

CONDITIONAL USE PERMIT Case #: CUP03707

Parcel: 943-120-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Rancho California Road.
- (2) Trails along Rancho California Road.
- (3) Traffic signals located on Rancho California Road at intersection of Butterfield Stage Road.

80.TRANS. 3 USE - LANDSCAPING/TRAIL COM RECOMMND

Landscaping (and/or trails) within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Rancho California Road and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 4 USE - UTILITY PLAN RECOMMND

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

80.TRANS. 5 USE - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE - TS/DESIGN (cont.)

RECOMMND

Signals not eligible for fee credit:

Buttefield Stage Road (NS) at
Rancho California Road (EW)

NOTE: At the time this condition was prepared, the City of Temecula was actively working on a traffic signal modification improvement plan. In the event the City's improvement plans are approved, this conditioned shall be deemed met.

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

80.TRANS. 6 USE - TS/GEOMETRICS

RECOMMND

The intersection of Butterfield Stage Road (NS) at Rancho California Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane, one shared through/right-turn lane
Southbound: one left-turn lane, one through lane, one shared through/right-turn lane
Eastbound: two left-turn lanes, one through lane, one right-turn lane
Westbound: one left-turn lane, one through lane, one shared through/right-turn lane

The intersection of Proposed West Project Access (NS) at Rancho California Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: N/A
Southbound: one shared left-turn/through/right-turn lane
Eastbound: one left-turn lane, one through lane
Westbound: one through lane, one accel/decel lane per Ord. 461, Std. No. 803

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - TS/GEOMETRICS (cont.)

RECOMMND

The intersection of Butterfield Stage Road (NS) at Rancho California Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: N/A

Southbound: one shared left-turn/through/right-turn lane

Eastbound: one left-turn lane, one through lane

Westbound: one through lane, one accel/decel lane per
Ord. 461, Std. No. 803

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

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

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

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

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

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

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

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

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

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
 - a.Inspection of Final Paving
 - b.Precise Grade Inspection
 - c.Inspection of completed onsite storm drain facilities
 - d.Inspection of the WQMP treatment control BMPs

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

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

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

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

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

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

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

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90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMND

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

FIRE DEPARTMENT

90.FIRE. 1 USE* -#77-SUPER FH/FLOW

RECOMMND

Approved super fire hydrants (6"x4"x2-2 1/2") meeting the required fire flow shall be installed and approved prior to final.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2013 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 USE-#83-AUTO/MAN FIRE ALARM RECOMMND

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System as required by the California Fire Code, 2013 edition. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 4 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 5 USE-#36-HOOD DUCTS RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical components and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

PLANNING DEPARTMENT

90.PLANNING. 1 USE- MITIGATION MONITORING RECOMMND

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

90.PLANNING. 2 USE- HEIGHT LIMITATIONS RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - COLOR/FINISH COMPLIANCE RECOMMND

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

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

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

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

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

90.PLANNING. 6 USE- PARKING PAVING MATERIAL RECOMMND

A minimum of 803 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 7 USE- ACCESSIBLE PARKING RECOMMND

A minimum of 17 accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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90.PLANNING. 7 USE- ACCESSIBLE PARKING (cont.) RECOMMND

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

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

90.PLANNING. 9 USE- LOADING SPACES RECOMMND

A minimum of 4 loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 11 USE - LIGHTING PLAN COMPLY RECOMMND

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

90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 15 USE - UTILITIES UNDERGROUND RECOMMND

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

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90.PLANNING. 19 USE- TRASH ENCLOSURES

RECOMMND

Trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 22 USE - REMOVE OUTDOOR ADVERTISE

RECOMMND

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

90.PLANNING. 25 USE - CONDITION COMPLIANCE

RECOMMND

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

90.PLANNING. 29 USE- SKR FEE CONDITION

RECOMMND

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 90 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently

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

RECOMMND

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

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

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3707 is calculated to be 90.0 net acres, in accordance with APPROVED EXHIBIT A. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 31 USE - NOISE NOI-3 (2)

RECOMMND

PRIOR TO BUILDING PERMIT FINAL INSPECTION the design of the amphitheater sound system shall minimize noise levels outside of the amphitheater facility consistent with the following:

- The speakers shall be oriented and focused towards the audience areas inside the amphitheater.
- The amphitheater sound system control panel shall include a decibel measurement device. The device shall include an indicator light that provides a visible stage 1 alert or yellow warning light when noise levels exceed 99 dBA when measured at 50 feet from the front of the speakers and a visible stage 2 alert or red warning light when noise levels exceed 102 dBA when measured at 50 feet from the front of the speakers. Amphitheater staff shall adjust speaker volumes if the visible stage 2 or red warning

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90.PLANNING. 31 USE - NOISE NOI-3 (2) (cont.) RECOMMND

light is activated more than once per event such that the stage 2 or red warning light is no longer activated.

TRANS DEPARTMENT

90.TRANS. 1 USE - LNDSKP INSPECTION DEPOSIT RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds in the IP/ST account to cover the costs of the applicable landscape inspection. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section.

The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 2 USE - LANDSCAPE INSPECTION RQM RECOMM

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

Upon successful completion of the installation inspection, the applicant will arrange for an 1-year installation inspection at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first, and comply with the Transportation Department's 80.TRANS condition entitled "USE-LANDSCAPE SECURITY" and the 90.TRANS condition entitled "LANDSCAPE INSPECTION DEPOSIT."

Upon successful completion of the installation inspection, the Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department. The Transportation Department shall clear this condition upon determination of compliance.

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90.TRANS. 3 USE - COMPLY WITH LNDSCP/IRRGT RECOMMND

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

90.TRANS. 4 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 5 USE - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the

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90.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Rancho California Road.
- (2) Trails along Rancho California Road.
- (3) Traffic signals located on Rancho California Road at intersection of Butterfield Stage Road.

90.TRANS. 7 USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

90.TRANS. 8 USE - LANDSCAPING COMM

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Rancho California Road.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

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90.TRANS. 9 USE - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Rancho California Road.

90.TRANS. 10 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

90.TRANS. 11 USE - IMPROVEMENT RECOMMND

Interior streets are designated PRIVATE ROAD (privately maintained) and said streets shall be improved with 24' full-width AC pavement, within the 32' roadway and utility easements in accordance with County Standard No. 105, Section "B". (Modified for reduced improvement from 36' to 24' AC pavement, for type "C" rolled curb, reduced full-width road easement from 56' to 32', and no sidewalks.) (24'/32')

Service Street (Entry Street) is designated PRIVATE ROAD (privately maintained) and said street shall be improved with 30' full-width AC pavement, within the 34' roadway and utility easements in accordance with County Standard No. 105, Section "B". (Modified for reduced improvement from 36' to 30' AC pavement, reduced full-width road and utility easements from 56' to 34', and no sidewalks.) (30'/34')

Palomar Parkway (Entry Street) is designated PRIVATE ROAD (privately maintained) and said parkway shall be improved with 52' to 24' full-width AC pavement, within the 60' to 32' roadway and utility easements in accordance with County Standard No. 104, Section "B". (Modified for improvement from 44' to 24'-52' AC pavement, for type "C" rolled curb, reduced full-width road and utility easement from 66' to 32'-60', and no sidewalks.) (24'-52' AC Pavement/32'-62' Road Easement)

NOTE: 1. A 12' raised curb landscaping median shall be

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90.TRANS. 11 USE - IMPROVEMENT (cont.)

RECOMMND

constructed at the centerline.

2. The nose of the median shall be 35' radial from the flowline of Rancho California Road.
3. The radius of curb return shall be 35' minimum.
4. Construct transition AC pavement tapering at the driveways for acceleration and deceleration lane and join existing AC pavement per County Standard No. 803, Ordinance 461 and as approved by the Director of Transportation.
5. No on street parking allowed.
6. No bio-swell shall be allowed within the County road right-of-way.

90.TRANS. 13 USE - IMPLEMENT WQMP

RECOMMND

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

90.TRANS. 14 USE - BM MAINT AND INSPECTION

RECOMMND

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

90.TRANS. 15 USE - TS/INSTALLATION

RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

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90.TRANS. 15 USE - TS/INSTALLATION (cont.)

RECOMMND

Signals not eligible for fee credit:

Buttefield Stage Road (NS) at
Rancho California Road (EW)

NOTE: At the time this condition was prepared, the City of Temecula was actively working towards modifying the existing traffic signal. In the event the City modifies and installs the traffic signal consistent with the geometrics described in 80.TRANS.6, this condition shall be deemed met. If however, the signal is not installed by the City, the proposed project shall be responsible for its installation.

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

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

DATE: August 22, 2014

TO:

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

Riv. Co. Waste Mangement
Valley Wide Parks & Recreation
P.D. Geology Section-D. Jones
P.D. Archaeology – H. Thompson
3rd District Supervisor
3rd District Planning Commissioner
Temecula Unified School District
City of Temecula
Rancho California Water District
Southern California Edison

Southern California Gas
San Diego Reg. Water Ctr. Board
South Coast Air Quality Mgmt.
California Fish & Game
U.S. Fish and Wildlife
Pechanga

GENERAL PLAN AMENDMENT NO. 1143, CHANGE OF ZONE NO. 7845, TENTATIVE TRACT MAP NO. 36795, AND CONDITONAL USE PERMIT NO. 3707 (FTA 2014-04) – EA42718 – Applicant: Loudar, LLC - Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – 409.2 Gross Acres – Location: Northerly of Rancho California Road, westerly of Calle Contento, and easterly of La Serena Way - Zoning: Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) – **REQUEST: The General Plan Amendment proposes to amend the existing General Plan Land Use Designation of Agriculture (AG) to the proposed designation of Medium Density Residential (MDR) as well as amend the policies of the Southwest Area Plan to add a new overlay to the Temecula Valley Wine Country Policy Area. The Change of Zone proposes to change the zoning on 318.8 acres of the site from Citrus Vineyard (C/V) to Planned Residential (R-4), and to change the zoning on the remaining 90.4 acres from Citrus Vineyard - 10 Acre Minimum (C/V-10) to Wine Country - Winery (WC-W). The Tentative Tract Map is a Schedule A subdivision of 318.8 gross acres into 489 residential lots with an average lot size of 12,000 square feet, 73 landscape lots (including parks and basins) and construction of La Serena Way including a roundabout at La Serena Way and Rancho California. The Conditional Use Permit proposes a 90.4 acre winery complex that will include a hotel, Spa, Winery, Tasting Room, restaurant, wedding pavilion (including a chapel for weddings only), retail uses, detached cottages and villas, event center, and amphitheater. – APN(s): 943-040-011, 943-060-010, 943-060-011, 943-110-009, 943-120-014, 943-120-024, 943-120-025, 943-120-026, 943-120-027, 943-120-028, 943-120-029, 943-120-030, 943-120-031, 943-120-032, 943-120-033**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 11, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

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

Should you have any questions regarding this project, please do not hesitate to contact **Matt Striate**, Contract Planner, at **(951) 955-8631** or email at mstriate@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: March 11, 2015

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Landscaping Section-Mark Hughes
P.D. Archaeology Section-Heather Thomson

FAST TRACK 2014-04, CONDITONAL USE PERMIT NO. 03707 AMENDED NO. 1- EA 42718 – Applicant: Louidar, LLC- Third/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 Contento, easterly of La Serena Way - Zoning: C/V and C/V-10 – **REQUEST:** The **Conditional Use Permit** proposes a 90.4 acre winery complex that will include a hotel, Spa, Winery, Tasting Room, restaurant, wedding pavilion (including a chapel for weddings only), retail uses, detached cottages and villas, event center, and amphitheater. **NOTE: The tract map and GPA are no longer being proposed, the project is now only the CZ and the CUP.** APN(s): 943-040-011, 943-060-010, 943-060-011, 943-110-009, 943-120-014, 943-120-024, 943-120-025, 943-120-026, 943-120-027, 943-120-028, 943-120-029, 943-120-030, 943-120-031, 943-120-032, 943-120-033

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for an **LDC comment on March 26, 2015.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Transportation, Env. Health, Fire, Building & Safety Plan check, Building & Safety Grading, EPD, Parks, Landscape, Geology, Archaeo.

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

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Contract Planner, at (951) 955-8631 or email at mstraite@rctlma.org / **MAILSTOP# 1070.**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



VALLEY-WIDE RECREATION & PARK DISTRICT
P.O. Box 907 • 901 W. Esplanade Avenue
San Jacinto, CA 92581
(951) 654-1505 - District Office

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September 9, 2014

Matt Strait
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

**RE: GENERAL PLAN AMENDMENT NO. 1143, CHANGE OF ZONE NO. 7845,
TENTATIVE TRACT MAP NO. 36795, AND CONDITIONAL USE PERMIT
NO.3707**

Dear Mr. Matt:

Valley-Wide Recreation and Park District has reviewed the development packet for the above referenced projects and has the following comments:

1. This project will need to annex and create a CFD. It is within our jurisdictional boundaries so no LafCo annexation will be required.
2. Park requirements are five (5) acres per 1000 population.
3. Any noted open spaces that are not providing active park amenities will not be counted towards park credit.
4. In lieu of paying park fees, the developer will be required to construct approximately 7.63 acre of parkland.
5. All streetscapes, basins, parks, etc will need to be reviewed by Valley-Wide. Maintenance of said areas will need to be formally submitted and reviewed per our 2012 Standards and Specifications.

Should you have any questions, please feel free to contact me at (951) 654-1505.

Sincerely,

Dean Wetter, General Manager
Valley-Wide Recreation and Park District



**Rancho
Water**

September 10, 2014

VIA EMAIL TRANSMISSION AND REGULAR MAIL

Matt Straite, Contract Planner
County of Riverside
Planning Department
4080 Lemon Street, 12th Floor
Post Office Box 1409
Riverside, CA 92502-1409

**SUBJECT: LAND DEVELOPMENT COMMITTEE INITIAL CASE
TRANSMITTAL FOR GENERAL PLAN AMENDMENT
NO. 1143, CHANGE OF ZONE NO. 7845, TENTATIVE
TRACT MAP NO. 36795, AND CONDITIONAL USE
PERMIT NO. 03707 (FTA 2014-04) – EA42718**

Dear Mr. Straite:

Rancho California Water District (RCWD/District) appreciates the opportunity to provide comments for incorporation into the staff report relative to the subject case that will be reviewed by the Land Development Committee on September 11, 2014. Prior comments and/or conditions described by RCWD in previous water availability letters (notably letters dated July 21, 2014 and April 23, 2008, copies enclosed) that are in conflict with comments and/or conditions provided herein by RCWD are hereby superseded. Remaining provisions of said water availability letters shall remain in force or effect with respect to those matters covered therein.

The subject case involves a Change of Zone for 318.8 acres of the Citrus Vineyard (C/V) to Planned Residential (R-4) and 90.4 acres from C/V-10 Acre Minimum (C/V-10) to Wine Country – Winery (WC-W). The case involves Assessor Parcel Numbers (APNs): 943-040-011, 943-060-010, 943-060-011, 943-110-009, 943-120-014, and 943-120-024 through 943-120-033.

Tentative Tract Map No. 36795 is a Schedule A subdivision of 318.8 gross acres into 489 residential lots, with an average lot size of 12,000 square feet, 73 landscape lots (including parks and basins), and construction of La Serena Way, which includes a roundabout at La Serena Way and Rancho California Road. The Conditional Use Permit proposes a 90.4 acre winery complex that will include a hotel, spa, winery, tasting room, restaurant, wedding pavilion (including a chapel for weddings only), retail uses, detached cottages and villas, event center, and amphitheater.

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Chief Engineer

Kelli E. Garcia
District Secretary

James B. Gilpin
Best Best & Krieger LLP
General Counsel

Please accept the following comments from RCWD for incorporation into the staff report of the subject case:

1. The subject project may require a Water Supply Assessment pursuant to state law, which establishes a threshold size for development that would trigger the need for a Water Supply Assessment, as determined by the lead agency.
2. The subject project should be analyzed for the requirements to import additional water, the impacts to local water supplies, and water quality impacts related to salt and nutrient loading.
3. For the subject project, water service is provided by RCWD and sewer service is provided by Eastern Municipal Water District (EMWD); therefore, a "will serve" letter would be required from each agency. A service analysis will be required by RCWD in determining the needs for potable water distribution, possible recycled water distribution, fire protection, service pressures, and connection into RCWD's distribution systems.
4. Emphasis towards water conservation and water use efficiency will be paramount for the planning/design approval and operation of the subject project. Use of recycled water for landscape irrigation will need to be evaluated pursuant to RCWD's Resolution 2007-10-5 for the use of recycled water upon construction of required on-site and off-site recycled water facilities. As such, the use of landscaping compatible with recycled water will be important measures to consider, in conjunction with other mitigation measures for advanced water conservation for the efficient use of water.
5. Service to the subject project will be contingent upon the property owner(s) destroying all on-site wells and signing an Agency Agreement that assigns water management rights, if any, to RCWD. In addition, water availability is subject to water supply shortage contingency measures in effect, pursuant to RCWD's Water Shortage Contingency Plan or other applicable ordinances and policy. Measures should be identified for the subject project to demonstrate compliance with current water conservation and efficiency requirements per RCWD's Water Shortage Contingency Plan, County of Riverside's Water Efficient Landscape Requirements Ordinance (Ordinance No. 859), and Riverside County Policy OS 2.3 in consideration of RCWD's water-efficiency policies and programs.
6. Implementation projects should be identified for the subject project to use advanced water conservation pursuant to the intent of Riverside County Policy OS 2.5, through implementation of best management practices that may include, but are not limited to: irrigation system efficiency; irrigation system capacity; prevention of runoff, overspray, and low-head drainage; optimum emission device performance; scheduling irrigation based on soil moisture and evapotranspiration data; and irrigation system design considering uniform soil texture, solar orientation, and crop-specific water requirements.



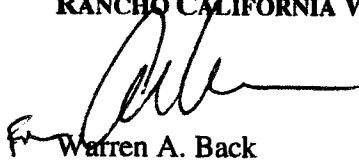
7. Other conservation measures for advanced water conservation and efficient use of water shall include consideration of the following measures designed to increase infiltration and reduce impacts to water quality within the upper aquifer of the underlying groundwater basin:
 - a. Require that all wastewater discharges conform to the San Diego Regional Water Quality Control Board Basin Plan groundwater quality objectives.
 - b. Require the use of cisterns and infiltrators to capture and reuse rainwater as a water conserving system (Riverside County Policy OS 2.1).
 - c. Require the use of natural drainage systems, permeable parking bays, and porous parking lots to provide rainwater detention (Riverside County Policy OS 2.2 and 4.4).
 - d. Require that adequate aquifer water recharge areas are preserved and protected and that rainwater is used to recharge the aquifers (Riverside County Policy OS 4.2 and 4.3).
 - e. Restrict pollutant discharge into the drainage systems and aquifer (Riverside County Policy OS 3.3).
 - f. Prohibit the practice of fertilizing, manure spreading, pesticide application, and prohibit runoff from animal/horse corrals within all drainage courses.

8. The project is within the Temecula Valley Wine Country Community Plan and subject to the Phase I and Phase II of the Wine Country (Sewer) Infrastructure Study for connection to the sanitary sewer system. The project shall also comply with the Wine Country Community Plan Environmental Impact Report Mitigation Monitoring and Reporting Program.

If you have any questions or need additional information, please contact me at the District office at (951) 296-6900.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT



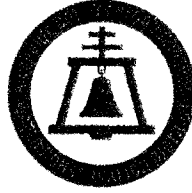
Warren A. Back
Engineering Manager-Planning

Enclosures

cc: Rich Williamson, Assistant General Manager
Andy Webster, Chief Engineer
Corey Wallace, Engineering Manager-Design
Corry Smith, Engineering Services Supervisor
Phillip Dauben, Associate Engineer



WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org
163768

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

September 10, 2014

Riverside County
Planning Department
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

Attention: Matt Straite, Project Planner

Dear Mr. Straite:

Re: Change of Zone 07845
Area: Rancho California

Change of Zone 7845 is a proposal to change the current zoning on a 409.2-acre site in the Rancho California area as follows: 318.8-acre portion of the site from Citrus Vineyard (C/V) to Planned Residential (R-4) and the remaining 90.4-acre portion from Citrus Vineyard – 10-acre Minimum (C/V-10) to Wine Country – Winery (WC-W). This project is being processed concurrently with Tract Map (TR) 36795 and Conditional Use Permit (CUP) 3707.

The District has reviewed this case and has the following comments:

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

Questions concerning this matter may be referred to Michele Martin of this office at 951.955.2511.

Very truly yours,

HENRY OLIVO
Engineering Project Manager

c: Tract 36795
CUP 03707

MMM:blj



State of California - Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764
(909) 484-0459
www.wildlife.ca.gov

EDMUND G. BROWN, Jr., Governor
CHARLTON H. BONHAM, Director



September 11, 2014

Mr. Matt Straite
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Subject: Riverside County Planning Department
Land Development Committee, Initial Case Transmittal
General Plan Amendment No. 1143, Change of Zone No. 7845, Tentative
Tract Map No. 36795, and Conditional Use Permit No. 3707 (FTA 2014-
04) – EA42718

Mr. Straite:

Thank you for providing the Initial Case Transmittal for General Plan Amendment No. 1143, Change of Zone No. 7845, Tentative Tract Map No. 36795, and Conditional Use Permit No. 3707 (FTA 2014-04) – EA42718. Due to lack of information provided with the submittal the Department of Fish and Wildlife (CDFW), at this point in time, is unable to provide specific comments as a Trustee Agency for fish and wildlife resources pursuant to the California Environmental Quality Act (CEQA; California Fish and Game Code sections 711.7 and 1802, and CEQA Guidelines Section 15386) or as a Responsible Agency regarding any discretionary actions (CEQA Guidelines Section 15381), such as the issuance of a Lake or Streambed Alteration Agreement (California Fish and Game Code Sections 1600 *et seq.*) and/or a California Endangered Species Act (CESA) Permit for Incidental Take of Endangered, Threatened, and/or Candidate species (California Fish and Game Code Sections 2080 and 2080.1). In the future CDFW recommends that when providing information related to General Plan Amendments, Change of Zone, Tentative Tract Maps, and/or Conditional Use Permits, the Riverside County Planning Department also include a copy of a circulated CEQA document.

Circulation of Initial Case Transmittals by Riverside County Planning Department is insufficient for public notice and Agency review. CDFW encourages Riverside County Planning Department to review the State Clearinghouse (SCH) Handbook, available here: http://opr.ca.gov/docs/SCH_Handbook_2012.pdf
Please note, as described in the SCH Handbook, "All draft Environmental Impact Reports and draft Negative Declarations for projects that involve a State Responsible or Trustee Agency or are of statewide, regional, or area-wide significance must be submitted to the SCH."

From review of the documents submitted CDFW understands that the "project" is described as a change to the current land use designation of agriculture to medium density residential; an amendment to the Southwest Area Plan to add a new overlay to the Temecula Valley Wine Country Policy Area; and the subdivision of Tentative Tract Map No. 36795 into 489 residential lots and 73 landscape lots, plus the construction of La Serena Way, and associated infrastructure. CDFW assumes that the "project" will also include the grading and development of the 489 residential lots and 73 landscape lots.

Because the Initial Case Transmittal includes minimal information, this letter's purpose is to provide guidance on how Riverside County Planning Department should proceed on identifying, analyzing, and mitigating effects of the "project" on environmental factors subject to CDFW's statutory authority.

CDFW assumes that an environmental impact report (EIR) was prepared for the General Plan that encompasses this geographic area. The Initial Case Transmittal submitted to the Department outlines changes within the General Plan area, which need to be addressed in an update to the associated EIR. CDFW assumes that Riverside County Planning Department will assess whether the changes can be appropriately assessed under a Supplement to the EIR, or if a Subsequent EIR is more appropriate. Please note that CEQA requires that the lead agency examine the "whole" of the project; in this case, the "project" also includes future land development and construction, and is not limited to a General Plan Amendment, Change of Zone, changes to a Tentative Tract Map, and/or a Conditional Use Permit. Please note that failure to also assess land development and construction in the update to the associated EIR may be considered piece-mealing, which is prohibited by CEQA.

Comments and Recommendations Pertaining to this Project

CDFW recommends that Riverside County Planning Department prepare an update to the current CEQA document that adequately identifies and/or mitigates the project's significant, or potentially significant, impacts on biological resources. These comments and recommendations are based on the requirement for the environmental document to include the following information:

- A project description, including reasonably foreseeable future phases of the proposed project, that contains sufficient information to evaluate and review the project's environmental impact (CEQA Guidelines, §§ 15063, 15124 & 15378);
- A description of the environmental setting that contains sufficient information to understand the project's, and its alternative's (if applicable), significant impacts on the environment (CEQA Guidelines, §§ 15063, 15125 & 15360);
- Identification of environmental impacts of the proposed project (CEQA Guidelines, §§ 15063, 15065, 15126, 15126.2, 15126.6 & 15358); and

- A description of feasible mitigation measures to avoid potentially significant impacts, and/or mitigate significant impacts, of the proposed project on the environment (CEQA Guidelines, §§ 15021, 15063, 15071, 15126.2, 15126.4 & 15370).

Biological Resources and Impacts

The CEQA document should contain sufficient, specific, and current biological information on the existing habitat and species at the Project site; measures to minimize and avoid sensitive biological resources; and mitigation measures to offset the loss of native flora and fauna and State waters. The CEQA document should not defer impact analysis and mitigation measures to future regulatory discretionary actions, such as a Lake or Streambed Alteration Agreement.

If state or federal endangered or threatened species have the potential to occur on the project site, species specific surveys should be conducted using methods approved by the Department or assume the presence of the species throughout the project site. The CEQA document should include recent survey data (CEQA Guidelines Section 15125(a)). The CEQA document should also address species of special concern and federal critical habitat. To assist with review, an accompanying map showing the areas of impact should be included in the subsequent CEQA document. Additional maps detailing the location of endangered, threatened, or special of special concern should also be included in the subsequent CEQA document.

Natural Community Conservation Program (NCCP) and California Endangered Species Act (CESA)

The Department is responsible for ensuring appropriate conservation of fish and wildlife resources including threatened, endangered, and/or candidate plant and animal species, pursuant to the CESA, and administers the Natural Community Conservation Plan Program (NCCP Program). Within the Inland Deserts Region, the Department issued Natural Community Conservation Plan Approval and Take Authorization for the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) per Section 2800, *et seq.*, of the California Fish and Game Code on June 22, 2004. The MSHCP establishes a multiple species conservation program to minimize and mitigate habitat loss and provides for the incidental take of covered species in association with activities covered under the permit.

Compliance with approved habitat plans, such as the MSHCP, is discussed in CEQA. Specifically, Section 15125(d) of the CEQA Guidelines requires that the CEQA document discuss any inconsistencies between a proposed Project and applicable general plans and regional plans, including habitat conservation plans and natural community conservation plans. An assessment of the impacts to the MSHCP as a result of this project is necessary to address CEQA requirements. To obtain additional information regarding the MSHCP please go to: <http://rctlma.org/epd/WR-MSHCP>.

The proposed project occurs within the MSHCP area and is subject to the provisions and policies of the MSHCP. In order to be considered a covered activity, Permittees must demonstrate that proposed actions are consistent with the MSHCP and its associated Implementing Agreement. The County of Riverside is the Lead Agency and is signatory to the Implementing Agreement of the MSHCP. The project is located in the Southwest Area Plan Area. MSHCP policies and procedures that will apply to this project include: Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (MSHCP Section 6.1.2), and Additional Survey Needs and procedures for burrowing owl (MSHCP section 6.3.2).

Lake and Streambed Alteration Program

The Department has regulatory authority with regard to activities occurring in streams and/or lakes that could adversely affect any fish or wildlife resource. For any activity that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of a river or stream or use material from a streambed, the project applicant (or "entity") must provide written notification to the Department pursuant to Section 1602 of the Fish and Game Code. Based on this notification and other information, the Department then determines whether a Lake and Streambed Alteration (LSA) Agreement is required. The Department's issuance of an LSA Agreement is a "project" subject to CEQA (see Pub. Resources Code 21065). To facilitate issuance of an LSA Agreement, if necessary, the environmental document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, and monitoring and reporting commitments. Early consultation with the Department is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. To obtain a Lake or Streambed Alteration notification package, please go to <http://www.dfg.ca.gov/habcon/1600/forms.html>.

Although the proposed project is within the MSHCP, a Notification of Lake or Streambed Alteration may be required by the Department, should the site contain jurisdictional areas, and the project proposes impacts to these areas. Additionally, the Department's criteria for determining the presence of jurisdictional waters are more comprehensive than the MSHCP criteria in Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools).

The following information will be required for the processing of a Notification of Lake or Streambed Alteration and the Department recommends incorporating this information into the CEQA document to avoid subsequent documentation and project delays. Please note that failure to include this analysis in the project's environmental document could preclude the Department from relying on the Lead Agency's analysis to issue an LSA Agreement without the Department first conducting its own, separate Lead Agency subsequent or supplemental analysis for the project:

- 1) Delineation of lakes, streams, and associated habitat that will be temporarily and/or permanently impacted by the proposed project (include an estimate of impact to each habitat type);
- 2) Discussion of avoidance and minimization measures to reduce project impacts; and,
- 3) Discussion of potential mitigation measures required to reduce the project impacts to a level of insignificance. Please refer to section 15370 of the CEQA Guidelines for the definition of mitigation.

Summary of Department Recommendations

In summary, the Department has the following concerns about the project, and requests that these concerns be addressed in the CEQA document:

1. The CEQA document should quantify impacts to habitats and species as per the informational requirements of CEQA. An accompanying map showing the areas of impact should also be included.
2. The CEQA document should include recent biological surveys for fauna and flora (CEQA Guidelines Section 15125(a)). The Department recommends that the Lead Agency contact the Department's California Natural Diversity Database (CNDDDB) in Sacramento, (916) 327-5960, to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the California Fish and Game Code. If state or federal threatened or endangered species may occur within the project area, species specific surveys, conducted at the appropriate time of year and time of day, should be included with the CEQA document. Acceptable species specific surveys have been developed by the Department, and by the U.S. Fish and Wildlife Service, and are accessible through each agencies websites. Assessments for rare plants and rare plant natural communities should follow the Department's 2009 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. If the Department's 2009 guidelines were not used, surveys conducted after the issuance of the 2009 guidance should be updated following the 2009 guidelines. The guidance document is available here:
http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/protocols_for_surveying_and_evaluating_impacts.pdf
3. The CEQA document should provide an analysis of habitat conservation plans and natural community conservation plans, including the MSHCP. The CEQA document should include a discussion of how the project will affect reserve assembly; how the project will affect the goals and objectives of the NCCP; the applicable policies and procedures that pertain to the project; a discussion of survey requirements; and a list of proposed mitigation measures pursuant to the NCCP. A copy of any documents discussing the project's consistency with the

NCCP (e.g., Determination of Biologically Equivalent or Superior Preservation) should be included with the CEQA document.

4. The analysis in the CEQA document should satisfy the requirements of the Department's Lake and Streambed Alteration Program and CESA (if deemed necessary).
5. The CEQA document should provide a thorough analysis of direct, indirect, and cumulative impacts and identify specific measures to offset such impacts.
6. The CEQA document should analyze a range of fully considered and evaluated alternatives to the Project (CEQA Guidelines Section 15126.6).
7. CDFW assumes that Riverside County Planning Department will assess whether this project can be appropriately assessed under a Supplement to the EIR, or if a Subsequent EIR is more appropriate. CDFW also assumes that the "whole" of the project will be assessed in the preparation of the update to the current CEQA document.

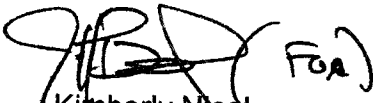
Filing Fees

CDFW anticipates that the project will likely have an impact on fish and/or wildlife habitat, and as such an assessment of filing fees is necessary (Pub. Resources Code, § 21089; Fish and G. Code, § 711.4). Fees are payable upon filing of the Notice of Determination by the lead agency and serve to help defray the cost of environmental review by CDFW.

Future Coordination

If you should have questions pertaining to this letter or require further coordination, please contact Joanna Gibson at (909) 987-7449 or Joanna.Gibson@wildlife.ca.gov.

Sincerely,


Kimberly Nicol
Regional Manager



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Hotel, Spa, Restaurant, Winery, Tasting Room Wedding Pavilion, Chapel, Outdoor Amphitheater

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Section 14.71

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

CASE NUMBER: CUP03707

DATE SUBMITTED: 8/7/2014

APPLICATION INFORMATION

Applicant's Name: Louidar, LLC Attn: Kris May, Project Manager

E-Mail: kris@mountpalomar.com

Mailing Address: 33820 Rancho California Road

Temecula, CA, 92591
Street
City State ZIP

Daytime Phone No: (951) 676-5047

Fax No: (951) 676-8928

Engineer/Representative's Name: Hunsaker & Associates Attn: Brad Hay

E-Mail: bhay@hunsaker.com

Mailing Address: 2900 Adams Street, Suite A-15

Riverside CA 92504
City State ZIP

Daytime Phone No: (951) 509-7079

Fax No: (951) 352-8659

Property Owner's Name: Louidar, LLC

E-Mail: kris@mountpalomar.com

Mailing Address: 33280 Rancho California Road

Temecula, CA, 92591
Street
City State ZIP

Daytime Phone No: (951) 676-5047

Fax No: (951) 676-8928

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

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

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


AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Louis Darwish

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Louis Darwish

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 943-040-011, 943-060-010, 943-060-011, 943-110-009, 943-120-014, 943-120-024, 943-120-025, 943-120-026, 943-120-027, 943-120-028, 943-120-029, 943-120-030, 943-120-031, 943-120-032, 943-120-033

Section: 27,28,34

Township: T7S

Range: 2W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 90.4 acres +/-

General location (nearby or cross streets): North of Rancho California Rd., South of Vista Del Monte Rd., East of Butterfield Stage Rd., West of Calle Contento

Thomas Brothers map, edition year, page number, and coordinates: 2006 Riverside Co. Ed., Page 959
Grid: E2, F2, G1, G2, H1, H2, H3

Project Description: (describe the proposed project in detail)

The proposed project includes a hotel, winery, tasting room, restaurant, wedding pavilion, chapel and outdoor amphitheater.

Related cases filed in conjunction with this application:

GPA01143, CZ07845, EA42718, CFG06104, AG01047, DA00081, LLA05495

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

If yes, provide Case No(s). PM31953, TR35924 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA39563 E.I.R. No. (if applicable): N/A

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 428,665



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ07845 DATE SUBMITTED: 8/7/2014

APPLICATION INFORMATION

Applicant's Name: Louidar, LLC Attn: Kris May, Project Manager E-Mail: kris@mountpalomar.com

Mailing Address: 33820 Rancho California Road

	<small>Street</small>	
<u>Temecula</u>	<u>CA</u>	<u>92591</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 676-5047 Fax No: (951) 676-8928

Engineer/Representative's Name: Hunsaker & Associates Attn: Bray Hay E-Mail: bhay@hunsaker.com

Mailing Address: 2900 Adams Street, Suite A-15

	<small>Street</small>	
<u>Riverside</u>	<u>CA</u>	<u>92504</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 509-7079 Fax No: (951) 352-8659

Property Owner's Name: Louidar, LLC E-Mail: kris@mountpalomar.com

Mailing Address: 33280 Rancho California Road

	<small>Street</small>	
<u>Temecula</u>	<u>CA</u>	<u>92591</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 676-5047 Fax No: (951) 676-8928

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

APPLICATION FOR CHANGE OF ZONE

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

LOUIS DARNISH

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

LOUIS DARNISH

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

943-040-011, 943-060-010, 943-060-011, 943-110-009, 943-120-014, 943-120-024, 943-120-025, 943-120-026

Assessor's Parcel Number(s): 943-120-027, 943-120-028, 943-120-029, 943-120-030, 943-120-031, 943-120-032, 943-120-033

Section: 27,28,34 Township: 7S Range: 2W

Approximate Gross Acreage: 318.8 acres +/-

General location (nearby or cross streets): North of _____ Rancho California _____, South of

Vista Del Monte Rd., East of Butterfield Stage Rd., West of Calle Contento.

APPLICATION FOR CHANGE OF ZONE

2006 Riverside Co. Ed., Pg 945

Thomas Brothers map, edition year, page number, and coordinates: Grid: E2, F2, G1, G2, H1, H2, H3

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

TTM 36795 existing zoning is C/V and the proposed zoning designation is R4 Planned Development. The remainder parcel's zoning designation is C/V-10 and the proposed zoning designation is WC Wine Country Zone.

Related cases filed in conjunction with this request:

TTM 36795, GPA01143, EA42718, CFG06104, AG01047, DA00081, LLA05495

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Loudar, LLC, an Arizona Limited Liability Company registered with the State of California ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 943-040-011, 943-060-010, 943-060-011, 943-110-009, 943-120-024, 943-120-025, 943-120-026, 943-120-027, 943-120-028, 943-120-029, 943-120-030, 943-120-031, 943-120-032 and 943-120-033 ("PROPERTY"); and,

WHEREAS, on August 8, 2015, PROPERTY OWNER filed an application for Conditional Use Permit No. 3707, Tract Map No. 36795 and General Plan Amendment No. 1143 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Loudar, LLC
Attn: Louis Darwish
38820 Rancho California Road
Temecula, CA 92591

With a copy to:
Hunsaker & Associates
Attn: Brad Hay
2900 Adams St., Ste. A-15
Temecula, CA 92591

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.
10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.
11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.
12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.
14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.
15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.
16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.
17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an

original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: Steven Weiss
Steven Weiss
Riverside County Planning Director

Dated: 3/1/16

PROPERTY OWNER:
Loudar, LLC, an Arizona Limited Liability Company

By: Louis Darwish
Louis Darwish
Managing Member

Dated: 2/01/2016

FORM APPROVED COUNTY COUNSEL
BY: Michelle Clack 2/29/16
MICHELLE CLACK DATE

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 Feb. 1st, 2016 before me, Makrouhi K. May
(insert name and title of the officer)

personally appeared Louis Darwish

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

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

WITNESS my hand and official seal.

Signature Makrouhi K. May (Seal)



PALOMAR

Mt. Palomar Winery Resort

August 1st, 2015

Prepared For:

Mr. Louis Darwish

33820 Rancho California Road

Temecula, CA 92591

Parking Demand Study

For

Mount Palomar Winery Resort

FTA No. 2014-04

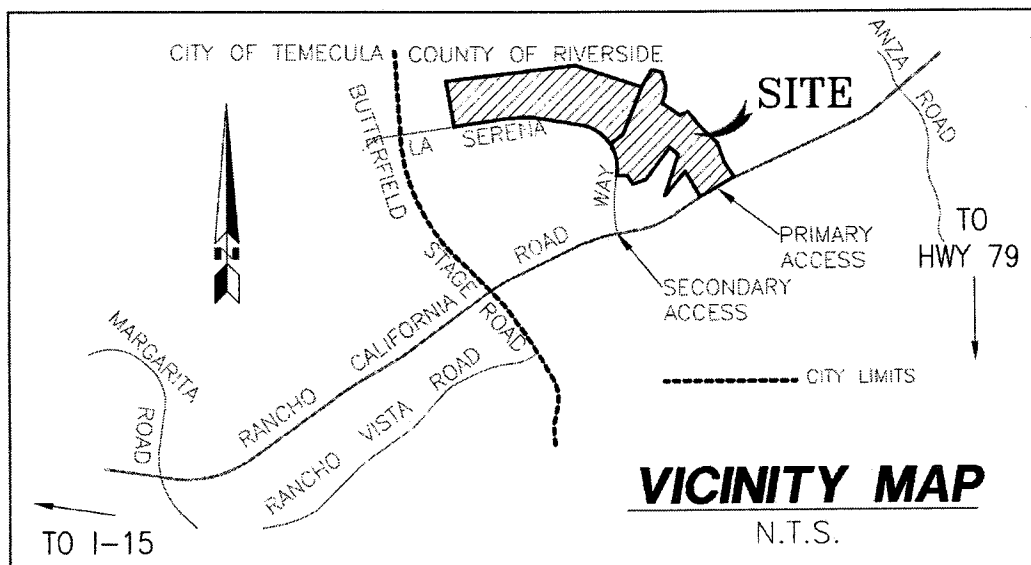
CUP 03707

Prepared by:

Farah Khorashadi, PE.

PROJECT DESCRIPTION AND LOCATION

The Mount Palomar Winery Resort expansion project is a proposed mixed-use hotel, retail, restaurant, spa, wine tasting, amphitheater, and banquet development located on the northwest corner of Rancho California and La Serena Way in the County of Riverside, California. **Figure 1**, presents a Vicinity Map, which illustrates the general location of the project. Mount Palomar Winery Resort project, as presented in **Figure 2**, consists of 180-room leisure hotel with 10,604 square-foot (SF) Spa, 7,350 SF Hotel food and beverage, 10,000 SF Banquet room, 5,600 SF Wine tasting room, 2,400 SF Entertainment lounge, 10,800 SF Signature restaurant, 2,400 SF Wine club meeting room, 2,800 SF Promenade Snack Bar, 4,200 SF Wine cave special event, 5,600 SF Promenade retail and deli, 1,400 SF Winery administration office, 1,800 seat Outdoor amphitheater, 2,500 SF Wedding Venue, and 27,200 SF of Winery production.





COUNTY OF RIVERSIDE PARKING CODE REQUIREMENTS

Table 1, summarizes the County parking code requirements for the proposed project. As shown, direct application of County parking ratios to each land use results in 2,044 parking spaces, which significantly overstates the amount of parking that will be needed to accommodate the mix of uses within the proposed project.

Parking Demand Analysis

This parking demand study is prepared to determine the expected parking needs based on size and development components for the Mount Palomar Winery Resort project. As a result, this shared parking analysis is prepared based on the methodology outlined in Urban Land Institute's (ULI) shared parking, second Edition. A committee of the Institute of Transportation Engineers (ITE) also endorsed the ULI methodology and reported that almost half of all local governments had incorporated shared parking into local codes either directly or as an option, and many of those codes cited the ULI shared parking methodology.

Table 1				
Parking rates for all land uses based on County of Riverside Code Requirements				
Land Use	Unit	Rate	Number of Employee	Parking Requirement
Hotel	180	1 space/room & 2 space/Resident Manager	2	182
Hotel Food and Beverage	4,200 SF	1 space/45 SF of serving area & 1 space/2 employee	8	101
Hotel Spa & Wellness Center	10,604 SF	1 space/200 SF		53
Hotel Banquet	10,000 SF	1 space/30 SF		333
Wedding Venue	2,500 SF	1 space/35 SF of assembly area		72
Entertainment lounge	2,400 SF	1 space/30 SF		80
Signature Restaurant	6,640 SF	1 space/ 45 SF of serving area 1 space /2 2employee &	15	163
Wine Club Meeting Room	2,400 SF	1 space/30 SF		80
Promenade Snack Bar	2,800 SF	1 space /45 SF of serving area & 1 space /2 employee	4	66
Wine Tasting	5,600 SF	1 space/45 SF of serving area& 1 space/2 employee	10	135
Promenade Retail and Deli	5,600 SF	5 1/2 Space /1000 SF of net leasable floor		31
Wine Cave Special Event	4,200 SF	1 space/30 SF		140
Winery Administration Office	1,400 SF	1 space/250 SF of office area		6
Outdoor Amphitheater	1,800 seats	1 space/3 seat		600
Winery Production	27,200 SF		4	2
Total			43	2,044

The concept of the shared parking is widely recognized in the transportation industry and is based on the use of a parking space to serve two or more individual land uses without conflict or encroachment. The ability to share parking spaces is the result of two conditions:

- a. Variations in the accumulation of vehicles by hour, day, or by season at the individual land uses, and

- b. Relationship among the land uses that result in visiting multiple land uses on the same trip.

According to ULI, "the key goal of shared parking analysis is to find the balance between providing adequate parking to support a development from a commercial viewpoint and minimizing the negative aspects of excessive land area or resources devoted to parking."

Shared parking methodology is certainly applicable to a development such as the proposed Mount Palomar Winery Resort project, as the individual land uses (i.e., hotel, retail, restaurant, spa, and amphitheater) experience peak demand at different times of the day. Experience indicates that combining different land uses whose parking demands peak at different times of the day or week generally results in combined parking demand that is significantly lower than the summation of individual peak demand factors or County parking code requirement for each use.

Definition of Terms

Parking ratio is the number of parking spaces that should be provided per unit of land use, if parking serves only that land use. The ratio recommended in ULI are based on the expected peak parking accumulation of vehicles at the peak hour on a design day, assuming nearly 100 percent modal split by auto and minimal ridesharing. The recommended ratios also include consideration of effective parking supply.

Parking accumulation is the total number of vehicles observed at a site.

Parking supply is the total number of spaces available to serve a destination.

Effective parking supply is the number of occupied spaces at optimum operating efficiency. A parking facility will be perceived as full at somewhat less than its actual capacity, generally in the range of 85-95 percent occupancy. The range is because regular users learn where spaces are likely to be available at a particular time of the day and thus require less of an extra cushion than unfamiliar users.

A design day or design hour is one that recurs frequently enough to justify providing spaces for that level of parking activity. One does not build for an average day and have insufficient supply for the peak. ULI uses the 85th percentile of peak-hour observations for recommended parking ratios, unless otherwise noted in the manual. The Institute of Transportation Engineers committee recommended use of the 85th percentile as an appropriate design standard.

Weekday is defined to be the period from midnight Monday morning to 5 p.m. Friday afternoon.

Weekend is defined to be the period from Friday evening and all day Saturday.

Noncaptive ratio is an estimate of the percentage of parkers at a land use in a mixed-use development who are not already counted as being parked at another of the land uses.

GLA is gross leasable area.

Shared Parking Analysis

Based on the mix uses of the proposed development, the parking demand can be calculated using shared parking criteria as established by the Urban Land Institute (ULI) which lays out a calculation matrix for computing the project's realistic needs. The shared parking calculations included in this report are based on the proposed land uses of the Mount Palomar Winery Resort project and reflect the development program presented in **Table 2**.

Table 2 – Mount Palomar Winery Resort Land Use Proposal			
Land Use	Size	Hours of Operation	Management Operation policy
Hotel	180 rooms	24 hours	
Hotel Food & Beverage	7,350 sq.ft (Kitchen area is included)	7:00 a.m. to 2:00 p.m. (M-Th) 7:00 a.m.-8:00 p.m. (Fri-Sun)	
Hotel Banquet	10,000 sq.ft	8:00 a.m.-1:00 a.m.	
Spa	10,604 sq.ft	8:00 a.m.-9:00 p.m.	
Signature Restaurant	10,800 sq.ft (kitchen area is included)	11:00 a.m. to 10:00 p.m.	
Entertainment Lounge	2,400 sq.ft	7 p.m. to Midnight	
Wedding Venue	2,500 sq.ft	10:00 a.m.-8:00 pm	Wedding Venue will be used for Wedding ceremonies only
Wine Club Meeting Room	2,400 sq.ft	10:00 a.m. – 10:00 p.m.	
Promenade Snack Bar	2,800 sq.ft	10:30 a.m.-5:00 p.m.	
Office Space	1,400 sq.ft	8:00 a.m. - 5:00 p.m.	
Wine Tasting Room	5,600 sq.ft	10:00 a.m.-8:00 p.m.	Modal split: 50% Auto 50% Bus
Wine Cave Special Event	4,200 sq.ft	10:00 a.m.-1:00 p.m.	
Promenade Retail and Deli	5,600 sq.ft	10:00 a.m. - 5:00 p.m.	
Outdoor Amphitheater	1800 seats	7:30 p.m.-10:00 p.m.	No concert will be scheduled during wedding events or major events for banquet facilities after 5 p.m.
Winery production	27,200 Sq.ft		

Table 3: Recommended Base Ratio Per Unit of Land Use (Spaces per unit land Use)										
Land Use	Size	Weekday			Weekend			Unit	Source	
		Visitor	Employee	Parking space	Visitor	Employee	Parking Space			
Hotel	180 rooms	0.9	0.25	207	1	0.18	212	/Room	1	
Hotel Food & Beverage	7,3500 sq.ft	10		74	10		74	/Ksf GLA	1	
Hotel Banquet	10,000 sq.ft	30		300	30		300	/Ksf GLA	1	
Spa	10,604sq.ft	5		53	5		53	/Ksf GLA	2	
Signature Restaurant	10,800sq.ft	15.25	2.75	194	17	3	216	/Ksf GLA	1	
Entertainment Lounge	2,400 sq.ft	15.25	1.25	40	17.5	1.5	46	/Ksf GLA	1	
Wedding Venue	2,500 sq.ft	29		73	29		73	/Ksf	2	
Wine Club Meeting Room	2,400 sq.ft	30		72	30		72	/Ksf	1	
Promenade Snack Bar	2,800 sq.ft	10		28	10		28	/Ksf GLA	1	
Wine Tasting room	5,600 sq.ft	12	2	78	12.75	2.25	84	/Ksf GLA	1	
Wine Cave Special Event	4,200 sq.ft	30		126	30		126	/Ksf GLA	1	
Outdoor Amphitheater	1,800 seats	1		600			600	/3 seats	2	
Winery Administration Office	1,400 sq.ft	0.3	3.5	5	0.03	0.35	1	/Ksf GLA	1	
Promenade wine and Deli	5,600 sq.ft	5.5		31			31	/Ksf GLA	2	
Winery Production	27,200 Sq.ft		4	4		4	4			
Total Parking Spaces/Weekday				1885				1920		

Note:

Source 1: Urban Land Institute

Source 2: County of Riverside Ord.348

The hourly parking demand profiles expressed in percent of the Peak demand are based on profiles developed by the Urban Land Institute (ULI) parking shared study. The ULI publication presents hourly parking demand profiles for ten general land uses. These factors present a profile of parking demand over time and have been used directly, by land use type, in the analysis. The internal capture factor has been applied to many of the uses to account for hotel guests utilizing the banquet room, spa, restaurant, retail, and hotel cafe. Hourly parking demands for weekday and weekend were calculated using rates presented in the Urban Land Institute (ULI) shared parking report and County code rates for some uses not listed in ULI report. **Table 3**, shows ULI parking ratios for each land use. The peak demands shown in **Table 3** are not additive in nature because they will occur at different times of the day. For example, fine dining restaurant experiences its peaks in the evening hour, the spa peaks in the mid-day. Thus the spaces provided at the site will be shared throughout the day by different users of the various components of the proposed development. It is assumed that concerts and weddings will not be scheduled on the same day. During the wedding event the banquet facility will be available for the wedding reception.

The Hotel profile is directly derived from ULI. The ULI parking rates for hotel rooms include the parking demands generated by both guests and employees of the hotel, thus covering the hotel facilities and hotel employees. Unlike the traffic generation rates presented in the ITE report, which include all components of the hotel, the ULI report provide parking demand data for each of the individual hotel components. This analysis provides a more conservative estimate of the project parking demands on an additive basis than the use of a composite parking rate, since it considers the size of the on-site banquet facility and restaurants in forecasting the project's parking requirements. For weekday, 0.90 spaces per room are used for guest and 0.25

for employee. The parking ratio for weekend is 1.0 and 0.18 space per room for guest and employee respectively.

The Hotel food service use profile is directly derived from ULI restaurant/lounge category. The peak parking ratio for weekday and weekend is 10 spaces / Ksf GLA.

The Signature restaurant use profile is based on the fine/casual restaurant. The weekday peak parking ratio for customers is 15.25 spaces and 2.75 spaces for employees / ksf GLA. Weekend parking ratios are 17 and 3 spaces per Ksf GLA for customers and employees respectively.

Banquet room profile is based on ULI conference/banquet peak ratio of 30 spaces per Ksf GLA for weekday and weekend.

Wine Club meeting room parking ratio is based on ULI conference/banquet ratio of 30 spaces per Ksf GLA for weekday and weekend.

The spa use profiles are not included in the ULI studies. Therefore, the parking ratio is based on the County parking code requirements of 5 spaces /KSF GFA.

Winery administration office peak parking ratio and profile is directly derived from ULI. Weekday rate is 0.3 spaces per visitor and 3.5 spaces for employees.

The wine tasting use is not included in the ULI studies. However, wine tasting operation is very similar to fast food restaurant. Therefore, fast food restaurant rates have been used with modifying hourly profile use for this project. Fifty percent of customers will visit the wine tasting facility by bus per direction from Mt.Palomar management. Therefore, modal split of 50% auto and 50% bus is used for the shared parking analysis.

The entertainment lounge use ratio is directly derived from the ULI nightclub category. The weekday ratio of 15.25 spaces / Ksf GLA for customer and 1.25 spaces / Ksf GLA for employee is used to calculate peak parking demand. The weekend ratio of 17.5 and 1.5 spaces / Ksf GLA are used for customer and employee respectively. The hourly profile adjusted based of the hour of operation for this facility.

The wedding venue parking ratio is derived from the County code parking requirements of 1 space per 35 sq.ft of assembly area. The wedding venue will be used for wedding ceremony events only. For the shared parking analysis, the wedding venue parking spaces have not been included because 100 percent of guests will utilize the banquet facility parking spaces and the management of the Mount Palomar will not schedule the banquet facility for another function during the wedding event.

The outdoor amphitheater parking ratio is based on the County parking code requirements of 1 space per 3 seats. The peak hourly parking demand is based on the hours of operation of 7:30 pm to 10:00 pm for a concert event.

The wine cave special event parking ratio is based on ULI conference/banquet peak ratio of 30 spaces per Ksf GIA for weekday and weekend. The hourly profile has been adjusted based on the hours of operation.

The Promenade retail and deli parking ratio is based on the County retail parking code requirements of 5.5 spaces per Ksf GIA.

The Promenade snack bar parking ratio is based on ULI restaurant/lounge category. The peak parking ratio is 10 spaces/KSF GIA.

Wine production facility is not included in the shared parking analysis since 2 parking spaces are reserved for 4 employees.

The project is proposing 830 auto parking spaces and 4 bus/limo spaces. 828 spaces are used in the shared parking analysis.

Shared Parking Demand Results

Parking demands were estimated for the proposed project assuming 3 different scenarios during peak summer weekends when the hotel, restaurant, spa, wine tasting and other facilities are the busiest and 2 scenarios for weekday. Scenario 1 was developed when all facilities are in use except amphitheater (no concert). Scenario 2 assumes that banquet, wine cave, and wine club meeting room are not available after 5 p.m. during a concert event. Scenario 3 assumes the all events will be held with no restrictions. Scenario 4 shows peak parking demand for a weekday with concert and limited use for banquet, and cave facility after 5 p.m. Scenario 5 shows the weekday parking demand when the amphitheater is not in use.

Appendix A contains the shared parking analysis calculation worksheets for weekday and weekend day parking.

SUMMARY OF FINDINGS AND CONCLUSIONS

The project is proposing to provide 830 auto parking spaces (2 spaces reserved for wine production facility) and 4 bus parking spaces which is 1,210 spaces fewer than required by the County of Riverside. This parking demand analysis demonstrates that the proposed parking supply of 834 parking spaces will be adequate for the intended mixed use development. Scenarios 1 - 3 (attached) have been developed for peak weekend parking demand, based on

the percentage of use by non-guests for each land use and the policy of scheduling of events for this site by Mount Palomar Winery Resort Management. Scenario 1 demonstrates that all events can run concurrently if there is no concert held. Scenario 2 shows that during concert there is restriction of use on banquet, wine cave special event, and wine club meeting room facility after 5 p.m. Scenario 3 demonstrates that all events cannot be held at the same time. Scenario 4 and 5, developed for weekday, are attached. Scenario 4 indicates that during amphitheater use restrictions are placed on wine cave special event, wine club meeting room, and banquet events after 5 p.m. Scenario 5 limits concert events when all other facilities are in use.

Based on this parking demand analysis 834 spaces are sufficient for intended mixed use of facilities as long as not all events are held concurrently. This concludes our parking analysis for the proposed Mount Palomar Winery Resort project. Please contact me if you have any questions or need additional information.

Farah Khorashadi, PE



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

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

February 10, 2016

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

PH : (951) 368-9225
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: FTA 2014-04, ZC 7845, CUP 3707, VAR 1898, AG
1047 and 1048

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday,
February 13, 2016.**

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

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

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A 1/8 PAGE DISPLAY AD.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

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

Gil, Cecilia

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Wednesday, February 10, 2016 8:27 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: FTA 2014-04 ZC 7845 CUP 3707

Received for publication on Feb. 13. Scheduling confirmation and display ad proof to follow.
Thank you.

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

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

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

The Press-Enterprise PE.COM/UNIDOS

A Freedom News Group Company

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Tuesday, February 9, 2016 4:33 PM
To: PEC Legals Master
Subject: FOR PUBLICATION: FTA 2014-04 ZC 7845 CUP 3707

Good afternoon,

Attached is a Notice of Public Hearing, for publication on a 1/8 PAGE DISPLAY AD on Saturday, Feb. 13, 2016.
Please confirm. THANK YOU!

Cecilia Gil

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

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK CHANGE OF ZONE, CONDITIONAL USE PERMIT, NOISE ORDINANCE EXCEPTION NO. 8, VARIANCE, AND AGRICULTURAL CASES IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 15, 2016 at 9:00 A.M.** or as soon as possible thereafter, to consider the application submitted by Louidar, LLC, on a **Fast Track 2014-04, Change of Zone No. 7845**, which proposes to change the zoning on 318.8 acres of the site from Citrus Vineyard (C/V) to Wine Country – Winery (WC-W), or such other zones as the Board may find appropriate; **Conditional Use Permit No. 3707**, which proposes a 90.4 acre winery complex 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**, which proposes to remove 16.60 acres from Rancho California Agricultural Preserve No. 4; **Agricultural Case No. 1048**, which proposes to restore 3.25 acres to Rancho California Agricultural Preserve No. 4; **Noise Ordinance Exception No. 8**, which proposes to grant an exception to the noise requirements of the County regarding the amphitheater; and, **Variance No. 1898**, which proposes to exceed the height development standard outlined in Ordinance No. 348 Section 14.93 for a tower element of the proposed winery (“the project”). The project is located northerly of Rancho California Road, westerly of Calle Contento, easterly of La Serena Way in the Rancho California area – Southwest Area Plan, Third Supervisorial District.

The Planning Department recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42718**.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstrait@rctlma.org.

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to hearing.

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

Dated: February 10, 2016 Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

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

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on February 10, 2016, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

FTA 2014-04, ZC 7845, CUP 3707, NOISE ORDINANCE EXCEPTION NO. 8,
VARIANCE NO. 1898, AG 1047 and 1048

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

Board Agenda Date: March 15, 2016 @ 9:00 A.M.

SIGNATURE: Cecilia Gil DATE: February 10, 2016
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Tuesday, February 9, 2016 4:51 PM
To: Gil, Cecilia; Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie
Subject: RE: FOR POSTING: FTA ZC 7845 CUP 3707 VAR AG

Received and will be posted

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Tuesday, February 09, 2016 4:34 PM
To: Acevedo, Amy; Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: FTA ZC 7845 CUP 3707 VAR AG

Good afternoon,

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

Cecilia Gil

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

CERTIFICATE OF MAILING

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

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on February 10, 2016, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

FTA 2014-04, ZC 7845, CUP 3707, NOISE ORDINANCE EXCEPTION NO. 8,
VARIANCE NO. 1898, AG 1047 and 1048

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

Board Agenda Date: March 15, 2016, 2016 @ 9:00 AM

SIGNATURE: Cecilia Gil DATE: February 10, 2016
Cecilia Gil

Gil, Cecilia

From: Straite, Matt <MSTRAITE@rctlma.org>
Sent: Wednesday, January 27, 2016 12:28 PM
To: Gil, Cecilia
Subject: RE: CUP03707

Sorry, I must have checked the wrong box on the cover sheet. This requires a 30 day add, so it should go out Thursday.

Matt Straite
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-8631



RIVERSIDE COUNTY
PLANNING DEPARTMENT

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Tuesday, January 26, 2016 3:40 PM
To: Straite, Matt
Subject: RE: CUP03707

Sure...I won't be sending out the Notice until 3rd week of February so if there are any more changes, let me know.

Cecilia Gil
Board Assistant
Clerk of the Board of Supervisors
(951) 955-8464
MS# 1010

From: Straite, Matt [mailto:MSTRAITE@rctlma.org]
Sent: Tuesday, January 26, 2016 3:25 PM
To: Gil, Cecilia <CCGIL@rcbos.org>
Subject: FW: CUP03707

Cecilia- Can you use this info for the CUP03707 Hearing request I gave you today? Thanks!

Matt Straite
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-8631



RIVERSIDE COUNTY
PLANNING DEPARTMENT

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/5/2016.

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

APN (s) or case numbers CZ07845/CUP03707 For

Company or Individual's Name Planning Department.

Distance buffered 1200' (for surrounding property owners)

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

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

NAME: Vinnie Nguyen

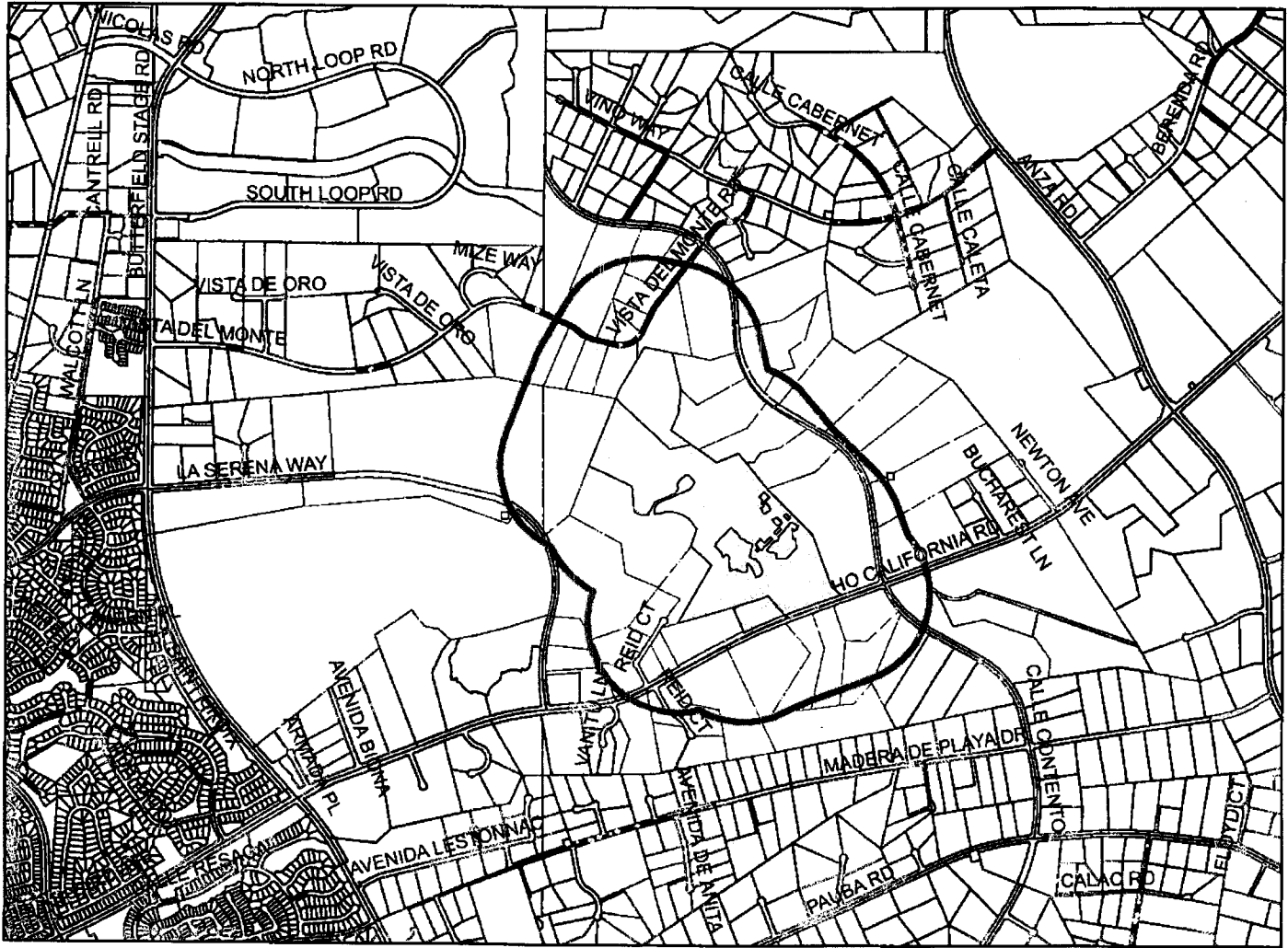
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07845 / CUP03707 (1200 foot buffer)



Selected Parcels

943-110-018	943-100-011	951-100-001	943-100-005	943-130-008	943-050-019	943-250-018	943-110-020	943-120-020	943-120-021
951-060-013	943-110-011	951-100-002	951-100-003	951-100-004	951-100-005	951-100-006	943-130-006	943-130-009	943-130-007
943-110-012	943-100-007	943-060-012	943-260-027	943-130-010	943-240-004	943-140-005	943-110-016	943-110-017	943-210-012
951-090-019	951-140-056	951-090-004	943-120-019	943-060-010	943-060-011	943-110-009	943-120-014	943-120-024	943-120-025
943-120-026	943-120-027	943-120-028	943-120-029	943-120-030	943-120-031	943-120-032	943-120-033	943-110-015	943-210-013
943-210-014	943-140-007	943-140-009	943-140-010	951-090-001	943-140-012	943-140-013	943-140-014	943-240-005	943-240-006
943-140-006	943-120-022	951-140-042	943-250-019	943-120-018					

*checked by map
EXP 6/5/16*



2,300 1,150 0 2,300 Feet

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

ASMT: 943050019, APN: 943050019
KATHLEEN FRANZREB, ETAL
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ASMT: 943110017, APN: 943110017
DEANNA CARPINELLI, ETAL
33350 RANCHO CALIFORNIA RD
TEMECULA, CA. 92591

ASMT: 943060011, APN: 943060011
LOUDAR
C/O LOUIS DARWISH
P O BOX 891510
TEMECULA CA 92591

ASMT: 943110018, APN: 943110018
89 PERCENT
1441 9TH AVE NO 2002
SAN DIEGO CA 92101

ASMT: 943100005, APN: 943100005
ANDREW HOLZMANN
58 DOWNFIELD WAY
COTO DE CAZA CA 92679

ASMT: 943110020, APN: 943110020
CELEBRATION CELLARS
33410 RANCHO CALIFORNIA RD
TEMECULA, CA. 92591

ASMT: 943100007, APN: 943100007
EUROPA VILLAGE
41391 KALMIA ST STE 100
MURRIETA CA 92562

ASMT: 943120014, APN: 943120014
LOUDAR
33820 RANCHO CALIFORNIA
TEMECULA CA 92591

ASMT: 943100011, APN: 943100011
GABRIELLA BRINKMEYER, ETAL
33400 LA SERENA WAY
TEMECULA CA 92591

ASMT: 943120018, APN: 943120018
JERRI OWEN, ETAL
39701 CALLE CONTENTO
TEMECULA, CA. 92591

ASMT: 943110011, APN: 943110011
TERIANNE HOLT, ETAL
41005 REID CT
TEMECULA, CA. 92591

ASMT: 943120019, APN: 943120019
SUSAN BRODERSEN, ETAL
39847 CALLE CONTENTO
TEMECULA, CA. 92591

ASMT: 943110016, APN: 943110016
DOROTHY GOUDY, ETAL
24 BAY DR
SOUTH LAGUNA CA 92651

ASMT: 943120021, APN: 943120021
CARRIE PELTZER, ETAL
40275 CALLE CONTENTO
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ASMT: 943120022, APN: 943120022
KOO INTERNATIONAL CORP, ETAL
323 WEST COURT STE 301
SAN BERNARDINO CA 92401

ASMT: 943140005, APN: 943140005
SUSHEILA SHEAGLEY, ETAL
39425 CALLE CONTENTO
TEMECULA, CA. 92591

ASMT: 943120033, APN: 943120033
LOUDAR
33820 RANCHO CALIFORNIA RD
TEMECULA CA 92591

ASMT: 943140006, APN: 943140006
LINDA MEINHARDT, ETAL
39485 CALLE CONTENTO
TEMECULA, CA. 92591

ASMT: 943130006, APN: 943130006
DARLA BOWLEY
33075 VISTA DEL MONTE
TEMECULA, CA. 92591

ASMT: 943140007, APN: 943140007
JOSEFINA MENCHACA, ETAL
40460 CHAUNCEY WAY
TEMECULA CA 92591

ASMT: 943130007, APN: 943130007
DAVID HALPER
31805 TEMECULA PKWY NO 335
TEMECULA CA 92592

ASMT: 943140010, APN: 943140010
HELEN HADDAD, ETAL
45580 ANZA RD
TEMECULA CA 92592

ASMT: 943130008, APN: 943130008
ANN ZUN, ETAL
33105 VISTA DEL MONTE
TEMECULA, CA. 92591

ASMT: 943140014, APN: 943140014
NICOLE SCHULER
33100 VISTA DEL MONTE
TEMECULA CA 92591

ASMT: 943130009, APN: 943130009
GAIL BRADLEY, ETAL
33133 VISTA DEL MONTE
TEMECULA, CA. 92591

ASMT: 943210012, APN: 943210012
NALINI PATEL, ETAL
978 S LADAN LN
ANAHEIM HILLS CA 92808

ASMT: 943130010, APN: 943130010
MARTHA KLEINER, ETAL
216 N GLENROY AVE
LOS ANGELES CA 90049

ASMT: 943210013, APN: 943210013
FELICITAS YAKUT, ETAL
39788 CALLE CONTENTO
TEMECULA, CA. 92591

ASMT: 943240004, APN: 943240004
FALKNER WINERY INC
7625 HILLSIDE DR
LA JOLLA CA 92037

ASMT: 951090004, APN: 951090004
GIGI DIBERNARDO, ETAL
41141 REID CT
TEMECULA, CA. 92592

ASMT: 943240006, APN: 943240006
RAUL RAMIREZ
440 W MARKHAM ST
PERRIS CA 92571

ASMT: 951090019, APN: 951090019
MEI HSIN, ETAL
23 OLD PALI PL
HONOLULU HI 96817

ASMT: 943250018, APN: 943250018
CALVARY CHAPEL BIBLE FELLOWSHIP
34180 RANCHO CALIFORNIA
TEMECULA CA 92591

ASMT: 951100001, APN: 951100001
TRUST, ETAL
33515 RANCHO CALIFORNIA
TEMECULA CA 92591

ASMT: 943250019, APN: 943250019
MARVIN SMOTRICH, ETAL
4957 CALVIN AVE
TARZANA CA 91356

ASMT: 951100006, APN: 951100006
CREATIVE SPACE INNOVATION
C/O KENDALL WOOTAEK
4322 WILSHIRE BLV NO 300
LOS ANGELES CA 90010

ASMT: 943260027, APN: 943260027
EUROPA VINEYARD ESTATES
41391 KALMIA ST NO 200
MURRIETA CA 92562

ASMT: 951140042, APN: 951140042
SKATE RANCH
C/O G B VAN ROEKEL
42642 RIVERA DR
TEMECULA CA 92592

ASMT: 951060013, APN: 951060013
CHURON WINERY
C/O RONALD THOMAS
3450 PACIFIC COAST HWY
VENTURA CA 93001

ASMT: 951140056, APN: 951140056
GIZELLA CZIRAKI, ETAL
2242 OLD HIGHWAY 395
FALLBROOK CA 92028

ASMT: 951090001, APN: 951090001
NATALIE SOO
C/O KATHLEEN G HUANG
1432 SANTA FE DR
TUSTIN CA 92780



RIVERSIDE CO. TRANSPORTATION DEPT.
4080 LEMON STREET
RIVERSIDE, CA 92501

RIV. CO. PLANNING DEPT.
GEOLOGY SECTION- D. JONES
4080 LEMON STREET
RIVERSIDE, CA 92502

RIVERSIDE CO. ENVIRONMENTAL HEALTH
DEPT.
P.O. BOX 7909
RIVERSIDE, CA 92513-7909

RIV. CO. PLANNING DEPT.
LANDSCAPING SECTION – MARK HUGHES
4080 LEMON STREET
RIVERSIDE, CA 92502

RIVERSIDE CO. FIRE DEPT.
210 W. SAN JACINTO AVENUE
PERRIS, CA 92570

RIV. CO. PLANNING DEPT.
ARCHEOLOGY SECTION – HEATHER
THOMSON
4080 LEMON STREET
RIVERSIDE, CA 92502

RIVERSIDE CO. BUILDING & SAFETY –
GRADING
4080 LEMON STREET
RIVERSIDE, CA 92502

RIVERSIDE CO. BUILDING & SAFETY – PLAN
CHECK
4080 LEMON STREET
RIVERSIDE, CA 92502

RIVERSIDE CO. PARKS & OPEN SPACE
DISTRICT
4600 CRESTMORE RD
RIVERSIDE, CA 92509

RIVERSIDE CO. ENVIRONMENTAL
PROGRAMS DEPT.
4080 LEMON ST, 12TH FLOOR
RIVERSIDE, CA 92501



RIVERSIDE CO. TRANSPORTATION DEPT.
4080 LEMON STREET
RIVERSIDE, CA 92501

RIV. CO. PLANNING DEPT.
GEOLOGY SECTION- D. JONES
4080 LEMON STREET
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PROGRAMS DEPT.
4080 LEMON ST, 12TH FLOOR
RIVERSIDE, CA 92501



LOUIDAR, LLC
LOUIS DARWISH
33820 RANCHO CALIFORNIA RD
TEMECULA, CA 92591

LOUIDAR, LLC
LOUIS DARWISH
33820 RANCHO CALIFORNIA RD
TEMECULA, CA 92591

HUNSAKER & ASSOCIATES
BRAD HAY
2900 ADAMS ST, STE A-15
RIVERSIDE, CA 92504

HUNSAKER & ASSOCIATES
BRAD HAY
2900 ADAMS ST, STE A-15
RIVERSIDE, CA 92504



PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/25/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers Rancho California # 4 For

Company or Individual's Name Planning Department

Distance buffered 5280' (for Ag cases)

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*checked by
mst
exp
6/25/16*

ASMT: 942240006, APN: 942240006
LASSALETTE ENTERPRISES, ETAL
C/O GARY MCMILLIAM
29379 RANCHO CALIF RD 201
TEMECULA CA 92591

ASMT: 943120021, APN: 943120021
CARRIE PELTZER, ETAL
40275 CALLE CONTENTO
TEMECULA, CA. 92592

ASMT: 943020020, APN: 943020020
CINDY VICE, ETAL
32200 VISTA DEL MONTE
TEMECULA, CA. 92591

ASMT: 943120022, APN: 943120022
KOO INTERNATIONAL CORP, ETAL
323 WEST COURT STE 301
SAN BERNARDINO CA 92401

ASMT: 943020021, APN: 943020021
MARVIN SMOTRICH, ETAL
4957 CALVIN AVE
TARZANA CA 91356

ASMT: 943120033, APN: 943120033
LOUDAR
33820 RANCHO CALIFORNIA RD
TEMECULA CA 92591

ASMT: 943060011, APN: 943060011
LOUDAR
C/O LOUIS DARWISH
P O BOX 891510
TEMECULA CA 92591

ASMT: 943210012, APN: 943210012
NALINI PATEL, ETAL
978 S LADAN LN
ANAHEIM HILLS CA 92808

ASMT: 943120014, APN: 943120014
LOUDAR
33820 RANCHO CALIFORNIA
TEMECULA CA 92591

ASMT: 943210013, APN: 943210013
FELICITAS YAKUT, ETAL
39788 CALLE CONTENTO
TEMECULA, CA. 92591

ASMT: 943120018, APN: 943120018
JERRI OWEN, ETAL
39701 CALLE CONTENTO
TEMECULA, CA. 92591

ASMT: 943220002, APN: 943220002
RUTH MAIS
39841 ANZA RD
TEMECULA, CA. 92591

ASMT: 943120019, APN: 943120019
SUSAN BRODERSEN, ETAL
39847 CALLE CONTENTO
TEMECULA, CA. 92591

ASMT: 943230006, APN: 943230006
109 ACRES
3719 S PLAZA DR
SANTA ANA CA 92704



RIVERSIDE TRANSIT AGENCY
1825 3RD STREET
RIVERSIDE, CA 92507

SOUTHERN CALIFORNIA GAS
P.O. BOX 3150
SAN DIMAS, CA 91773

VALLEY WIDE PARKS & RECREATION
901 W ESPLANADE AVE
SAN JACINTO, CA 92581

SAN DIEGO REGIONAL WATER QUALITY BOARD
2375 NORTHSIDE DR, #100
SAN DIEGO, CA 92108

TEMECULA UNIFIED SCHOOL DISTRICT
31350 RANCHO VISTA ROAD
TEMECULA, CA 92592

SOUTH COAST AIR QUALITY MANAGEMENT
21865 COPLEY DR
DIAMOND BAR, CA 91765

CITY OF TEMECULA
41000 MAIN STREET
TEMECULA, CA 92590

JOHN E. O'NEIL, SUPERVISING APPRAISER
COUNTY OF RIVERSIDE ASSESSOR'S OFFICE
4080 LEMON STREET
RIVERSIDE, CA 92502-0751

RANCHO CALIFORNIA WATER DISTRICT
42135 WINCHESTER ROAD
TEMECULA, CA 92590

DEBBIE SAREERAM, DIRECTOR
DEPARTMENT OF CONSERVATION
801 K STREET, MS 34-01
SACRAMENTO, CA 95814

CALIFORNIA FISH & GAME
4665 LAMPSON AVE
LOS ALAMITOS, CA 90720

PLANNING DEPARTMENT, CITY OF TEMECULA
ATTN: PLANNING MANAGER
43200 BUSINESS PARK DR
P.O. BOX 9033
TEMECULA, CA 92589-9033

SOUTHERN CALIFORNIA EDISON
P.O. BOX 800
ROSEMEAD, CA 91770

MERI A. MERAZ
CALIFORNIA DEPARTMENT OF CONSERVATION,
DIVISION OF LAND RESOURCE PROTECTION
801 K STREET, MS 18-01
SACRAMENTO, CA 95814

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EMAIL billinginquiry@pe.com

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	AMOUNT
2/13/16	0010136004		PE Riverside	3 x 8.50 In	461.10

Invoice text: FTA 2014-04, ZC 7845, CUP 3707, VAR 1898

RECEIVED RIVERSIDE COUNTY
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 2016 FEB 22 AM 11:45

*Planning
16-1ef 23/15/16*

Placed by: Cecilia Gil

BALANCE DUE

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

The Press-Enterprise
 Dept LA 24453
 Pasadena, CA 91185-4453

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: FTA 2014-04, ZC 7845, CUP 3707, VAR 1898

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

02/13/2016

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

Date: Feb 13, 2016

At: Riverside, California


Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0010136004-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK CHANGE OF ZONE, CONDITIONAL USE PERMIT, NOISE ORDINANCE EXCEPTION NO. 8, VARIANCE, AND AGRICULTURAL CASES IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 15, 2016 at 9:00 AM** or as soon as possible thereafter, to consider the application submitted by Louidar, LLC, on a **Fast Track 2014-04, Change of Zone No. 7845**, which proposes to change the zoning on 318.8 acres of the site from Citrus Vineyard (C/V) to Wine Country – Winery (WC-W), or such other zones as the Board may find appropriate; **Conditional Use Permit No. 3707**, which proposes a 90.4 acre winery complex 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**, which proposes to remove 16.60 acres from Rancho California Agricultural Preserve No. 4; **Agricultural Case No. 1048**, which proposes to restore 3.25 acres to Rancho California Agricultural Preserve No. 4; **Noise Ordinance Exception No. 8**, which proposes to grant an exception to the noise requirements of the County regarding the amphitheater; and, **Variance No. 1898**, which proposes to exceed the height development standard outlined in Ordinance No. 348 Section 14.93 for a tower element of the proposed winery ("the project"). The project is located northerly of Rancho California Road, westerly of Calle Contento, easterly of La Serena Way in the Rancho California area – Southwest Area Plan, Third Supervisorial District.

The Planning Department recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42718**.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL, mstraite@rctlma.org.

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to hearing.

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

Dated: February 10, 2016
Kecia Harper-Ihem, Clerk of the Board | By Cecilia Gil, Board Assistant

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16-1

10:30 a.m. being the time set for public hearing on the recommendation from Transportation And Land Management Agency/Planning regarding Public Hearing on Change of Zone No. 7845, Conditional Use Permit No. 3707, Variance No. 1898, Agricultural Preserve No. 1047 And Agricultural Preserve No. 1048 – FTA 2014-04. Recommendation of Adoption of a Mitigated Negative Declaration for Environmental Assessment No. 42718. Approval of Change of Zone No. 7845 to change the zoning on 318.8 acres of the site from Citrus Vineyard (C/V) to Wine Country – Winery (WC-W); ADOPTION OF ORDINANCE NO. 348.4825 an Ordinance of the County of Riverside Amending Zoning (CZ No. 7845); Adoption of Resolution No. 2016-071 approving Agricultural Case No. 1047, issuing a Certificate of Cancellation and diminishing Rancho California Agricultural Preserve No. 4, Map No. 1047; Tentative Approval of Agricultural Case No. 1047 to remove 16.60 acres from Rancho California Agricultural Preserve No. 4; Adoption of Resolution No. 2016-072 restoring 3.25 acres to the Rancho California Agricultural Preserve No. 4, Map No. 1048; Approval to execute land conservation contract for real property within the Rancho California Agricultural Preserve No. 4, Map No. 1048; Approval of Noise Ordinance Exception No. 8 which proposes to grant an exception to the noise requirements of the County regarding the amphitheater; Approval of Variance No. 1898 which proposes to exceed the height development standard outlined in Ordinance No. 348 Section 14.93 for a tower element of the proposed winery; and Approval of Conditional Use Permit No. 3707 which proposes a 90.4 acre winery complex that will include a hotel, Spa, Winery, Tasting Room, restaurant, wedding pavilion, retail uses, detached cottages and villas, event center, and amphitheater (“the project”). The project is located northerly of Rancho California Road, westerly of Calle Contento, easterly of La Serena Way in the Rancho California area – Southwest Area Plan, 3rd District.

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, April 5, 2016 at 10:30 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Tavaglione, Benoit and Ashley
Nays: None
Absent: None
Abstained: Washington

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on March 15, 2016 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: March 15, 2016
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

AGENDA NO.
16-1

xc: Planning, COB



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

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

April 8, 2016

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

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

RE: ADOPTION OF ORDINANCE NO. 348.4825

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Wednesday, April 13, 2016**.

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

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

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

(INSERT ORDINANCE NO. 348.4825)

(INSERT EXHIBIT MAP)

John J. Benoit, Chairman of the Board

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 two (2) sections was adopted by said Board by the following vote:

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

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

1 ORDINANCE NO. 348.4825

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
6 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.
8 2.2388, Change of Zone Case No. 7845" which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

10
11 ~~BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA~~

13 By: _____
14 Chairman, Board of Supervisors

15 ATTEST:
16 KECIA HARPER-IRHEM
17 Clerk of the Board

18
19 By: _____

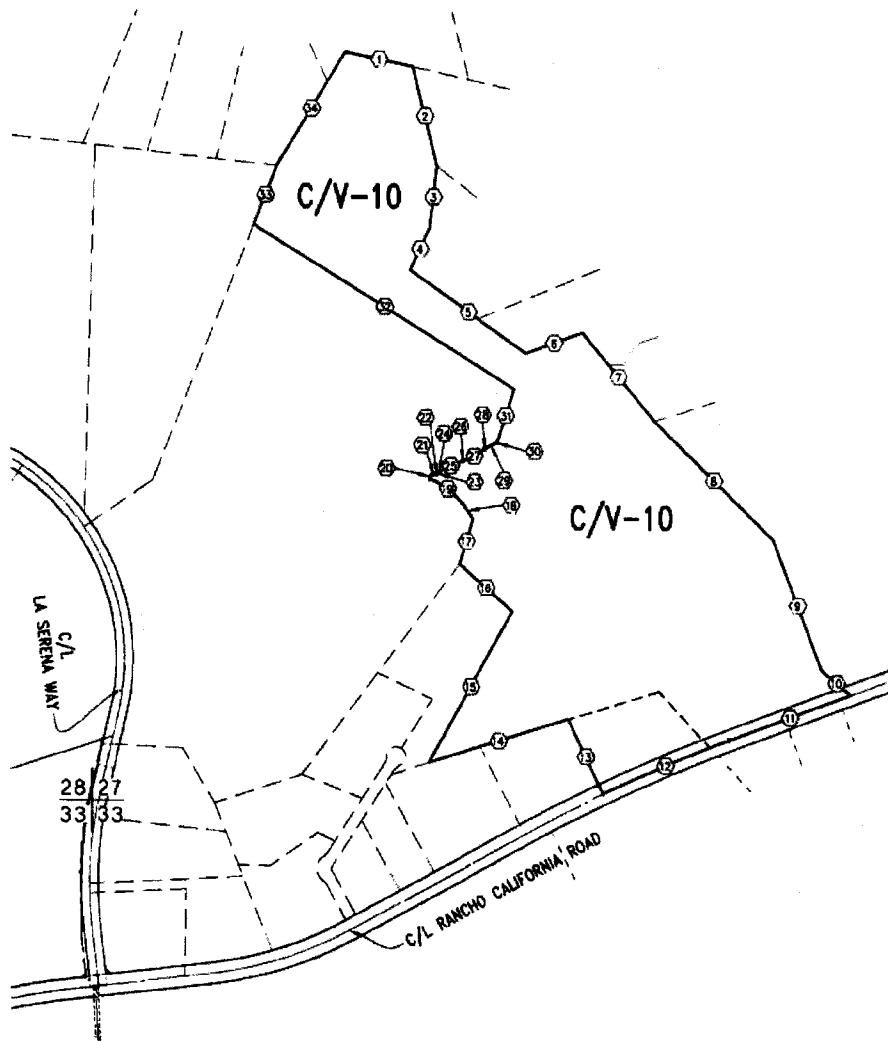
20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 February 29, 2016

25
26 By: 
27 MICHELLE CLACK
28 Deputy County Counsel

MPC:k
2/11/16

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°25'08"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		378.91'	
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'	78.01'	38.36'
㉚	N18°15'47"W (R)			
㉛	N17°53'52"E		294.45'	
㉜	N58°14'31"W		1824.34'	
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

Riverside County Board of Supervisors
Request to Speak

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

SPEAKER'S NAME: Marty Nicholson

Address: 24910 E Los Brisas Rd Ste 110
(only if follow-up mail response requested)

City: Murrieta Zip: 92562

Phone #: 951-600-2733

Date: 3-15-16 Agenda # 16-1

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

Support Oppose Neutral

I give my 3 minutes to: _____

Did not speak

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

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

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

Power Point Presentations/Printed Material:

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

Individual Speaker Limits:

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

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chairman:

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