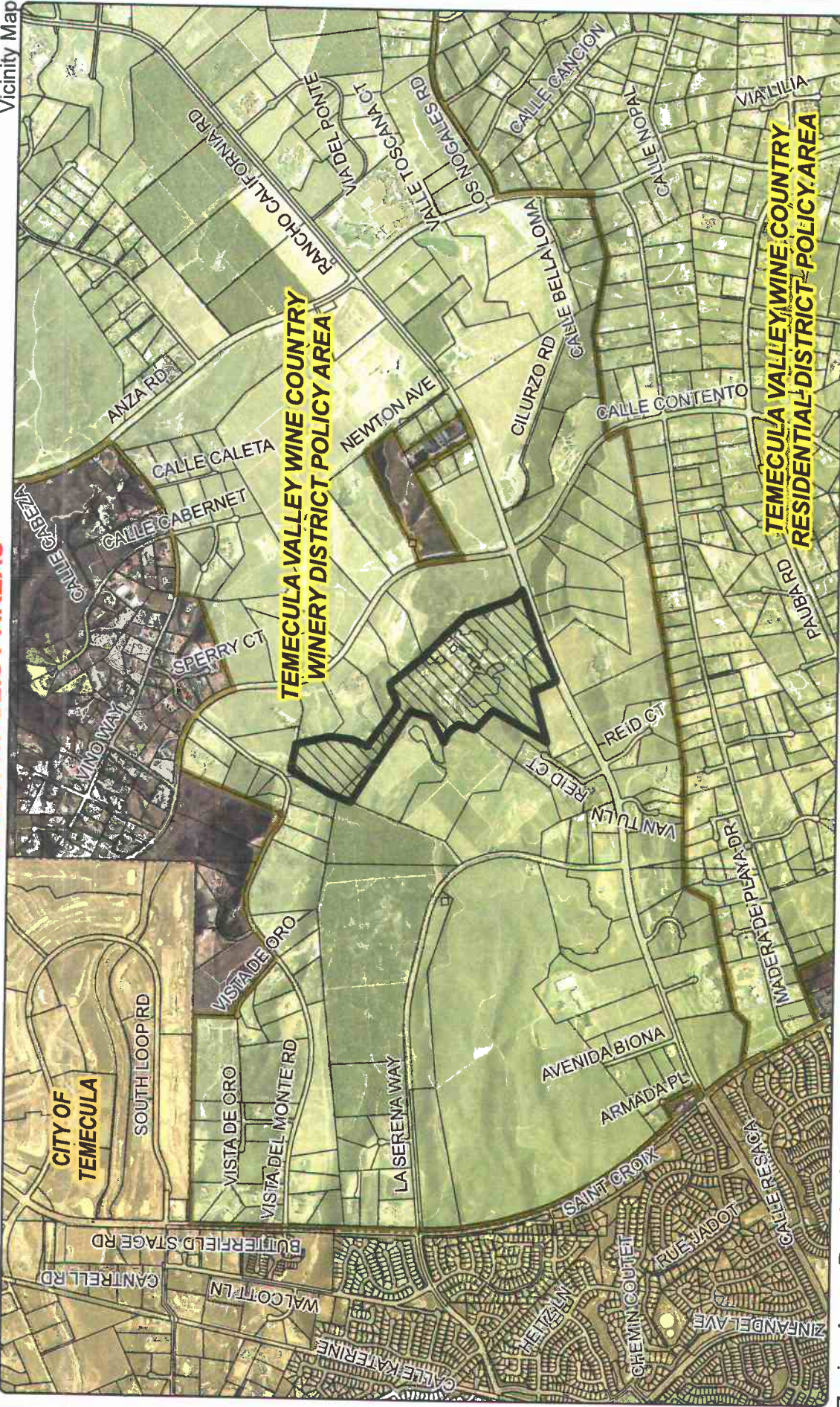
The subject site is currently designated as Assessor's Parcel Number No's: 943-110-009; 943-120-014; 943-120-027 through – 033 and portions of 943-120-025.



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07845 CUP03707**  
**VICINITY/POLICY AREAS**

Supervisor: Washington  
 District 3

Date Drawn: 01/06/2016  
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



REPLACEMENT: On October 7, 2003, the County of Riverside adopted a new General Plan, the 2003 General Plan, which includes different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (760) 654-3277 (Riverside County) or (951) 261-1300 (San Diego County).



RIVERSIDE COUNTY PLANNING DEPARTMENT

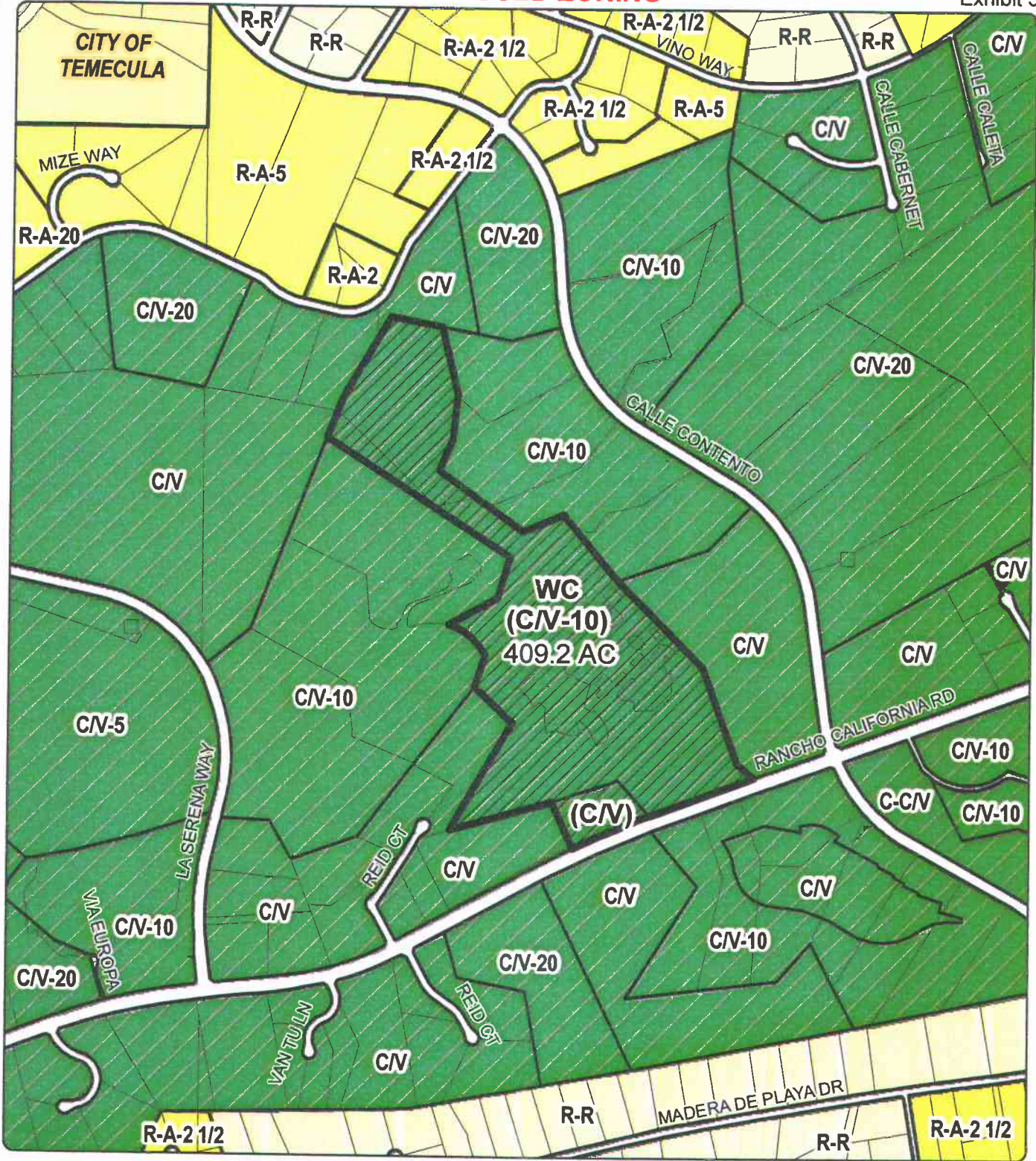
CZ07845 CUP03707

PROPOSED ZONING

Supervisor: Washington  
District 3

Date Drawn: 01/06/2016

Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



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



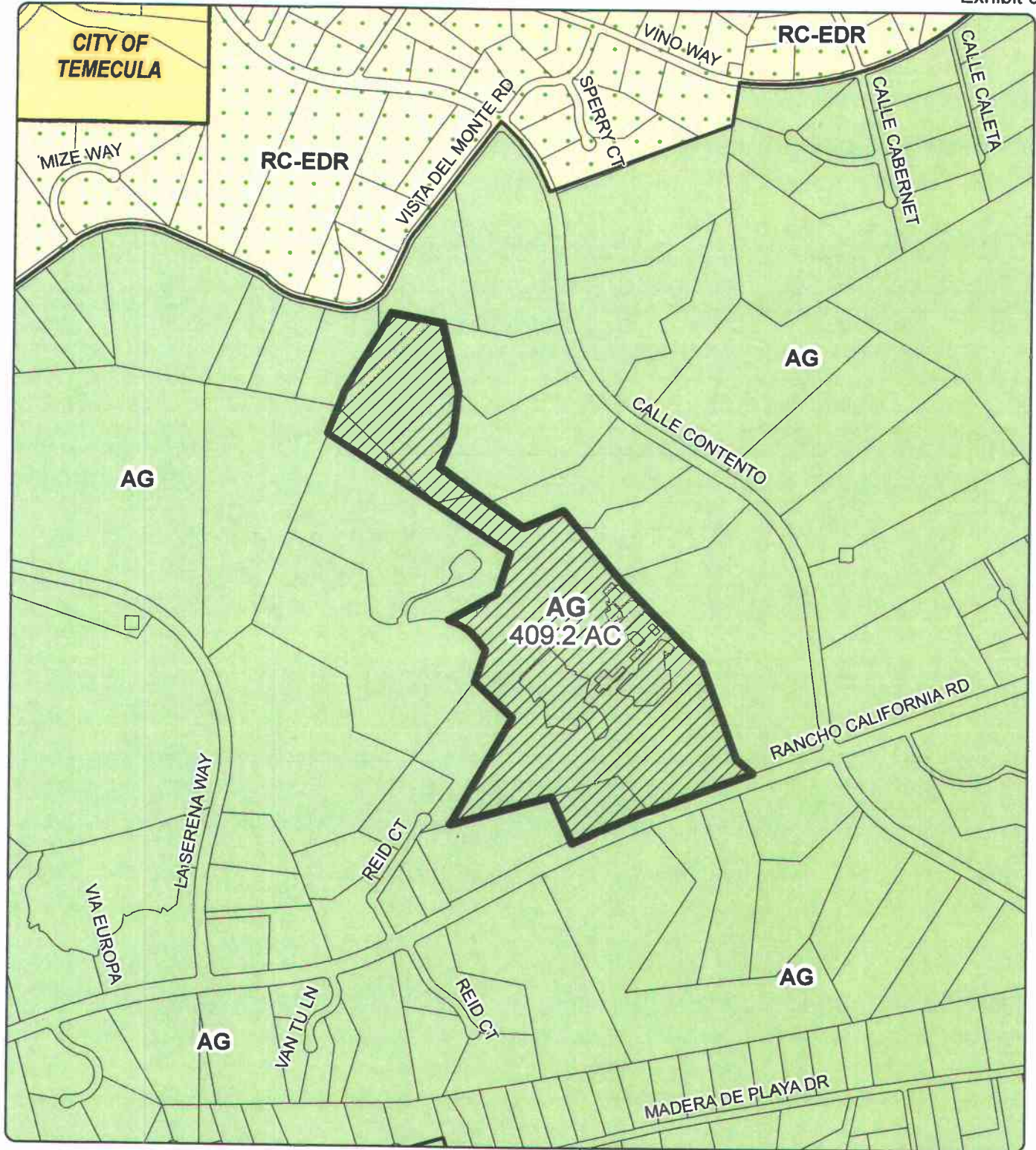
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07845 CUP03707

EXISTING GENERAL PLAN

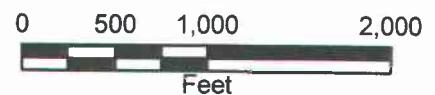
Supervisor: Washington  
District 3

Date Drawn: 01/06/2016  
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07845 CUP03707

Supervisor: Washington  
District 3

Date Drawn: 01/06/2016

Exhibit 1

LAND USE



Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-9277 (Eastern County) or Website <http://planning.rctima.org>

















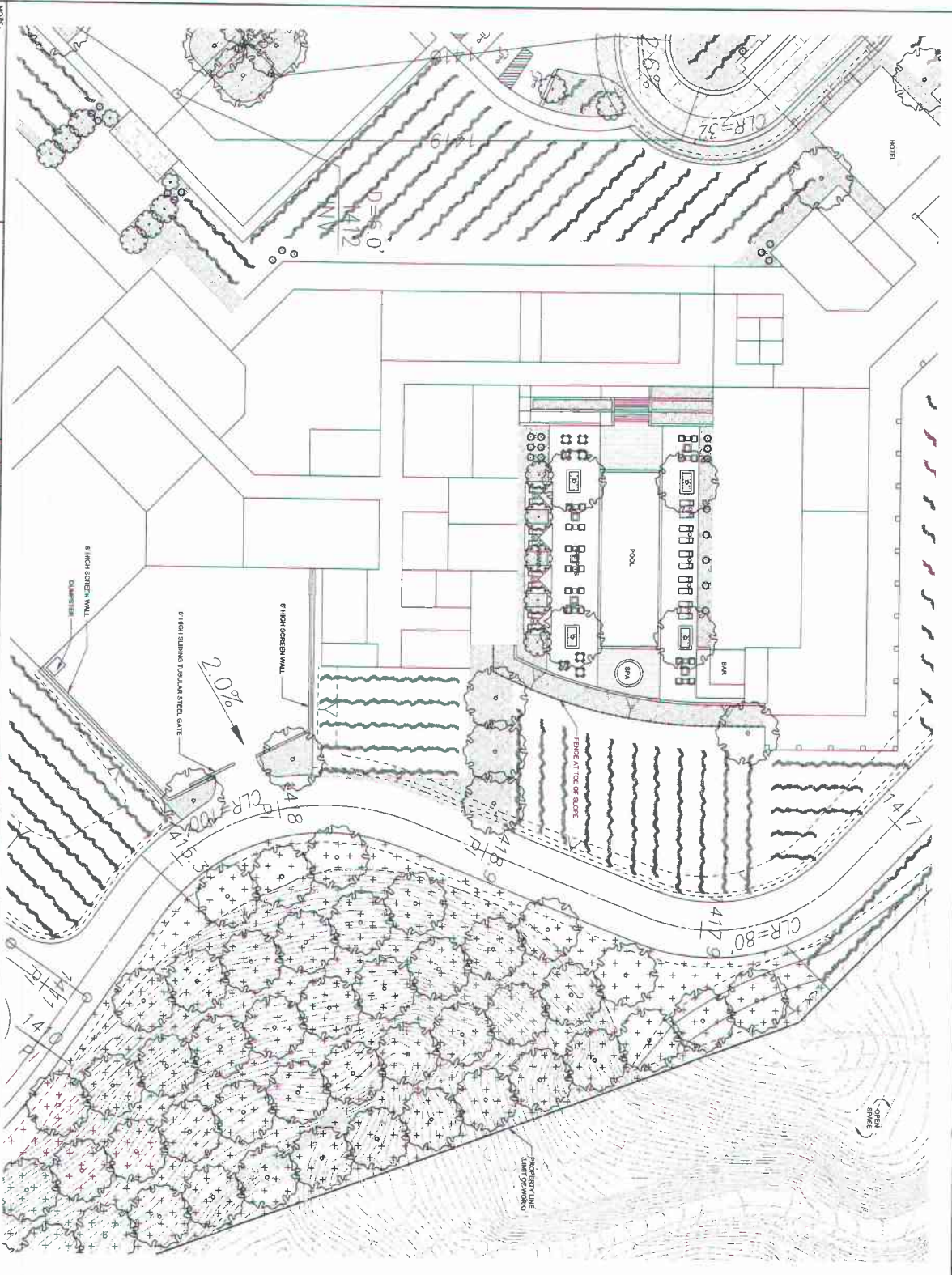












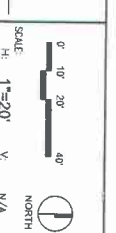
**NOTE:**  
 WORK CONTAINED WITHIN THESE PLANS SHALL NOT BE CONSIDERED AS A GUARANTEE OF ACCURACY AND/OR OBTAINING PERMIT HAS BEEN ISSUED.  
 THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE AND TO THE PREPARATION OF THESE PLANS. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE PLANS.

**DIGALPRT**  
 Landscape Architecture  
 1000 N. GARDEN AVENUE, SUITE 100  
 ANAHEIM, CALIFORNIA 92810  
 TEL: 714.771.1111 FAX: 714.771.1112  
 WWW.DIGALPRT.COM

DATE BY:	MARK
ENGINEER:	
REVISIONS:	
APPROVED:	
COUNTY:	



PREPARED BY:  
 2400 HISTORIC DECAJURE RD  
 FULLERTON, CA 92631  
 CERT. NO. 4547, EXP. 11/2015 DATE: 02/26/15



TRACT 15904  
 COUNTY OF RIVERSIDE  
 W/ PALOMAR WINERY RESORT  
 PLANNING SUBMITTAL - CONCEPTUAL LANDSCAPE  
 CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT # 11 SHEETS  
 SHEET NO. 7



- ABBREVIATED PLANTING LEGEND**  
 SEE SHEET 9 (FINAL LEGEND)
- THREES
  - CORNERIA LASERENSIENSIS
  - CORNERIA LASERENSIENSIS STIMATA
  - LAUREL NIBBLE SCAPULOSA
  - LEIA (LILY) PALM SWAMP HILL
  - RAVENSOLTES WALKERII BEAUTY
  - RELICIOUS CLEMENSIS
  - WINTERBERRY
- PLANTING HATCHES**  
 SHRUBS AND GROUND COVER PLANTING  
 SEE SHEET 9 FOR LEGEND
- OLIVE GROVE PLANTING**  
 SEE SHEET 9 FOR LEGEND
- PERMANENT PLANTING**  
 SEE SHEET 9 FOR LEGEND
1. TREES SHALL BE PLANTED WITHIN 30 DAYS OF THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TREES SHALL BE PLANTED WITHIN 30 DAYS OF THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
  2. TREES SHALL BE PLANTED WITHIN 30 DAYS OF THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
  3. TREES SHALL BE PLANTED WITHIN 30 DAYS OF THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
  4. TREES SHALL BE PLANTED WITHIN 30 DAYS OF THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
  5. TREES SHALL BE PLANTED WITHIN 30 DAYS OF THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
  6. TREES SHALL BE PLANTED WITHIN 30 DAYS OF THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
  7. TREES SHALL BE PLANTED WITHIN 30 DAYS OF THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
  8. TREES SHALL BE PLANTED WITHIN 30 DAYS OF THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
  9. TREES SHALL BE PLANTED WITHIN 30 DAYS OF THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.







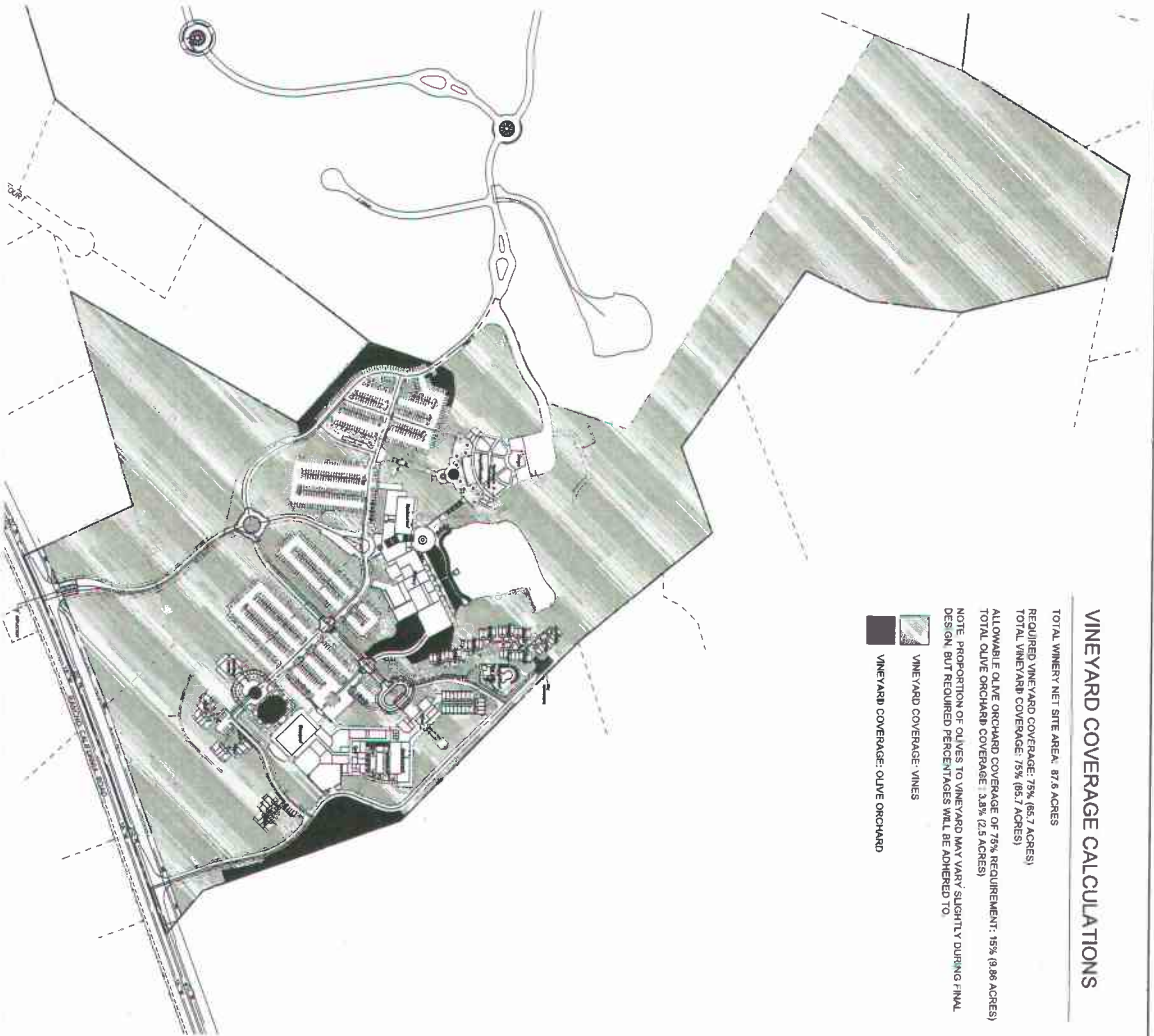




### VINEYARD COVERAGE CALCULATIONS

TOTAL WINERY NET SITE AREA: 87.6 ACRES  
 REQUIRED VINEYARD COVERAGE: 75% (65.7 ACRES)  
 TOTAL VINEYARD COVERAGE: 75% (65.7 ACRES)  
 ALLOWABLE OLIVE ORCHARD COVERAGE OF 75% REQUIREMENT: 15% (13.2 ACRES)  
 TOTAL OLIVE ORCHARD COVERAGE: 33% (29 ACRES)  
 NOTE: PROPORTION OF OLIVES TO VINEYARD MAY VARY SLIGHTLY DURING FINAL DESIGN, BUT REQUIRED PERCENTAGES WILL BE ADHERED TO.

-  VINEYARD COVERAGE: VINES
-  VINEYARD COVERAGE: OLIVE ORCHARD



**NOTE:**  
 WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A PROFESSIONAL OPINION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**DIGALBERT**  
 LANDSCAPE ARCHITECTS  
 1000 S. GARDEN AVENUE, SUITE 100  
 ANAHEIM, CA 92805  
 TEL: 714.771.1111  
 FAX: 714.771.1112  
 WWW.DIGALBERT.COM

DATE	BY	REVISIONS

PREPARED BY:  
 2400 HISTORIC DECATUR RD.  
 SUITE 015-185-7903  
 CERT NO: 4547, EXP: 11/2015 DATE: 07/20/15

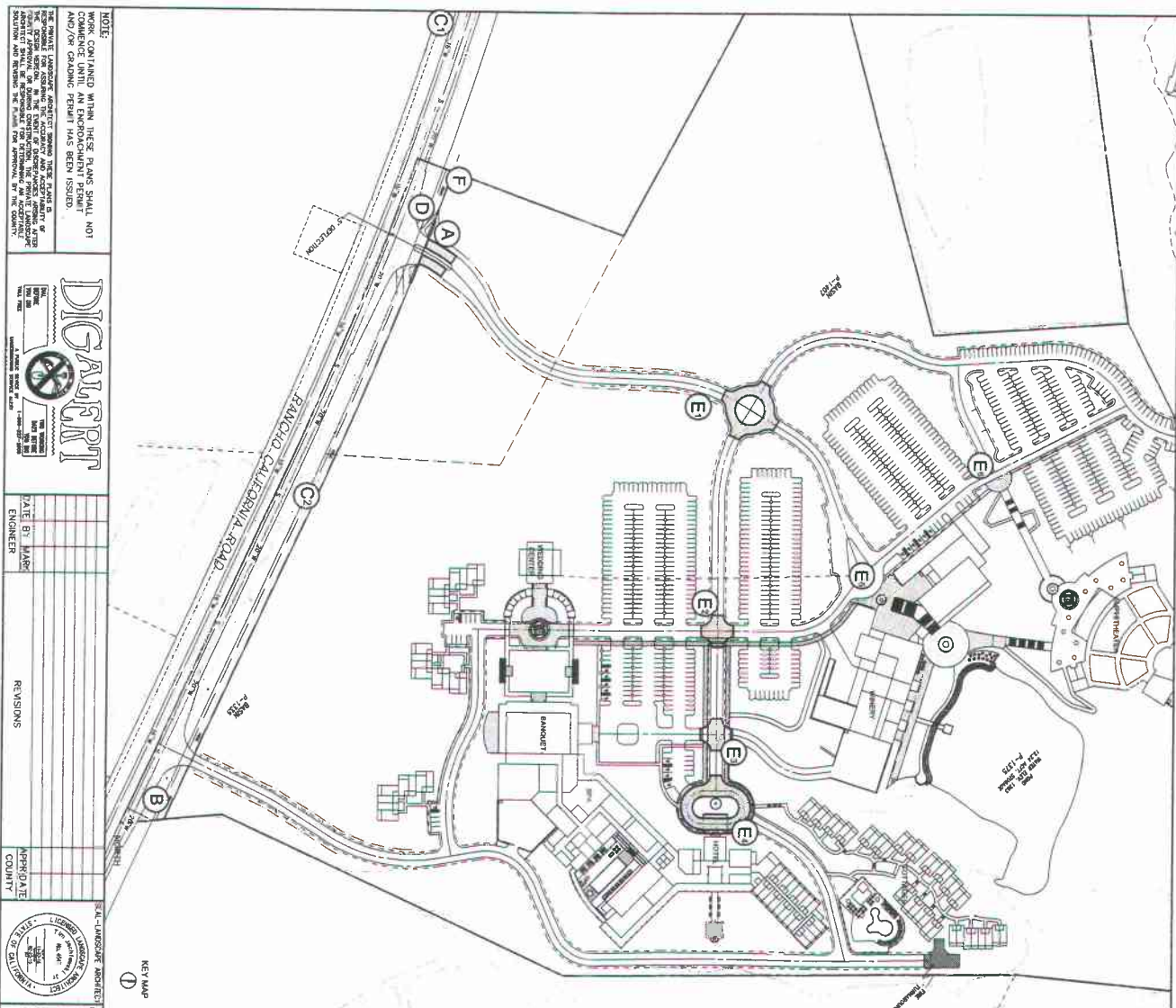


SCALE:  
 0' 20' 40'  
 1" = 200'  
 NORTH

TRACT: 58224  
 COUNTY OF SUFFOLK  
 MT PALOMAR WINERY RESORT  
 PLANNING SUBMITTAL - CONCEPTUAL LANDSCAPE  
 VINEYARD COVERAGE PLAN  
 SHEET NO. 11

DATE: 07/20/15  
 SCALE: 1" = 200'  
 NORTH  
 TRACT: 58224  
 COUNTY OF SUFFOLK  
 MT PALOMAR WINERY RESORT  
 PLANNING SUBMITTAL - CONCEPTUAL LANDSCAPE  
 VINEYARD COVERAGE PLAN  
 SHEET NO. 11





**NOTE:**  
 WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN EMPLOYMENT PERMIT AND/OR GRADING PERMIT HAS BEEN ISSUED.  
 THE PLANNING LANDSCAPE ARCHITECT'S DESIGN THESE PLANS IS THE DESIGNER'S RESPONSIBILITY. THE CLIENT OR CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT.



DATE BY HASR  
 ENGINEER

REVISIONS

APPROPRIATE COUNTY



PREPARED BY  
 2400 HISTORIC DECATUR RD.  
 SUITE 100  
 SAN DIEGO, CA 92108  
 CERT. NO. 4547, EXP. 11/2015 DATE

SCALE  
 1" = 100'  
 NORTH

TRACT 15924 COUNTY OF RIVERSIDE  
 MT PALOMAR WINERY RESORT  
 PLANNING SUBMITTAL - CONCEPTUAL LANDSCAPE  
 CONCEPTUAL LANDSCAPE SIGNAGE  
 SHEET NO. 12

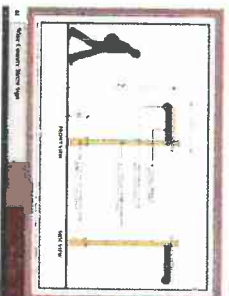
- MT PALOMAR WINERY SIGNAGE LEGEND**
- A ENTRY MONUMENT SIGNAGE
  - B TERECIA VALLEY WINE COUNTY WINE FINING SIGNAGE
  - C TERECIA VALLEY WINE COUNTY COMMERCIAL SIGNAGE
  - D TERECIA VALLEY WINE COUNTY STREET SIGN
  - E MOUNT PALOMAR WINE FINING SIGNAGE
  - F EVENT BANNER



B TERECIA VALLEY WINE COUNTY WINE FINING SIGNAGE



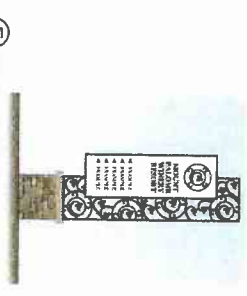
C TERECIA VALLEY WINE COUNTY COMMERCIAL SIGNAGE



D TERECIA VALLEY WINE COUNTY STREET SIGN



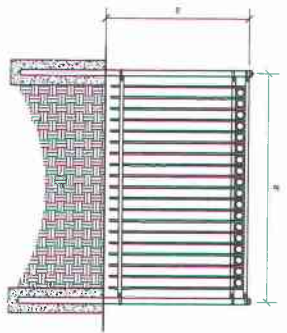
F EVENT BANNER



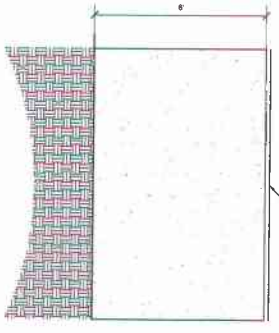
E MOUNT PALOMAR WINE FINING SIGNAGE  
 SAMPLE ON-SITE SIGNAGE COPY FROM SIGN COPY TO BE DETERMINED DURING FINAL DESIGN

- E1 SIGN COPY
  - WINEERY
  - RESTAURANT
  - HOTEL & SPA
  - WEDDING CENTER
- E2 SIGN COPY
  - WINEERY
  - RESTAURANT
  - HOTEL & SPA
  - WEDDING CENTER
- E3 SIGN COPY
  - WINEERY
  - TASTING ROOM
  - MANAGER
  - WEDDING CENTER
- E4 SIGN COPY
  - COTTAGES
  - PAVILION
- E5 SIGN COPY
  - MANAGER
  - HOTEL & SPA
  - WEDDING CENTER
- E6 SIGN COPY
  - MANAGER
  - TASTING ROOM
  - WEDDING CENTER

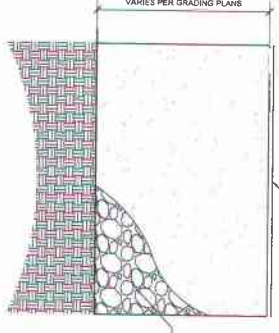
KEY MAP



**TUBULAR STEEL POOL FENCE**  
5' HEIGHT  
SCALE: 1/2" = 1'-0"



**CMU STUCCO SCREEN WALL**  
6' HEIGHT  
SCALE: 1/2" = 1'-0"



**CMU STUCCO RETAINING WALL WITH OPTIONAL STONE VENEER**  
SCALE: 1/2" = 1'-0"

**NOTE:**  
WORK CONTAINED WITHIN THESE PLANS SHALL NOT BE CONSIDERED A GUARANTEE OF ACCURACY OR A CONTRACT DOCUMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND/OR CARRYING PERMITS HAS BEEN ISSUED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND/OR CARRYING PERMITS HAS BEEN ISSUED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND/OR CARRYING PERMITS HAS BEEN ISSUED.



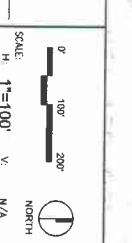
DATE BY: MARR  
ENGINEER

NO.	DATE	REVISIONS

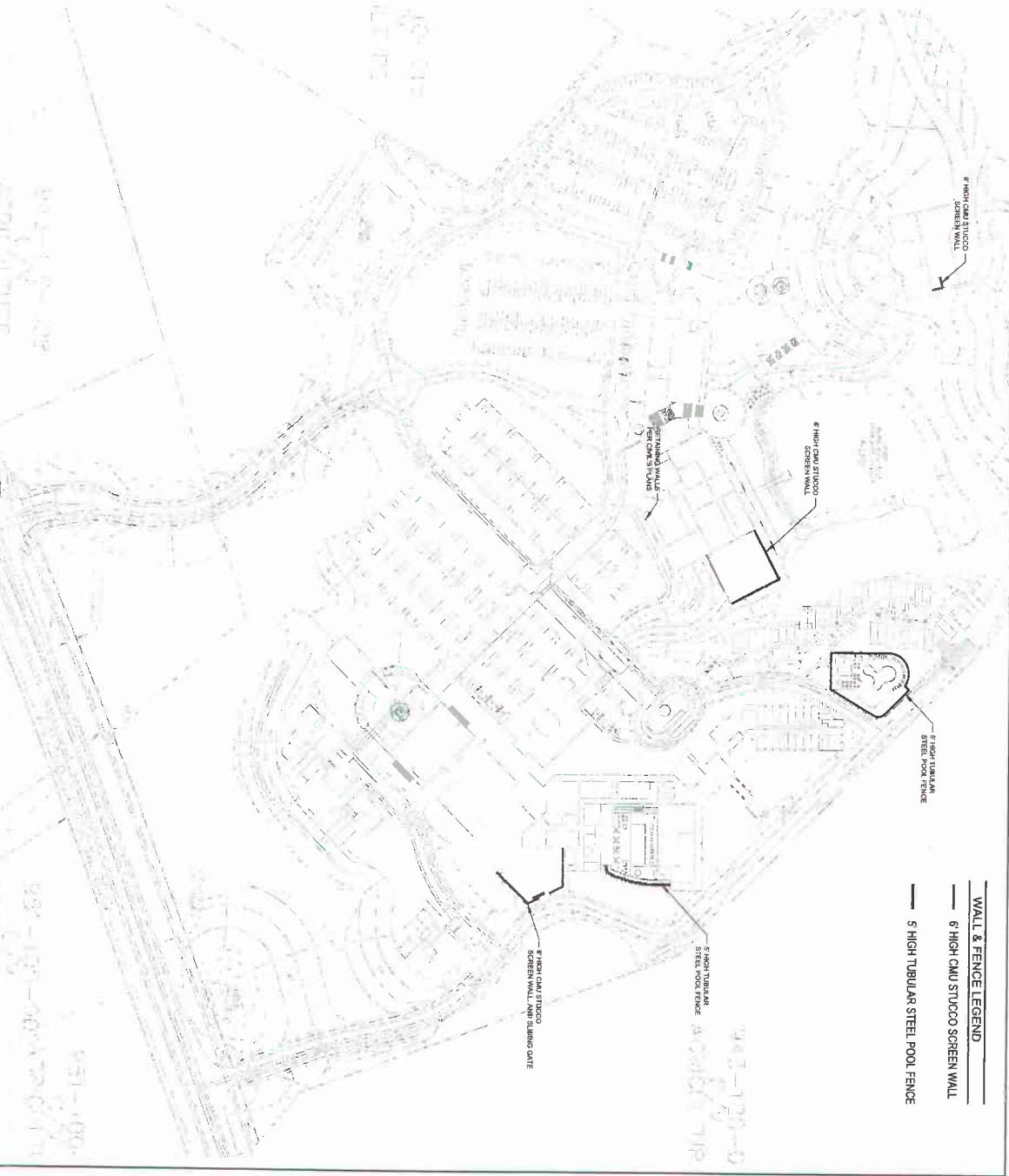
NO.	DATE	REVISIONS



PREPARED BY:  
2400 HISTORIC DECATUR RD  
PLATE # 015-015-7803  
CERT. NO. 4547, EXP. 11/2015 DATE: 02/20/15



TRACT: 5824  
COUNTY OF RIVERSONE  
MT. PALOMAR WINERY RESORT  
PLANNING SUBMITTAL - CONCEPTUAL LANDSCAPE WALL AND FENCE PLAN  
SHEET NO. 13







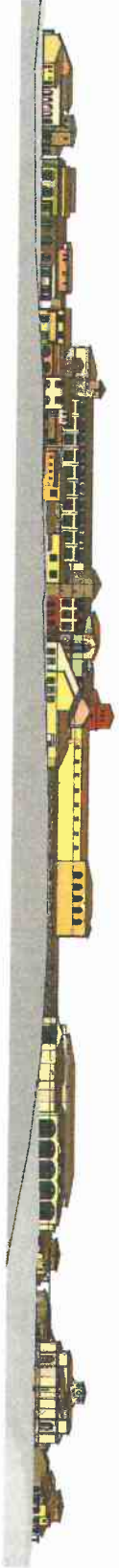
**SOUTH ELEVATION**



**EAST ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**



**SECTION**

**KEY PLAN**



VIEW FROM  
RANCHO CALIFORNIA RD.

SCALE: 1" = 50'-0"  
DATE: 3/15/15  
DRAWN BY: M. SHAW

**MOUNT  
PALOMAR  
WINERY  
RESORT  
HOTEL  
TEMECULA, CA**

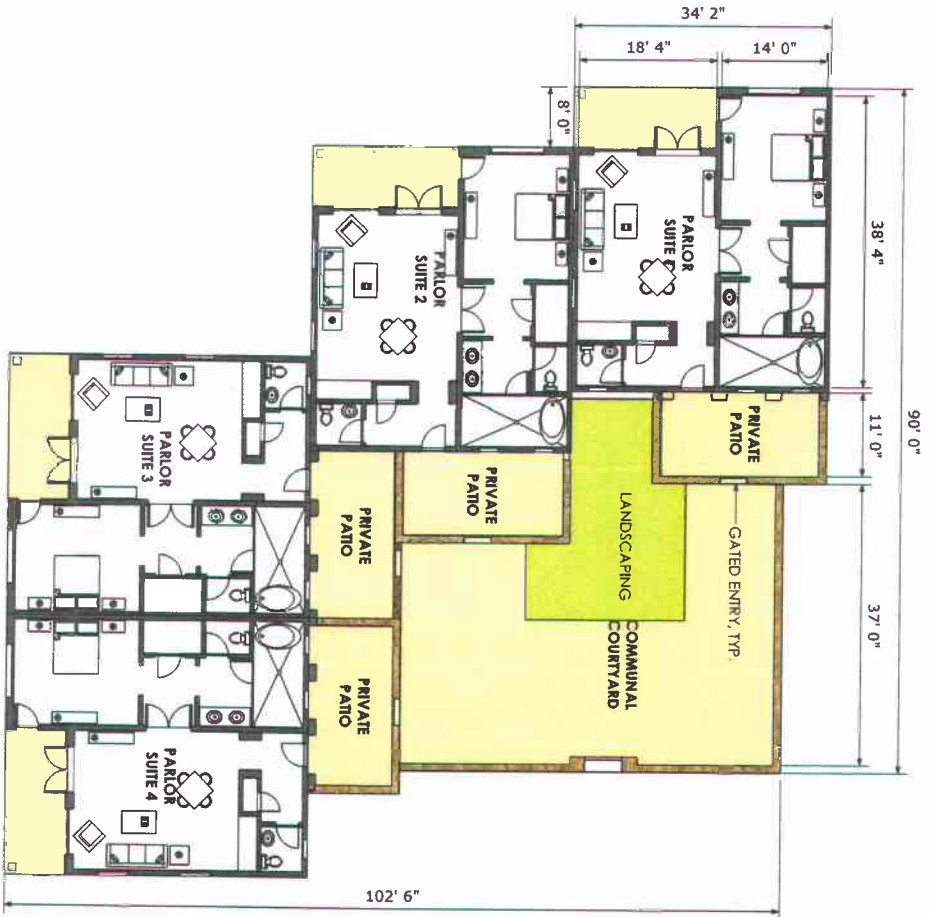
**RESORT  
ELEVATIONS**

SCALE: 1" = 50'-0"  
PRINTED ON 22x34

SHEET:  
**A01**

**NADEL**  
ARCHITECTURE +  
PLANNING  
MARCH 09, 2015

FLOOR PLAN, TYPICAL



KEY PLAN



**MOUNT PALOMAR WINERY RESORT HOTEL**  
 TEMECULA, CA

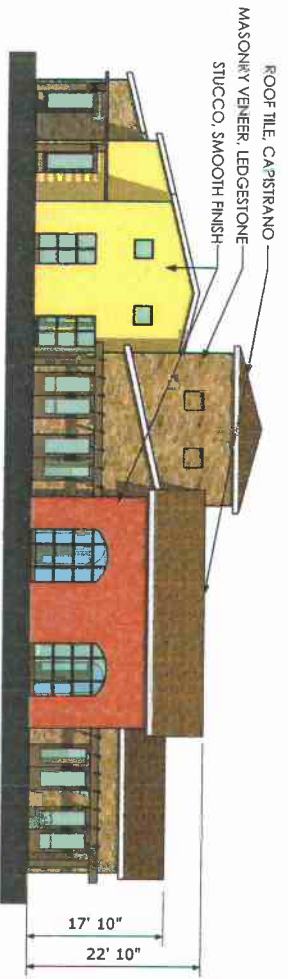
**VILLAS FLOOR & ROOF PLAN**

SCALE 1/8" = 1'-0"  
 Printed on 22 X 34

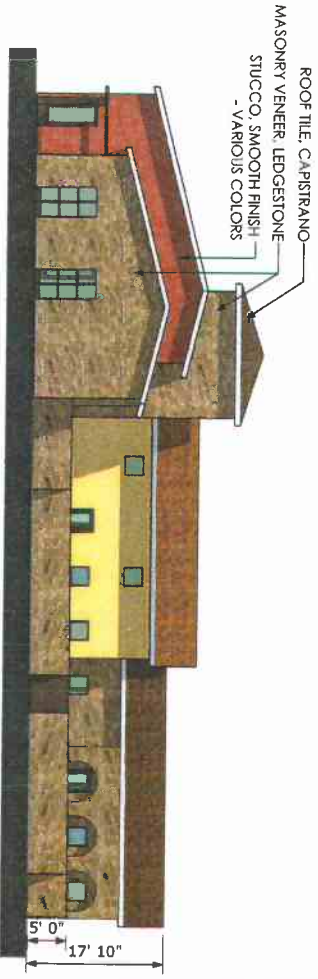
SHEET: A51

**NADEL ARCHITECTURE + PLANNING**  
 MARCH 09, 2015

DATE: 03/09/2015  
 DATE: 2015  
 PLANNER: M. Bosh



**SOUTH ELEVATION**



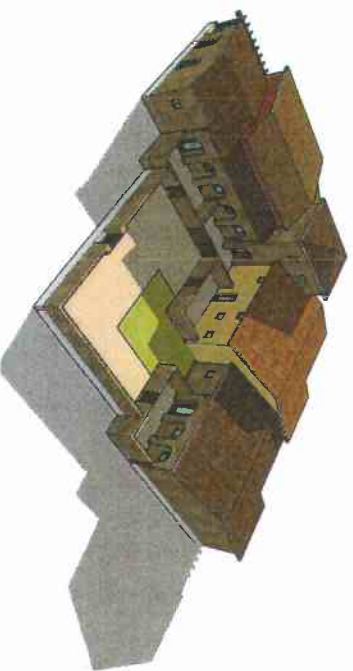
**EAST ELEVATION**



**WEST ELEVATION**



**KEY PLAN**



**VILLA  
ELEVATIONS**

SCALE 1/8" = 1'-0"  
Printed on 22 X 34

SHEET:  
**A52**



**PERSPECTIVES**

**MOUNT  
PALOMAR  
WINERY  
TEMECULA, CA**

**NADEL**  
ARCHITECTURE +  
PLANNING  
MARCH 09, 2015



**MOUNT  
PALOMAR  
WINERY  
RESORT  
HOTEL**  
TEMECULA, CA

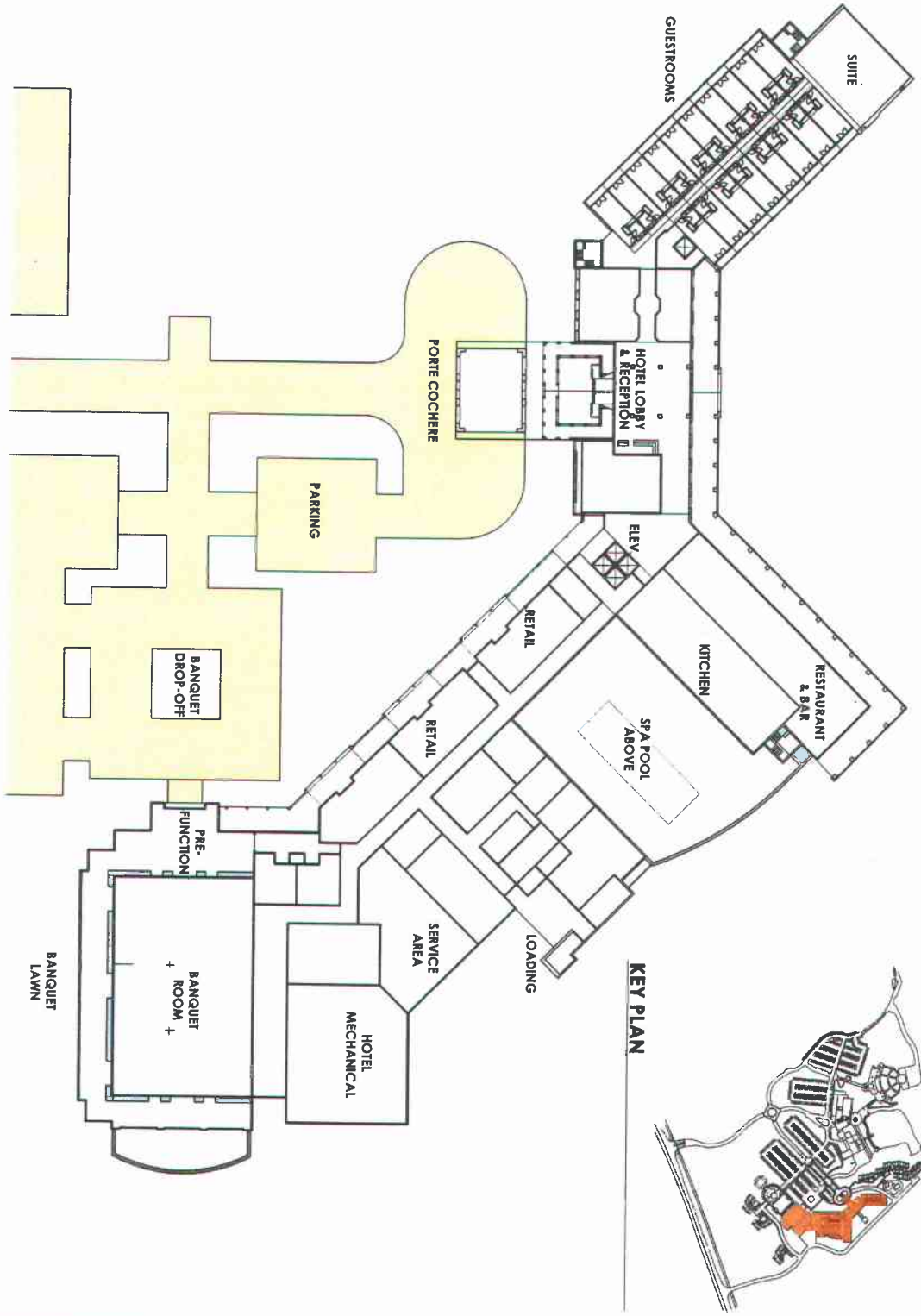
**FIRST  
FLOOR PLAN**

SCALE: 1" = 30'-0"  
printed on 22x34

SHEET:  
**A21**

**NADEL**  
ARCHITECTURE +  
PLANNING  
MARCH 09, 2015

**FIRST FLOOR**



DATE: 03/09/15  
DRAWN: M. Smith  
CHECKED: M. Smith  
DATE: 03/09/15  
DRAWN: M. Smith  
CHECKED: M. Smith