

NA A B C D

b. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Sources: Riverside County General Plan Figure S-20, *Airport Locations*, County of Riverside Airport Facilities Map, and Map My County - Riverside County Online GIS Web Application

Findings of Fact:

- b) The proposed Project site is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. Please see Section 23 for additional details. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area and would not expose any people to excessive noise levels due to airport operations. No impacts are anticipated and no mitigation is required.
- c) Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area and would not expose any people to excessive noise levels due to airport operations. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

31. Railroad Noise

NA A B C D

Sources: Riverside County General Plan Figure C-1, *Circulation Plan*, Map My County - Riverside County Online GIS Web Application, Onsite Inspection

Findings of Fact:

There are no railroad lines in proximity to the Project. No impacts are anticipated; therefore, no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

32. Highway Noise

NA A B C D

Sources: Onsite Inspection, Project Application Materials, and General Plan EIR No. 441.

Findings of Fact:

The proposed Project site is located adjacent to Rancho California Road, which is classified as a Mountain Arterial (110' ROW). According to Figure 4.13.3 (Projected Noise Contours along Freeways and Major Highways – Mountain Arterial) of the General Plan EIR, 70 dBA is anticipated at a distance of 69' from the centerline of the roadway, 65 dBA is anticipated at a distance of 144' from the centerline of the roadway, and 60dBA is anticipated at a distance of 309' from the centerline of the roadway. According to Figure 4.13.39 (Land Use Compatibility for Community Noise Exposure), commercial uses are normally acceptable up to 67.5 dBA. The proposed structures are located approximately 523' from the centerline of Rancho California Road. Typically, 6 dBA in noise levels are reduced whenever the distance from the noise producer is doubled. Based on this information, highway noise impacts to the proposed Project would be less than 60dBA. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

33. Other Noise

NA A B C D

Sources: Project Application Materials, and Riverside County Online GIS Web Application – *Map My County*.

Findings of Fact:

The proposed Project is not anticipated to be affected by other types of noise not listed above. No impacts are expected from the Project; therefore, no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

34. Noise Effects on or by the Project

a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b. A substantial temporary or periodic increase in

ambient noise levels in the project vicinity above levels existing without the project?

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Sources: Project Application Materials, and Riverside County Online GIS Web Application - *Map My County*

Findings of Fact:

a) The proposed Project is an expansion of existing hotel accommodation with outdoor guest pool services. The outdoor pool area is enclosed by a 5-foot acrylic wall which will act as a sound barrier from pool activities. Outdoor amplified sounds are not permitted with this Project. The closest sensitive receptor is a residential unit located 800 feet south of the hotel expansion area. Operation of the proposed Project would result in an increase in ambient noise levels as the result of the hotel use and outdoor pool facility. The pool facility area is enclosed with a 5' acrylic wall that will help dampen potential noise impacts to the closest sensitive receptor. Additionally, the Project is conditioned to comply with Ordinance No. 847 (COA 10. PLANNING. 8), which prohibits sounds in excess of land use specific standards. Given the distance to the sensitive receptor and the minor expansion and the associated noise attributed to the expansion no significant impacts are anticipated during operations. If the Project, an expansion of existing hotel accommodations including 30 rooms and swimming pool facilities, causes a significant amount of complaints, the Project will be required to conduct noise monitoring reports per COA 10. PLANNING. 10. With implementation of these conditions of approval, the Project will have a less than significant impact.

b) This project will cause a temporary increase in ambient noise levels in the Project vicinity above levels existing without the Project during construction. The Project site is located within 800 feet of an existing residential unit south of the proposed Project site. To minimize ambient noise levels upon sensitive receptors during construction of the proposed Project, grading and construction shall be restricted to 6:00 am to 6:00 pm. The Project's COA 10. PLANNING. 26 complies with EIR No. 524 MM NOI-1 and NOI-2. Therefore, the impact is considered less than significant.

COA 10 PLANNING 26:

"Construction activity noise is restricted by ordinance to occur during hours of lesser sensitivity. Construction within one-quarter (1/4 mile) from an inhabited dwelling is exemption from noise standards occurs provided that:

- Construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September, and
- Construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.
- To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes when not in use.
- Best efforts shall be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.

- Equipment and trucks shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible).
- Impact tools (e.g., jack hammers, pavement breakers, and rock drills) shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used; this muffler can lower noise levels from the exhaust by up to about ten dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of five dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.
- Stationary construction noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible.

A list of measures to respond to and track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction shall be submitted to the Planning Department. These measures may include the following:

- A sign posted on-site pertaining the permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the County and construction contractor's telephone numbers (during regular construction hours and off-hours); and
- A pre-construction meeting may be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed."

Adherence to this schedule reduces impacts to less-than-significant. Therefore, the impact is considered less than significant.

Implementation of the proposed Project will result in a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. These impacts will occur during the grading phase of the proposed Project. Since the construction impacts are short-term, they are considered less than significant with standard conditions, and will not lead to a "permanent" increase in ambient noise. No additional mitigation is required.

- c) The proposed Project will not expose persons to or generation of noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies. Ordinance No. 847 prohibits sounds in excess of land use specific standards. Given the distance to the sensitive receptor and the minor expansion and the associated noise attributed to the expansion no significant impacts are anticipated during operations. If a significant amount of complaints have been received, the project will be required to conduct noise monitoring reports. With implementation of the recommended mitigation measures, the project will have a less than significant impact. Any impacts are considered less than significant and no mitigation is required.
- d) During the operational phase, the proposed Project will not generate excessive groundborne vibrations or groundborne noise levels. However, groundborne vibrations may be generated infrequently by use of heavy construction machinery during the construction of the proposed Project. However, given the limited amount and duration of grading, coupled with the lack of existing structures in near proximity to the Project site, this impact would be minor. This type of construction will be temporary and infrequent; therefore, the exposure of persons to or

generation of excessive ground-borne vibration or ground-borne noise levels would be considered a less than significant.

Mitigation: COA 10. PLANNING. 9, COA 10. PLANNING. 10 and COA 10. PLANNING. 26

Monitoring: Mitigation will be monitored by Planning Department and Environmental Health Department

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project				
35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Application Materials, Map My County - Riverside County Online GIS Web Application, and Riverside County General Plan Housing Element.

Findings of Fact:

- a) The proposed Project site currently has a building pad for a future one-family dwelling unit that is permitted in the Wine Country – Winery Zone. There are no built residential units on the proposed Project site. Therefore, implementation of the proposed Project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. No impacts are anticipated. No mitigation is required.
- b) Implementation of the proposed Project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The proposed Project is an expansion of an existing hotel accommodation associated with a vineyard and winery and will not generate any impacts that require additional housing. No mitigation is required.
- c) Implementation of the proposed Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Please reference Response No. 34.a. above. No impacts are anticipated. No mitigation is required.

- d) There are no longer any County Redevelopment Project Areas. Therefore, implementation of the proposed Project cannot create any impacts on such areas. No mitigation is required.
- e) The proposed Project will not result in an increase in population in the area. The additional jobs created as part of the expansion is minimal and are not the type of employment positions that could not be filled from existing residents in the general area. Therefore, implementation of the proposed Project will not cumulatively exceed official regional or local population projections. No impacts are anticipated. No mitigation is required.
- f) Due to the nature and scale of the proposed Project, it will not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Sources: Riverside County General Plan Safety Element, and Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), Temecula Valley Wine Country Community Plan Environmental Impact Report No. 524.

Findings of Fact:

According to EIR No. 524, the Riverside County Fire Department (RCFD) provides fire protection and emergency medical services to the Wine Country area. The nearest fire station is located 3.8 miles east of the Project site at 37700 Glen Oaks Road. There are also six other fire stations that serves this area of the County. The RCFD target response time is five minutes. EIR No. 524 Table 4.13-8 provides fire response time by key locations. The Project site is located between two key intersection noted on Table 4.13-8, the Rancho California and Monte De Oro intersection, which has a response time of 4 minutes and 37 seconds, and the Rancho California Road and Anza Road intersection, which has a response time of 5 minutes and 43 seconds. Fire service to the the Project site is within the target response time with a few seconds over 5 minutes. In addition, prior to the issuance of a certificate of occupancy per COA 90. PLANNING. 14, the Project applicant shall comply with the provisions of Ordinance No. 659. Ordinance No. 659 requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

With the inclusion of these standard conditions, and payment of appropriate development impact fees (DIF), any impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire services, are considered less than significant. No additional mitigation is required.

With the inclusion of this standard condition and payment of the DIF, any impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire services, are considered less than significant. This is a standard condition and not considered unique mitigation under CEQA. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Riverside County General Plan Safety Element, and Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), and Temecula Valley Wine Country Community Plan Environmental Impact Report No. 524.

According to EIR No. 524, the law enforcement in the Wine Country area is provided by the Riverside County Sheriff Department. (RCSD). RCSD does not have a uniform standard response time for responding to calls. Response time targets vary according to the priority of the crime being reported, and the RCSD strives to be on scene as soon as practical. The closest RCSD station serving the Project area is Southwest Station located at 30775-A Auld Road, Murrieta, CA. In addition to this station, the department maintains two satellite stations in the City of Temecula – one in Old Town and a second at the Promenade Mall. Implementation of the proposed Project will result in an incremental impact on the demand for sheriff services. Prior to the issuance of a certificate of occupancy per COA 90. PLANNING. 14, the project applicant shall comply with the provisions of Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), which requires payment of the appropriate fees set forth in the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

With payment of the DIF, any impacts from implementation of the proposed Project that would result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios,

response times or other performance objectives for sheriff services, are considered less than significant. This is a standard condition and not considered unique mitigation under CEQA. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Temecula Valley Unified School District website: <http://www.tvusd.k12.ca.us>, and Map My County - Riverside County Online GIS Web Application

Findings of Fact:

The proposed Project is located within the Temecula Valley Unified School District (TVUSD). Per COA 80. PLANNING .6, impacts to TVUSD facilities will be offset through the payment of mitigation fees to the TVUSD prior to the issuance of a building permit. This is a standard condition and not considered unique mitigation under CEQA. Furthermore, the proposed Project is not increasing housing or population and is not anticipated to impact any existing schools in the area. After payment of the mitigation fee, any impacts will be considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
39. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan.

Findings of Fact:

The Project will not result in the need to alter any existing library facilities or result in the need to construct new facilities. Due to the nature of the Project (vineyard and wine country hotel), no impacts are expected from the Project. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant	Less than Significant	Less Than	No Impact

	Impact	with Mitigation Incorporated	Significant Impact	
40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan.

Findings of Fact:

The Project will not result in the need to alter any existing health service facilities or result in the need to construct new facilities. Due to the nature of the Project (vineyard and wine country hotel), any impacts, while incremental, are considered to be less than significant from the implementation of the proposed Project. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

RECREATION

41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Map My County - Riverside County Online GIS Web Application, Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ordinance No. 659 (Establishing Development Impact Fees), and Parks and Open Space Department Review.

Findings of Fact:

- a) The proposed Project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Due to the nature of the proposed Project (vineyard and wine country hotel), no impacts are expected from the proposed Project. No mitigation will be required.
- b) The proposed Project does not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be

accelerated. Due to the nature of the proposed Project (vineyard and winery), no impacts are expected from the proposed Project. No mitigation will be required.

c) The Project is located in Community Service Area No. 149. The standard condition to mitigate impacts to CSA No. 149 was applied to the Project. Per COA 80. PLANNING. 149, prior to issuance of a building permit the permit holder shall enter into an agreement with the CSA No. 149 to provide for payment of park and recreation mitigation fees. Impacts will be less than significant. No additional mitigation will be required.

Mitigation: COA 80. PLANNING. 149

Monitoring: Mitigation will be monitored by Planning Department

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
42. Recreational Trails	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project materials and Temecula Valley Wine Country Design Guidelines

Findings of Fact:

The Temecula Valley Wine Country Design Guidelines identifies a trail located on Rancho California Road along the Project's frontage. The future trail will be located entirely within the road right-of-way. The Project has been conditioned to keep the right-of-way free from obstruction (COA. 10 PARKS. 1).

With the incorporation of this condition of approval, any impacts are considered less than significant. No additional mitigation will be required.

Mitigation: COA 10. PARKS. 1

Monitoring: This mitigation shall be monitored by Planning Department and Riverside County Regional Park & Open-Space District

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

TRANSPORTATION/TRAFFIC Would the project

43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan, Project application materials, Temecula Valley Wine Country EIR No. 524

Findings of Fact:

a,b) The proposed Project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit; or, conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.

The pool house will be used by hotel guests only and is not expected to be a trip generating use. The hotel will be primarily used by tourists visiting the area wineries. Hotel guests will typically make multiple stops a short distance apart to various wineries and therefore hotel trips are not likely to be 100% primary trips. Most hotel guests will be coming from local wineries with only a few coming from a larger distance solely for the purpose of a hotel stay. There is no evidence that guests would be traveling from a further distance than a typical hotel use. The Project is only anticipated to generate approximately 26 peak hour trips at any given day. Per the County's Traffic Impact Analysis Preparation Guidelines, a traffic study is only required when the project is estimated to generate 100 or more peak hourly trips. Regardless, given the low number of peak hour trips, coupled with the measures from the Trip Reduction Program (COA 90. PLANNING. 16), any impacts on the surrounding infrastructures are anticipated to be less than significant.

The Project was also conditioned through COA 80. TRANS.1 to contribute to roadway improvements in Wine Country to mitigate future impacts associated with the hotel expansion. COA 80. TRANS. 1 states that "to fund necessary roadway improvements beyond those in the WRCOG TUMF Program, the County is in the process of establishing a funding program for the Wine Country Community Plan (WCCP) area, which includes this Project site, in order to mitigate cumulative traffic impacts. Since the development of the funding program is ongoing, the applicant will be required to pay the proportionate fair share attributable to this Project prior to issuance of 50% of the building permits on the Project. The Project's fairshare contribution is determined based on the ratio of the Project's traffic to future traffic of the WCCP. Alternatively, in the event the funding program for the WCCP is established through an update to the DIF, then the Project shall pay its fees into said funding program through DIF payments in place of the fairshare contribution described above or as approved by the Director of Transportation."

Site Access

Access to the site is provided by Via Del Ponte Road and Rancho California Road. Rancho California Road has an existing left turn lane that allows drivers to turn left into the Project site. Rancho California Road also has an acceleration lane for left turns out of the Project site onto Rancho California Road, allowing for a two-stage merge into traffic. These features improve vehicle safety and operations at the intersection. Both access points would be full access, and provide on-site throat lengths to allow clearance for entering vehicles and space for exiting vehicles to queue. Driveways shall be designed to meet the minimum curb radius and width for bus and fire truck access.

Parking

30 additional parking spaces are provided to accommodate the wine country hotel expansion; one space per hotel room and 2 ADA parking spaces.

On-Site Circulation

The Project provides adequate on-site circulation. The drive aisle line up with each other across the main circulation road and raised medians are provided to separate parking from the main circulation road. The Project provides additional parking spaces near the hotel expansion and connects the parking area to the existing winery and hotel development. The entire Class V Winery site includes seven ADA parking spaces with an accessible walking route to the building. Overall, the site provides good on-site circulation for all users.

Trip Reduction Program (TRP)

According to the Project's TRP, adequate on-site parking has been provided. To alleviate the congestion of on-site circulation, the Project proposes to utilize carriage rides for guests visiting adjacent winery properties via an on-site trail which begins at Ponte Vineyard Inn. In addition, local transit, "Grapevine," will provide services to the Project site. Grapevine is a 30-passenger bus that provides services to the local residents in the Temecula Wine Country. Moreover, the Project will be within a reasonable walking distance from other wineries.

Wine Country flyers will be provided to customers to inform them of local transportation, ways to carpool, where the traffic circles are, and upcoming special Wine Country events.

There are dedicated employee parking, and overflow parking. Carpooling will be encouraged for employees at the Project, as well as adjacent wineries.

During peak hours of operations on weekends and occasionally on weekdays, a parking attendant shall be provided to assist customers to quickly locate parking stalls.

With the implementation of the TRP and fair share contributions, any impacts will remain less than significant. No additional mitigation is required.

- c) The Project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. None of these factors described are located within proximity to the Project site. No impacts are expected from the Project and no mitigation is required.
- d) The Project will not alter waterborne, rail or air traffic. Waterborne and rail traffic do not exist in proximity to the Project site. No impacts are expected from the Project and no mitigation is required.
- e) The Project will not create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Any improvements will be to County standards. No impacts are anticipated. No mitigation is required.
- f) The Project will not affect the need for new roadway maintenance. The Project is located off of Rancho California Road, which is an existing roadway, assigned by the County of Riverside's roadway maintenance list, which requires maintenance to be continuing and on-going on an annual basis. Any impacts are considered less than significant from the Project. No additional mitigation is required.
- g) Construction of the proposed Project may temporarily affect the operation of the immediate circulation network during the construction phase of the Project will be short-term and considered less than significant. No additional mitigation is required.
- h) The Project will not result in inadequate emergency access or access to nearby uses. Sufficient access to the Project site will remain open during construction and operation to ensure no impacts to an adopted emergency evacuation plan. No impacts are anticipated and no mitigation is required.
- i) The Project will not result in any conflicts with any adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Additionally, the Project site utilizes Grapevine to provide guest service to the site (see section 43 a and b for further discussion). No impacts are expected from the Project and no additional mitigation is required.

Mitigation: COA 80. TRANS. 1 and COA 90. PLANNING. 17

Monitoring: Mitigation is monitored by Planning Department and Transportation Department

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Bike Trails	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: General Plan Circulation Element, Southwest Area Plan Figure 7 and Temecula Valley Wine Country Design Guidelines

Findings of Fact:

The project is located adjacent to Rancho California Road. A trail was identified along Rancho California Road per the Temecula Valley Design Guidelines. This trail includes a bikeway along Rancho California Road. As discussed in section 42, the trail along Rancho California Road is located entirely within the road right-of-way. The Project has been conditioned to keep the right-of-way clear from obstruction.

With the incorporation of condition of approval, any impacts are considered less than significant. No additional mitigation will be required.

Mitigation: COA 10. PARKS. 1

Monitoring: This mitigation shall be monitored by Planning Department and Riverside County Regional Park & Open-Space District

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITY AND SERVICE SYSTEMS Would the project				
45. Water				
a. Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review.

Findings of Fact:

a,b)Implementation of the proposed Project will not require or result in the construction of new treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. In addition, sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed. The proposed Project will tie into existing water Rancho California Water District (RCWD) facilities. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

Potentially Less than Less No

	Significant Impact	Significant with Mitigation Incorporated	Than Significant Impact	Impact
46. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Department of Environmental Health Review

Findings of Fact:

a,b) Implementation of the proposed Project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects; or, result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. The proposed Project will tie into recently installed Eastern Municipal Water District (EMWD) facilities, and the increase in wastewater caused by the proposed Project is minimal and would not require any additional facilities or wastewater infrastructure, as conditioned through COA 10. E HEALTH.1 and COA 80. E HEALTH. 3. COA 10. E HEALTH. 1 requires that all requirements to obtain potable water services and sanitary sewer service are met with the appropriate purveyors as well as all other applicable agencies. Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health. COA 80. E HEALTH. 3 requires that a "will-serve" letter from the appropriate water and sewer company/district shall be submitted to the Department of Environmental Health. With implementation of these conditions, any impacts are considered less than significant. No additional mitigation is required.

Mitigation: COA 10. E HEALTH.1 and COA 80. E HEALTH. 3.

Monitoring: Mitigation will be monitored by the Department of Environmental Health

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Management Plan)?

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

Findings of Fact:

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

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

The proposed Project would be consistent with the County Integrated Waste Management Plan. All development would be required to comply with the recommendations of the Riverside County Waste Management Department and be consistent with the County Integrated Waste Management Plan. Compliance with COA 80. WASTE. 1 will minimize waste from the construction site. The developer/applicant shall submit a Waste Recycling Plan (WRP) to Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During Project construction, the Project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler. COA 90. WASTE. 1 requires that prior to final building inspection, proof of compliance with the WRP shall be submitted to Department of Waste Resources. These requirements are standard conditions, and are not considered unique mitigation pursuant to CEQA. Any impacts would be less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

48. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project application materials.

Findings of Fact:

- a) Implementation of the proposed Project will have an incremental effect on electricity facilities. Since the proposed Project is consistent with the zoning for the proposed Project site, electricity planning needs have been taken into consideration in the short- and long-term planning by Southern California Edison. Therefore, implementation of the proposed Project will not impact electricity facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. Any impacts are considered less than significant. No mitigation is required.
- b) The proposed Project will be using propane, not natural gas. Therefore, implementation of the proposed Project will not impact natural gas facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.
- c) Implementation of the proposed Project will have an incremental effect on communication facilities. Since the proposed Project is consistent with the zoning for the proposed Project site, communication facilities planning needs have been taken into consideration in the short- and long-term planning by Verizon. Therefore, implementation of the proposed Project will not impact communication facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. Any impacts are considered less than significant. No mitigation is required.
- d) Please reference the discussion above in Section 25, Hydrology and Water Quality. The proposed Project will be required to comply with standard conditions that will ensure that all impacts will remain less than significant. Therefore, implementation of the proposed Project will not impact storm water drainage facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. Any impacts are considered less than significant. No mitigation is required.
- e) No street lighting is proposed. Therefore, implementation of the proposed Project will not impact the street lighting facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.
- f) The proposed Project will have a less than significant impact on public facilities (see Response 43.f for maintenance of public facilities, including roads). No mitigation is required.
- g) The proposed Project will not have an impact on other governmental services. No mitigation will be required.
- h) Please reference the discussion below in Section 49, Energy Conservation. Implementation of the proposed Project will serve to implement energy conservation plans. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
49. Energy Conservation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Would the project conflict with any adopted energy conservation plans?				

Source: Project application materials.

Findings of Fact:

a) Implementation of the proposed Project will serve to implement energy conservation plans and will comply with the California Green Building Standards Code. The project is not anticipated to utilize a significant amount of resources, including energy; therefore, no impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
OTHER				
50. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review.

Findings of Fact:

N/A

Mitigation: N/A

Monitoring: N/A

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE				
51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Sources: Staff review, and Project Application Materials.

Findings of Fact:

Implementation of the proposed Project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Please reference the discussion in Section 3 (Biological Resources), Section 9 (Cultural Resources – Archaeological Resources), and Section 10 (Cultural Resources – Paleontological Resources). In addition to mitigation measures, standard conditions will apply to the proposed Project. Any impacts are considered less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Staff review, and Project Application Materials.

Findings of Fact:

As demonstrated in Sections 1 - 49 of this Environmental Assessment, the proposed Project does not have impacts which are individually limited, but cumulatively considerable. As illustrated in the EA the Project will not have any impacts that cannot be reduced to less than significant with appropriate mitigation. Furthermore, this is an existing winery, hotel and vineyard. The Project only proposes a minor expansion of the existing hotel and guest accommodations. Therefore, no cumulative impacts are anticipated to occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Staff review, and Project Application Materials.

Findings of Fact:

As demonstrated in Sections 1 - 49 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions acting as mitigation will apply to the proposed Project, and all potential impacts are reduced to less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Riverside County General Plan EIR No. 441 and Temecula Valley Wine Country Community Plan EIR No. 524

Earlier Project-Specific Analyses Used, if any: N/A

Location Where Earlier and Project-Specific Analysis, if used, are available for review:

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

Appendix A, References
See Enclosed CD

1. *Air Quality Impact Analyses Ponte Hotel Addition Riverside County, California*, prepared by Giroux & Associates, revised March 15, 2016;
2. *GHG Impact Analyses Ponte Hotel Addition County of Riverside, California*, prepared by Giroux & Associates, dated July 13, 2015;
3. *Project Specific Water Quality Management Plan for Ponte Inn Hotel Expansion*, prepared by Ventura Engineering, LLC, revised date February 12, 2016;
4. *Updated Geology Report No. 2168*: The following Geology Reports are incorporated into GEO02168: "Geotechnical Investigation, Ponte Winery, Additional Facilities, 35053 Rancho California Road, Riverside County, California", dated April 6, 2009. In addition, GEOCON prepared the following documents for this project:

"Due Diligence Geotechnical Investigation, Proposed 60-Room Hotel, Ponte Winery, 35053 Rancho California Road, Riverside County, California, Project No. T2477-62-01, dated June 29, 2009.", "Geotechnical Opinion Regarding Infiltration Rates, Proposed 60 Room Hotel, Ponte Winery, 35053 Rancho California Road, Riverside County, California, dated June 5, 2009.", "Addendum to Due Diligence Report and Response to County Comments, Proposed 60 Room Hotel, Ponte Winery, 35053 Rancho California Road, Riverside County, California, dated September 16, 2009", "Updated Preliminary Geotechnical Interpretive Report, Proposed 30 Room Expansion, Located on Rancho California Road, Temecula Area, Riverside County, California", dated March 12, 2015. In addition, ESI submitted "Response to the County of Riverside Review Comments Regarding Geologic Report 2168, proposed 30 Room Expansion, Located on Rancho California Road, Temecula Area, Riverside County California", dated March 10, 2016."
5. *Ponte Vineyard Inn Traffic Reduction Program, April 10, 2016*
6. *Limited Phase II Environmental Site Assessment of Ponte Vineyard Inn Property 35001 Rancho California Road, Temecula CA 92592, January 5, 2016*
7. *Riverside County Planning Department General Plan December 8, 2015*
8. *Riverside County Land Use Ordinance No. 348.4818*

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

GEN - PROJECT DESCRIPTION

RECOMMND

The project will expand the existing hotel accommodations located on the project site by adding 30 guest rooms (24,949 SF), a pool house with guest services(14,214 SF) and 30 additional parking spaces. The project site includes parcels 942230012, 942230013, 942230014, 942230025 and 942230024. The total area covered by the plot plan is 46.01 gross acres. The existing hotel is a secondary use to an existing winery. Therefore, PP16891R3 will also classify the existing winery and its incidental uses as a Class V Winery as defined under the Wine Country - Winery Zone. Outdoor amplified sounds are not permitted in the expanded area as part of this project.

No other changes to the existing winery or its incidental commercial uses are proposed through this project, and the uses allowed under PP16891, PP16891R1 and PP16891R2 may continue to operate. The conditions of approval for PP16891R3 are in addition to the conditions of approval for PP16891, PP16891R1 and PP16891R2, which remain in full force and effect.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense,

05/17/16
13:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.)

RECOMMND

the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

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

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 16891R3 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 16891R3, Exhibit A (SITE PLAN - VINEYARD PLANTING AREA) DATED APRIL 12, 2016.

APPROVED EXHIBIT B, C AND M = PLOT PLAN NO. 16891R3, EXHIBIT B,C AND M (ELEVATION, FLOOR AND MATERIALS PLAN) DATED APRIL 12, 2016.

APPROVED EXHIBIT G = PLOT PLAN NO. 16891R3 EXHIBIT G (GRADING PLAN) DATED APRIL 12, 2016

APPROVED EXHIBIT L = PLOT PLAN NO. 16891R3 EXHIBIT L (LANDSCAPE PLAN) DATED APRIL 12, 2016.

APPROVED EXHIBIT X = PLOT PLAN NO. 16891R3 EXHIBIT X (PHOTOMETRIC PLANS) DATED APRIL 12, 2016.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 2 USE - OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 3 USE - DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 4 USE - EROSION CNTRL PROTECT RECOMMND

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

10.BS GRADE. 5 USE - DUST CONTROL RECOMMND

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

Dust control measures shall include the following SCAQMD CEQA Air Quality Handbook Dust Control Measures:

- Revegetate disturbed areas as quickly as possible.
- All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.
- All streets shall be swept once a day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).
- Install wheel washers where vehicles enter and exit

PLOT PLAN: TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - DUST CONTROL (cont.) RECOMMND

unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip.

As well as the following dust control measures recommended by the Project's Air Quality Study:

- Apply soil stabilizers or moisten inactive areas.
- Address previously disturbed areas if subsequent construction is delayed.
- Water exposed surfaces as needed to avoid visible dust leaving the construction site (typically 2-3 times/day).
- Cover all stock piles with tarps at the end of each day or as needed.
- Provide water spray during loading and unloading of earthen materials.
- Minimize in-out traffic from construction zone
- Cover all trucks hauling dirt, sand, or loose material and require all trucks to maintain at least two feet of freeboard

10.BS GRADE. 6 USE - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 7 USE - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 8 USE - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 9 USE - OFFST. PAVED PKG RECOMMND

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

10.BS GRADE. 10 USE - FINISH GRADE RECOMMND

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

05/17/16
13:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 SUBMISSION REQUIREMENT

RECOMMND

Prior to submission of plans for plan check...

Per 2013 CBC 11B-208.2 Minimum Number - "Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility."

With 29 additional parking spaces being added in the new parking lot for the addition, you will need to supply 2 additional accessible parking spaces. At least one of the additional spaces shall be designated as "Van Accessible".

Craig Lobnow
Riverside County Building & Safety
Principal Building Inspector
(951) 955-8578

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - WATER AND SEWER SERVICE

RECOMMND

PP16891R3 is proposing potable water service from Rancho California Water District and sanitary sewer service from Eastern Municipal Water District. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies. PRIOR TO BUILDING PERMIT ISSUANCE will serve letters from the appropriate purveyors must be submitted.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 USE - 16891R3 ECP COMMENTS

RECOMMND

Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by DEH-ECP staff and with the provision that the information was accurate and representative of site conditions, DEH-ECP concludes no further environmental assessment is required for this project.

05/17/16
13:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

10.E HEALTH. 2

USE - 16891R3 ECP COMMENTS (cont.)

RECOMMND

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Department of Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

Please note that the above statement is only applicable to the 30 room hotel expansion that was proposed as PP16891R3. Future projects will be subject to additional evaluation by the Environmental Cleanup Program.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan (PP) 16891R3 is a proposal for a hotel expansion to an existing winery/resort in the Rancho California area. The site is located on the south/east side of Rancho California Road approximately 2000 feet north/east of Anza Road. The site is on Parcels 1 and 9 of Tract Map 29975 while the existing winery (Plot Plan 16891) is on Parcel 2 of the same map.

The site is subject to sheet flow type runoff from existing vineyards to the east. Most of the flows from this watershed are tributary to an existing low along the northeastern boundary of the property. This low is a tributary to Santa Gertrudis Creek.

The finished floor shall be constructed a minimum of one foot above the adjacent ground, measured at the upstream edge of the structure. The project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. The proposed improvements are located on relatively high ground with minimal flows tributary to them. New construction should comply with all applicable ordinances.

The site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

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

the current fee for this ADP is \$1,179 per acre of disturbed and impervious area added to the site, the fee due will be based on the fee in effect at the time of payment.

PARKS DEPARTMENT

10.PARKS. 1 USE - RANCHO CALIFORNIA TRAIL RECOMMND

There is a design guideline roadside trail located on Rancho California Road along the Project's frontage as part of the Temecula Wine Country Design Guidelines. The roadside trail is considered to be located entirely within the road right-of-way. The ROW shall be kept free from obstruction.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOOD/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way. Lighting shall comply with County Ordinance No. 655 and No. 915 to prevent spillover light or glare

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LIGHTING HOOD/DIRECTED (cont.) RECOMMND

onto the adjacent property. Parking lot lighting shall be in conformance with PP16891R3 EXHIBIT X.

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B and C dated 07/09/15.

10.PLANNING. 5 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b),

Lodging Uses: - 1 space per room plus 2 spaces for resident manager. - 2 accessible parking spaces

The 30 room addition will require 34 parking spaces. The proposed project provides an additional 30 parking spaces with the existing parking lot absorbing the 4 spaces needed for this expansion.

10.PLANNING. 6 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 7 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 8 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the County Environmental Health Department, County Transportation and Land Management Agency, and California Department of Alcohol Beverage Control, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

10.PLANNING. 9 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 10 USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 11 USE - CAUSES FOR REVOCATION

RECOMMND

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 12 USE - CEASED OPERATIONS

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

10.PLANNING. 12 USE - CEASED OPERATIONS (cont.) RECOMMND

become null and void.

Additionally, in the event the winery ceases operation, the associated hotel will also need to cease operations.

10.PLANNING. 13 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 14 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The net project area that includes the hotel expansion area is approximately 1.46 acres.

10.PLANNING. 15 USE - PERMIT SIGNS RECOMMND

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

10.PLANNING. 16 USE - 3RD & 5TH DIST DSGN STDS RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

10.PLANNING. 17 USE - BUSINESS LICENSING

RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org/building.

10.PLANNING. 18 USE - VINEYARD MAINTENANCE

RECOMMND

Seventy-five percent of the net project area of 41.69 acres, approximately 31.27 acres shall be planted with 31.27 acres. The approved Plot Plan provides seventy-eight percent, approximately 32.81 acres of vineyards. The planting requirement shall be maintained for the life of the permit. To achieve the seventy-five percent planting requirement, fifteen percent of the planing requirement may include the planting of olive trees and the remaining sixty percent of the planting requirement shall be planted in vineyards. Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre. Olive trees used to meet the planting requirement shall have a minimum average density of 100 olive trees per acre.

The seventy-five percent planting requirement shall be maintained for the life of the permit.

10.PLANNING. 19 USE - WINE PRODUCTION

RECOMMND

Seventy-five percent of grapes utilized in wine production and retail wine sales shall be grown in Riverside County except when the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area and during the first three years from the plot plan permit's effective date. Of wine sold by a winery, at least fifty percent of the wine shall be produced on the Winery's project site. Plot Plan No. 16891R3 permits a Class V Winery, as such the winery area shall be at least 3,000 square feet and shall produce at least 7,000 gallons of wine annually as determined by the County Agricultural Commissioner.

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

10.PLANNING. 20 USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 21 USE - UNANTICIPATED RESOURCES

RECOMMND

UNANTICIPATED RESOURCES:

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

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

PLOT PLAN: TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

10.PLANNING. 21 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary."

10.PLANNING. 22 USE - GEO02168 UPDATE RECOMMND

County Geologic Report (GEO) No. 2168, was originally submitted for PP16891R2, (proposed 60-room Hotel) and was prepared by GEOCON Inland Empire, Inc.. This report was previously reviewed and approved by the County based on the following collection of submitted documents:

"Geotechnical Investigation, Ponte Winery, Additional Facilities, 35053 Rancho California Road, Riverside County, California", dated April 6, 2009. In addition, GEOCON prepared the following documents for this project:

"Due Diligence Geotechnical Investigation, Proposed 60-Room Hotel, Ponte Winery, 35053 Rancho California Road,

05/17/16
13:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 14

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

10.PLANNING. 22 USE - GEO02168 UPDATE (cont.)

RECOMMND

Riverside County, California", Project No. T2477-62-01,
dated June 29, 2009.

"Geotechnical Opinion Regarding Infiltration Rates,
Proposed 60 Room Hotel, Ponte Winery, 35053 Rancho
California Road, Riverside County, California", dated June
5, 2009.

"Addendum to Due Diligence Report and Response to County
Comments, Proposed 60 Room Hotel, Ponte Winery, 35053
Rancho California Road, Riverside County, California",
dated September 16, 2009

The following report, prepared by Earth Strata, Inc. (ESI),
was submitted as an updated to GEO02168 for a proposed
30-room expansion to the hotel under PP25831(now PP1689R3)
"Updated Preliminary Geotechnical Interpretive Report,
Proposed 30 Room Expansion, Located on Rancho California
Road, Temecula Area, Riverside County, California", dated
March 12, 2015. In addition, ESI submitted "Response to
the County of Riverside Review Comments Regarding Geologic
Report 2168, proposed 30 Room Expansion, Located on Rancho
California Road, Temecula Area, Riverside County
California", dated march 19, 2016. These documents are
herein incorporated as an update to GEO02168.

The update to GEO02168 concluded:

1.ESI is the consultant of record for PP25831
(now PP16891R3).

2.The site is underlain by relatively uniform soils
consisting of 2 to 4 feet of topsoil over Pauba Formation
Sandstone.

3.No active faults are known to project through the site.

4.The potential for surface rupture to adversely impact the
proposed structures is very low to remote.

5.The potential for earthquake induced liquefaction and
lateral spreading beneath the proposed structures is
considered very low to remote.

6.No landslides are known to exist on this site.

05/17/16
13:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 15

PLOT PLAN: TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

10. PLANNING. 22

USE - GEO02168 UPDATE (cont.) (cont.)

RECOMMND

7. The gross stability of graded slopes should not be adversely affected, provided all drainage provisions are properly constructed and maintained.

8. The potential for subsidence is considered low to remote.

The Project shall comply with the recommendation of the updated GEO02168:

1. Three (3) to five (5)-foot removals to found the proposed compacted fill mat on competent Pauba Formation sandstone.

2. Engineered slopes should be landscaped with deep rooted, drought tolerant maintenance free plant species, as recommended by the project landscape architect.

This update to GEO No. 2168 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes for PP25831. This update to GEO No. 2168 is hereby accepted for planning purposes for PP25831 (now PP16891R3). Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10. PLANNING. 23

USE - SCAQMD APPLCBLE RULE403

RECOMMND

During Consturction and operation the Project shall comply with the following SQMAD Applicable Rule 403 Measures:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).

- Water active sites at least three times daily (locations where grading is to occur will be thoroughly watered prior to earthmoving).

- All trucks hauling dirt, sand, soil, or other loose materials are to be covered, or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and top of

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

10.PLANNING. 23 USE - SCAQMD APPLCBLR RULE403 (cont.) RECOMMND

the trailer).

- Pave construction access roads at least 100 feet onto the site from main road.
- Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.
- Stockpiled dirt may be covered with a tarp to reduce the need for watering or soil stabilizers.

10.PLANNING. 24 USE - CONSTRCT EQUIP/EXHAUST RECOMMND

The Project shall mitigate potential air quality impacts from Construction Equipment and Vehicles Exhaust Emissions:

- Select construction equipment to be used on site based on low emission factors (equipment which releases little atmospheric pollutants) and high energy efficiency (equipment which requires less energy to do the same work). Examples of low emission and high energy efficiency equipment include, but are not limited to, use of EPA Tier 2 (or better) emission compliant construction equipment and use of alternative fueled construction equipment (natural gas) as deemed appropriate by the County during application review.
- Include a statement on the final grading plans that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.
- Utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, as deemed appropriate by the County during application review (see GHG-1 for criteria).
- Include a statement on the final grading plans that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.
- Time construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if deemed necessary by the County to maintain acceptable levels of service and safety, a flag person shall be retained to maintain safety adjacent to existing roadways.
- Use EPA-rated engines of Tier 3 or better, or prevailing ARB construction fleet specifications.
- Supply construction site with electricity from the local utility and all equipment that can be electrically operated shall use the electric utility rather than portable

PLOT PLAN: TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

10. PLANNING. 24

USE - CONSTRUCT EQUIP/EXHAUST (cont.)

RECOMMND

generators, where reasonable and feasible.

- Retain on site dust generated by the development activities, and keep dust to a minimum by following the dust control measures listed below:

a) During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.

b) During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would require watering at least three times per day which include wetting down such areas in the late morning, mid-day after work is completed for the day, and whenever wind exceeds 15 miles per hour. Soil stabilizers may also be used instead of watering as deemed appropriate by the County during application review, to comply with County and SCAQMD nuisance and dust regulations.

c) Immediately after clearing, grading, earthmoving, or excavation is completed, the entire area of disturbed soil shall be treated until the area is paved or otherwise developed so that dust generation will not occur.

d) Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

e) Trucks transporting soil, sand, cut or fill materials, and/or construction debris to or from the site shall be tarped/covered from the point of origin.

As well as the following exhaust emissions control measures outlined in the Project's Air Quality Study:

- Utilize well-tuned off-road construction equipment.

- Establish a preference for contractors using Tier 3 or better heavy equipment.

- Enforce 5-minute idling limits for both on-road trucks and off-road equipment.

10. PLANNING. 25

USE - TEMECULA BOMB SITE 107

RECOMMND

The Project site is not within the Temecula Bombing Site Target 102 Formerly Used Defense Site. However, it is in close proximity of the formerly used defense site and caution should be taken in case an unexploded ordinance is found. If unexploded ordinances are identified during earth

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

10.PLANNING. 25 USE - TEMECULA BOMB SITE 107 (cont.) RECOMMND

disturbance activities associated with implementing projects, the Riverside County Fire Department (Hazardous Materials Emergency Response Team) will be notified and all safety and remediation actions contained within the U.S. Department of Defense 2004) will be implemented.

10.PLANNING. 26 USE - CONSTRUCTION NOISE RECOMMND

Construction activity noise is restricted by ordinance to occur during hours of lesser sensitivity. Construction within one-quarter (1/4 mile) from an inhabited dwelling is exemption from noise standards occurs provided that:

- Construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September, and
- Construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.
- To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes when not in use.
- Best efforts shall be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.
- Equipment and trucks shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible).
- Impact tools (e.g., jack hammers, pavement breakers, and rock drills) shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used; this muffler can lower noise levels from the exhaust by up to about ten dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of five dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

10.PLANNING. 26

USE - CONSTRUCTION NOISE (cont.)

RECOMMND

-Stationary construction noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible.

A list of measures to respond to and track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction shall be submitted to the Planning Department. These measures may include the following:

- A sign posted on-site pertaining the permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the County and construction contractor's telephone numbers (during regular construction hours and off-hours); and

- A pre-construction meeting may be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

TRANS DEPARTMENT

10.TRANS. 1

USE - STD INTRO (ORD 461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

10.TRANS. 2 USE - COUNTY WEBSITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Rancho California Road (Public) and Via Del Ponte (Private) since adequate right-of-way exists, per MB 368/44-52.

10.TRANS. 5 USE - SUBMIT FINAL WQMP RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the San Diego Regional Water Quality Control Board [Order No. R9-2010-16, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Margarita River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects within the priority development category. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

10.TRANS. 5 USE - SUBMIT FINAL WQMP (cont.) RECOMMND

control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

10.TRANS. 6 MAP - 100 YR SUMP OUTLET RECOMMND

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

10.TRANS. 7 USE - PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the Transportation Department for review.

10.TRANS. 8 USE - INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed drainage facilities in the site design. Although final design of the drainage facilities will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

10.TRANS. 8 USE - INCREASED RUNOFF (cont.) RECOMMND

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

10.TRANS. 9 USE -INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the Transportation Department for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition.

For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8 X % IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

10.TRANS. 9 USE -INCREASED RUNOFF CRITERIA (cont.) RECOMMND

the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the Director of Transportation.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to the County, should be provided for detention facilities. Generally, this would mean a maintenance CFD, CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

***** Preliminary sizing may be based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. Final design of the basin, including a complete hydrology study will not be required until the improvement plan stage of this development. The project may need modifications at the plan check stage in order to comply with the increased runoff criteria.

10.TRANS. 10 USE - DRAINAGE EASEMENTS RECOMMND

Drainage facilities not located within the road right-of-way shall be contained within dedicated drainage easements. For offsite drainage facilities, dedicated

05/17/16
13:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 24

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

10.TRANS. 10 USE - DRAINAGE EASEMENTS (cont.) RECOMMND

drainage easements shall be obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

10.TRANS. 11 USE - WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - DEED RECORDATION RECOMMND

Prior to issuance of any building permit or within six months of Plot Plan approval, whichever occurs first, the applicant shall provide proof of recordation of the deed restriction (Exhibit A of Board of Supervisor's Staff Report).

In the event the language of the deed restriction needs to change, the new language shall be approved by Riverside County County Counsel. The new language would need to be submitted to the Planning Department with the appropriate deposit for County Counsel review.

20.PLANNING. 2 USE - PARCEL MERGER REQD RECOMMND

A Certificate of Parcel Merger shall be recorded within 60 days of PP16891R3 approval or prior to the issuance of any building permit, whichever occurs first. The Parcel Merger shall merge Assessor Parcel Nos. 942230012, 942230013, 942230014 and 942230025. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department. The proposed parcel shall comply with the development standards of the Wine Country - Winery (WC-W) zone.

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

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

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

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

05/17/16
13:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 26

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

60.BS GRADE. 5 USE - DRAINAGE DESIGN Q100 RECOMMND

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

60.BS GRADE. 6 USE - OFFSITE GRDG ONUS RECOMMND

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

60.BS GRADE. 7 USE - APPROVED WQMP RECOMMND

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

05/17/16
13:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 27

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 USE - PRE-CONSTRUCTION MTG RECOMMND

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

60.BS GRADE. 9 USE- BMP CONST NPDES PERMIT RECOMMND

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

60.BS GRADE. 10 USE - SWPPP REVIEW RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 - MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - MBTA SURVEY (cont.)

RECOMMND

not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/San Gertrudis Valley Plan Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan 16891R3 is located within the limits of the Murrieta Creek/San Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.4 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement,

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

60.PLANNING. 3 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.46 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently 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.

60.PLANNING. 4 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 16891R3, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 5 USE - PLANTING REQUIREMENT RECOMMND

Fifty percent of the planting requirement, which equals approximately 15.6 acres, shall be planted prior to issuance of a building permit for the winery.

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 USE - SUBMIT GRADING PLAN

RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.

60.TRANS. 2 USE - SUBMIT WQMP AND PLANS

RECOMMND

The project specific Final WQMP, improvement plans, grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to the issuance of grading permits. All submittals shall be date stamped by a registered engineer.

Conditions for the Final WMQP:

1. In first submittal of the Final WQMP, Applicant shall submit a project-specific document that is in general conformance with the approved Preliminary WQMP.
2. In first submittal of the Final WQMP, Applicant shall submit soil infiltration testing results based on testing performed in compliance with the Riverside County LID BMP Design Handbook, Appendix A testing methods and infiltration rate conversions. This includes that the methodology of the testing performed be in compliance with the listed methods within the LID BMP Design Handbook.

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 USE - SUBMIT WQMP AND PLANS (cont.)

RECOMMND

3. In first submittal of the Final WQMP, Applicant shall submit data input files for the SMRHM Program utilized to demonstrate compliance with the Hydrologic Performance Standards.

4. In first submittal of the Final WQMP, Applicant shall submit details regarding the filter media strip required prior to the infiltration trench LID BMP per the County LID BMP Design Handbook.

5. In first submittal of the Final WQMP, Applicant shall submit a copy of the site's utility plan to verify that no proposed utilities or light structures, if applicable, will be located within the proposed LID BMP.

6. In first submittal of the Final WQMP, Applicant provide a WQMP site plan that clearly identifies the entire tributary area draining to the proposed LID BMP. The WQMP site plan shall also clearly delineate the existing areas covered by the Hotel's approved WQMP and reference the document on the plan.

60.TRANS. 3 USE - WQMP MAINT DETERMINATION

RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP. The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

60.TRANS. 4 USE -ACCESS AND MAINT EASEMENT

RECOMMND

Drainage and water quality facilities shall be contained within dedicated easements dedicated and accepted by the County. Additionally, the project proponent shall offer access easements to said facilities if not provided by public access. For offsite facilities, dedicated easements shall be obtained from the affected property owner(s) prior to issuance of a grading permit. Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

05/17/16
13:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 34

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 5 USE - SUBMIT FINAL PLANS

RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review. Refer to condition titled Increase Runoff Criteria for increased runoff analysis. All submittals shall be date stamped by the engineer and include the appropriate plan check fee deposit.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

TRANS DEPARTMENT

70.TRANS. 1 USE - IMPLEMENT WQMP

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

70. PRIOR TO GRADING FINAL INSPECT

70.TRANS. 2 USE - ESTABLISH MAIN ENTITY

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building

05/17/16
13:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 36

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.) RECOMMND
and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - POOL PLANS REQD RECOMMND
A set of three complete plans for the swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

80.E HEALTH. 2 USE - FOOD PLANS REQD RECOMMND
A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 3 USE - WATR/SEWR WILL SERVE RECOMMND
A "will-serve" letter from the appropriate water and sewer company/district shall be submitted to the Department of Environmental Health along with the filing fee in effect at the time of submittal.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE MITCHARGE RECOMMND
The County Board of Supervisors has adopted the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan 16891R3 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.4 acres subject to

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 1 USE MITCHARGE (cont.) RECOMMND

the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 2 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 3 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 4 USE - REC & PARK DIST MITIG. RECOMMND

The permit holder shall enter into an agreement with the County Service Area No. (CSA) 149 to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

80.PLANNING. 6 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 7 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of

05/17/16
13:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 38

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7 USE - LIGHTING PLANS (cont.)

RECOMMND

Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655, Riverside County Ordinance No. 915 and the Riverside County Comprehensive General Plan. Parking lot light fixtures shall be consistent with existing light fixtures approved for PP16891R3, as shown on PP16891R3 EXHIBIT X.

80.PLANNING. 8 USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Plot Plan No. 16891R3, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP)

RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

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.

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 - 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.

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S (cont.)

RECOMMND

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. 6 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:

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

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

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.

90.BS GRADE. 7 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.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of thirty (30) additional 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 or other materials as approved by the Department of Building and Safety and the Planning Director.

90.PLANNING. 2 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of two (2) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - ACCESSIBLE PARKING (cont.) RECOMMND

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. 3 USE - LOADING SPACES RECOMMND

A minimum of one (1) loading space shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The 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. A sign shall be posted at the loading/delivery area directing drivers to shut down their trucks after five minutes of idle time.

90.PLANNING. 4 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. 5 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 7 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 9 USE - POOL AND SPA FENCING RECOMMND

All swimming pools and spas shall be properly enclosed with minimum five (5) foot high fencing and self-latching gates

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 USE - POOL AND SPA FENCING (cont.) RECOMMND

as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421 to the contrary. Commercial/Public Swimming pools and spas shall provide or access by physically-handicapped persons.

90.PLANNING. 10 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 1.46 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently 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. 11 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. 12 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. 42804. The Planning Director may require inspection or other monitoring to ensure such compliance.

05/17/16
13:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 44

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 USE - ORD 810 OS 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 (such as an SMP)], 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 Plot Plan No. 16831R3 is calculated to be 1.46 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 14 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 16891R3 has been calculated to be 1.46 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 15 USE - PLANTING REQUIREMENT RECOMMND

A total of seventy-five percent of the net project area shall be planted in vineyards prior to building permit final inspection approval, which is approximatley 31.27 acres of the entire winery site.

90.PLANNING. 16 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of 2 spaces shall be provided in convenient location to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The location of the bicycle rack may be relocated with Planning Department's approval.

90.PLANNING. 17 USE - TRIP REDUCTION PROGRAM RECOMMND

The Project's Trip Reduction Program will promote commuter-choices, employer transportation management, guaranteed ride home programs and commuter assistance and outreach-type programs intended to reduce commuter vehicle miles traveled. The program shall be in place prior to Certificate of Occupancy

TRANS DEPARTMENT

90.TRANS. 1 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. 3 USE - IMPLEMENT WQMP RECOMMND

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

05/17/16
13:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 46

PLOT PLAN:TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 USE - BMP MAINT AND INSPECT

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. 5 USE - FACILITY COMPLETION

RECOMMND

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

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM

RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

Nanthavongdouangsy, Phayvanh

From: Cordero, Daniel@DTSC <Daniel.Cordero@dtsc.ca.gov>
Sent: Friday, April 08, 2016 9:54 AM
To: Nanthavongdouangsy, Phayvanh
Cc: Bautista, Douglas@DTSC
Subject: RE: Riverside County Plot Plan No. 16891R3 - address 35001 Rancho California Rd. Temecula CA 92591

Good Morning Phayvanh, I apologize for not getting back to you sooner. Your site is outside of the Temecula Bombing Target 107 Formerly Used Defense Site. Nothing should be found at your site, but please make the sure the contractors know that Temecula Bombing Site 107 is nearby and that caution should be taken in case anything is found. If something is found please tell them to step away from the item, do not touch it and call the police to have them remove the item. Thank You.

From: Nanthavongdouangsy, Phayvanh [PNANTHAV@rctlma.org]
Sent: Thursday, March 31, 2016 11:27 AM
To: Cordero, Daniel@DTSC; Gimeno-O'Brien, Alice@DTSC
Subject: Riverside County Plot Plan No. 16891R3 - address 35001 Rancho California Rd. Temecula CA 92591

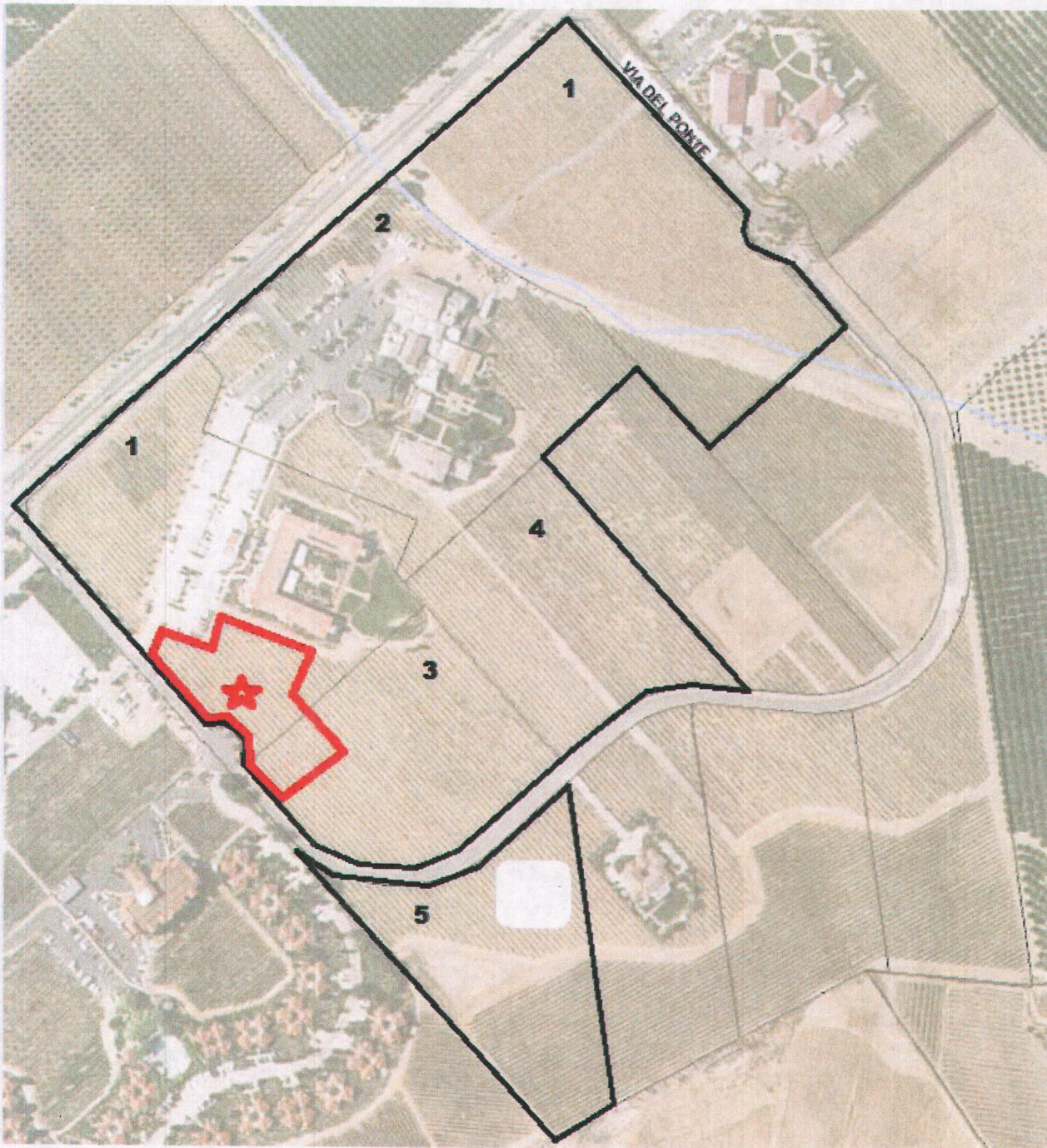
Hi Daniel and Alice,

I have a project that is near Temecula Bomb Target # 107. Please refer to the image below:



The project is Plot Plan No. 16891R3 (formerly called Plot Plan No. 25831). The project proposes to expand the existing hotel accommodation by adding 30-rooms, pool guest service area, and an additional 30 rooms.

The map below is intended to show you how much the actual building footprint will expand. The expansion footprint is outlined in red on parcels 1 and 3. The expansion includes 30 rooms, additional parking spaces, and a guest pool. Parcel 2 is where the existing winery is located. Parcel 1 is where the existing hotel is located. Parcels 1, 3, 4, and 5 will be merged so that the hotel expand to 30 rooms. The 75% of the net project area will remain planted in vineyards. Parcel 5 will also have a residential pad.



Please let me know if the Department of Toxic Substance Control have any concerns.

Thank you,
Phayvanh

From: Cordero, Daniel@DTSC [<mailto:Daniel.Cordero@dtsc.ca.gov>]
Sent: Tuesday, September 15, 2015 1:18 PM
To: Nanthavongdouangsy, Phayvanh
Subject: RE: Notice of Hearing

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Claudio Ponte
REI Management
30343 Canwood St. Suite 206
Agoura Hills, California 91301

(Space above for Recorder's Use Only)

AMENDED AND RESTATED DECLARATION OF DEED RESTRICTION

THIS AMENDED AND RESTATED DECLARATION OF DEED RESTRICTION ("**Declaration**") is made this ____ day of _____, 2016, by PVI Investors, LP, a California limited partnership ("**PVI**"), Wine Road Vintners, LLC, a California limited liability company ("**Wine Road**"), Siena Estates, Inc., a California corporation ("**Siena Estates**"), REI Management Company, a California corporation ("**REI**"), Felice Rovelli and Melissa Boles, husband and wife ("**Rovelli/Boles**"), and Graperoad, LLC, a California limited liability company ("**Graperoad**"), with reference to the following facts. Siena Estates, REI and Rovelli/Boles are collectively referred to herein as "**Siena.**" PVI, Wine Road, Siena and Graperoad are collectively referred to herein as "**Declarants**".

RECITALS

A. Graperoad and Wine Road, as Declarants, executed and recorded that certain Declaration of Deed Restriction dated November 1, 2009, and recorded on March 28, 2011, in the Official Records of the County of Riverside as Instrument No. 2011-0136159 (the "**Original Deed**").

B. Following recordation of the Original Deed, Graperoad completed a parcel merger of Lots 1 and 3, as described in the Original Deed, and transferred its ownership of those parcels to PVI.

C. The Declarants herein now desire to amend and restate the Original Deed in its entirety as set forth in this Declaration.

D. PVI is the owner of approximately 20.03 gross acres of land known as "New Parcel of Certificate of Parcel Merger No. 01868" of Tract No. 29975 located in the County of Riverside, California ("**County**"), as more particularly described in Exhibit A attached to this Declaration ("**Parcel 1**").

E. Wine Road is the owner of approximately 10.29 gross acres of improved real property containing the existing Ponte Winery and known as "Lot B per Lot Line Adjustment No. 05377" of Tract No. 29975 located in the County, as more particularly described in Exhibit B attached to this Declaration ("**Parcel 2**").

F. Graperoad is the owner of approximately 3.65 gross acres of a private street known as Lot B of Tract No. 29975 located in the County, as more particularly described in Exhibit C attached to this Declaration (the "**Street Parcel**").

G. Siena Estates is the owner of approximately 4.95 gross acres of land known as Lot 8 of Tract No. 29975 located in the County, as more particularly described in Exhibit C attached to this Declaration (the "**Siena Parcel**").

H. Felice Rovelli and Melissa Boles are the owners of approximately 4.85 gross acres of land known as Lot 9 of Tract No. 29975 located in the County, as more particularly described in Exhibit C attached to this Declaration (the "**Rovelli/Boles Parcel**").

I. REI Management is the owner of approximately 4.81 gross acres of land known as Lot 10 of Tract No. 29975 located in the County, as more particularly described in Exhibit C attached to this Declaration (the "**REI Parcel**"). The Street Parcel, the Siena Parcel, the Rovelli/Boles Parcel and the REI Parcel are hereinafter collectively referred to as "**Parcel 3**."

J. Parcels 1, 2, and 3 are collectively referred to in this Declaration as "**The Parcels**." The Parcels total approximately 48.58 gross acres and approximately 45.38 net acres. Parcel 1 is contiguous with Parcel 2 and with Parcel 3. The relative locations of The Parcels are depicted in Exhibit D attached to this Declaration.

K. On behalf of Wine Road and Siena collectively, PVI has submitted to the County an application for a Revised Plot Plan ("**Plot Plan 16891-R3**") to permit, in addition to the existing sixty (60) room hotel, a new thirty (30) room two-story building, a pool building, related improvements and future primary residence on The Parcels (the "**Hotel Improvements**"). Plot Plan 16891-R3 contains a condition of approval requiring the restrictions set forth in this Declaration. Concurrently with the application for Plot Plan 16891-R3, PVI has applied for Change of Zone No. 9782, which will change the zoning classification for The Parcels from "Citrus/Vineyard" to "Wine Country-Winery" ("**WC-W Zone**"), as set forth in Riverside County Ordinance No. 348. The Parcels are also subject to the policies contained in the Temecula Valley Wine Country Policy Area, as provided under the County's Wine Country Community Plan.

L. Under the WC-W Zone, a maximum of two rooms are permitted per gross acre for a hotel. Accordingly, under the WC-W Zone, the proposed Hotel Improvements (consisting of an existing sixty (60) rooms plus an added thirty (30) rooms or ninety (90) rooms total) would be required to be developed on a minimum lot size of forty-five (45) gross acres.

M. Under the WC-W Zone, a minimum of seventy-five percent (75%) of the net acreage must be planted in vineyards. The Parcels have already been planted in vineyards and exceed the minimum planting requirements.

N. Due to certain existing financing restrictions on Parcel 2, it is impractical to merge Parcels 1, 2, and 3 into a single parcel of at least forty-five (45) gross acres to satisfy the requirements of the WC-W Zone. However, to satisfy the forty-five (45) acre minimum requirement for the Hotel Improvements, Declarants have applied for and will receive approval of a parcel merger of Parcels 1 and 3. The merger of Parcels 1 and 3 will result in a single parcel

of at least thirty-eight (38) gross acres (hereinafter the "Hotel Parcel"). Parcel 2 will remain at least ten (10) gross acres (hereinafter the "Winery Parcel").

O. The purposes of this Declaration are: (i) to achieve the equivalent mix and density of development on the Hotel Parcel and the Winery Parcel, which would otherwise be permitted under the WC-W Zone if all three (3) of The Parcels were merged into a single parcel; and (ii) to restrict the use and development of the Hotel Parcel and the Winery Parcel strictly in accordance with the requirements of Plot Plan 16891-R3, as it may be revised from time to time. Therefore, PVI has proposed, and the County has agreed, to allow development of the proposed additional Hotel Improvements on the Hotel Parcel, subject to the provisions of this Declaration and the requirements of Plot Plan 16891-R3.

NOW, THEREFORE, for the reasons set forth above, the Declarant declares restrictions as follows:

1. Condition Precedent: This Declaration shall not become effective and shall not be recorded unless and until: (i) Plot Plan 16891-R3 is approved by the County; and (ii) Parcels 1 and 3 have been merged into a single parcel of at least thirty-eight (38) gross acres. If the County disapproves any of these conditions precedent, for whatever reason, then this Declaration shall be null and void.

2. Development Restriction. The Hotel Parcel and Winery Parcel shall be developed and operated strictly in accordance with Plot Plan 16891-R3 as it exists at the time this Declaration is recorded and as Plot Plan 16891-R3 may be amended from time to time. The Hotel Improvements shall be constructed on the Hotel Parcel, as depicted in the site plan for Plot Plan 16891-R3, attached as Exhibit E to this Declaration. Unless a revised plot plan, or other development permit, is approved in the future by the County, no other development shall be permitted on the Hotel Parcel or the Winery Parcel.

3. Satisfaction of WC-W Zone Acreage Requirement. Upon recordation of this Declaration, the Hotel Parcel and the Winery Parcel covered by Plot Plan 16891-R3 shall be considered a single parcel for purposes of satisfying the number of rooms per acre, and on-site winery requirements of the WC-W Zone. No further legal merger of the Hotel Parcel and the Winery Parcel shall be required in order to develop the Hotel Improvements in accordance with the approved Plot Plan 16891-R3. Nothing herein shall require the Hotel Parcel and the Winery Parcel to have common ownership.

4. Reservation of Rights for Future Development and Allocation of Common Area Maintenance. Nothing in this Declaration shall preclude the County's approval of future development applications on the Hotel Parcel or the Winery Parcel, including but not limited to subsequent revisions to Plot Plan 16891-R3. In addition, nothing in this Declaration shall preclude Declarants from recording a declaration of covenants, conditions, and restrictions or other appropriate instrument with respect to the Hotel Parcel and the Winery Parcel in order to allocate the maintenance, operation and expenses of the Common Areas (as defined below), so long as the provisions of this Declaration are not affected.

5. Enforceable Restriction. This Declaration shall bind Declarants and their successor and assigns, is intended to run with the land, and any of the provisions thereof may be enforced by the County in the Superior Court of the State of California.

6. Easements and Licenses.

6.1 Reciprocal Ingress and Egress Easements. Declarants as the current owners of the Hotel Parcel and the Winery Parcel hereby grant and reserve for the benefit of themselves, all future owners of either the Hotel Parcel and the Winery Parcel, and their respective successors, assigns, occupants, employees, agents, customers and invitees, and the customers, employees and invitees of such occupants, a nonexclusive, irrevocable, reciprocal easement with a right of entry to use (a) the Common Areas, as the same may from time to time be constructed and maintained for such use, for pedestrian and vehicular travel, ingress and egress, the discharge of surface storm water drainage and/or runoff, and for the other Common Area uses provided for herein, and (b) all driveways, drive aisles, and sidewalks at any time located upon the Hotel Parcel or the Winery Parcel for ingress and egress, the discharge of surface storm water drainage and/or runoff, and for the other uses incidental thereto. This easement shall burden the Common Areas, the interests of each owner of the Hotel Parcel and the Winery Parcel and each occupant thereof, and shall benefit the Hotel Parcel and the Winery Parcel and the owner and occupant thereof. For purposes of this Section 6, "**Common Areas**" means those areas outside of any building existing now or hereinafter developed intended to serve or benefit the Hotel Parcel and the Winery Parcel (e.g., any retaining walls) and/or for the non-exclusive use of the owners, occupants and their invitees (landscaped areas, drive aisles, sidewalks, and parking areas), which Common Areas as currently contemplated are depicted in Exhibit F attached to this Declaration.

6.2 Utility Easements. Declarants hereby grant and reserve for the benefit of themselves and all future owners of the Hotel Parcel and the Winery Parcel and their respective successors, assigns, occupants, employees, and agents thereof, perpetual, non-exclusive easements in, on, and under the Common Areas for the purpose of the installation, operation, maintenance and use of utility lines (which shall be located underground whenever feasible), necessary to serve the Hotel Parcel and the Winery Parcel and the buildings therein including without limitation, the right to install and maintain manholes, meters, pipelines, valves, hydrants, sprinkler controls, conduits, drainage, run-off, sewage facilities, and all related facilities. An Owner shall have the right to dedicate any utility lines exclusively located on and exclusively serving its parcel to any governmental agency or utility provider.

(i) Utility Lines. With respect to any easement granted and/or reserved pursuant to subsection 6.2, Declarants (or the owner of the affected parcel) shall have the right to assign the benefit and use of any such easement to any public or private utility company, agency or district for the purpose of installing, operating, repairing, servicing and maintaining utilities or drainage facilities and enforcing the easement rights. For purposes hereof, "utilities" includes electricity, gas mains and lines, water distribution lines, storm water sewers, sanitary sewers, telephone, fiber optic, cable television, and telegraph cables and lines, and other similar or related facilities commonly regarded as utilities. All storm drains, utility lines, transformers and meters shall be maintained under the terms of this Declaration in a safe and good working condition by the party otherwise responsible therefor. No grantee of a utility

easement under this subsection shall in the use, construction, reconstruction, operation, maintenance or repair of any storm drains, utility lines, transformers and meters in any way interfere, obstruct or delay the business of the grantor of said easement or any owner or occupant, or the public access to and from said business.

6.3 Fences. Except as otherwise provided in this Declaration, or as required by applicable law, no walls, fences or barriers of any sort or kind shall be constructed or maintained in the Common Areas or any portion thereof which shall prevent or impair the use or exercise of any of the easements granted herein, or the free access and movement including, without limitation, pedestrian and vehicular traffic among the Hotel Parcel and the Winery Parcel; provided, however, that reasonable traffic controls as may be necessary to guide and control the orderly flow of traffic may be installed within the Common Areas.

6.4 Prohibition Against Further Easements. Except (i) as specifically agreed by Declarants; (ii) as otherwise exists as of the date of this Declaration; or (iii) as required by any governmental agency or public utility in connection with the construction of any improvements on the Hotel Parcel or the Winery Parcel, no Declarant shall grant an easement or easements of any type encumbering the Common Areas to any person for the benefit of property which is not part of the Hotel Parcel or the Winery Parcel, or otherwise so burden the easements granted herein.

6.5 Restriction on Modification of Easements. The reciprocal easements granted herein shall not be terminated, amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County, or the County's successor-in-interest.

7. Modification of Declaration. This Declaration may be supplemented, amended, modified, or terminated only with the prior written consent of the Planning Director of the County, or the County's successor-in-interest.

8. Severability. If any of the provisions of this Declaration are held to be invalid or unlawful by the final judgment of a Court of competent jurisdiction, that invalidity or illegality will affect the validity of any other provisions of this Declaration.

9. Attorney Fees. In any litigation, arbitration, or other proceeding by which one party seeks to enforce its rights under this Declaration or seeks a declaration of any rights or obligations under this Declaration, the prevailing party shall be awarded reasonable attorney fees, together with any costs and expenses, to resolve the dispute and to enforce the final judgment.

10. Governing Law. This Declaration shall be construed and interpreted in accordance with the laws of the State of California. All actions or proceedings arising in connection with this Agreement shall be tried and litigated exclusively in the state courts located in the County of Riverside, State of California.

IN WITNESS WHEREOF, Declarants have executed this Declaration of Deed Restriction on the date stated in the introductory clause.

[SIGNATURE PAGES FOLLOW]

**[SIGNATURE PAGE 1 OF 2 TO AMENDED AND RESTATED DECLARATION OF
DEED RESTRICTION]**

DECLARANTS:

“PVI”

PVI INVESTORS, LP, a California limited
partnership

By: Ponte Vineyard Inn GP, LLC, its General
Partner

By: _____
Claudio A. Ponte, Manager

“WINE ROAD”

WINE ROAD VINTNERS, LLC, a California
limited liability company

By: REI Management Co., Inc., its Manager

By: _____
Claudio A. Ponte, President

“SIENA”

SIENA ESTATES, INC., a California
corporation

By: _____
Claudio A. Ponte, President

**[SIGNATURE PAGE 2 OF 2 TO AMENDED AND RESTATED DECLARATION OF
DEED RESTRICTION]**

“REI”

REI MANAGEMENT COMPANY, a California
corporation

By: REI Management Co., Inc., its Manager

By: _____
Claudio A. Ponte, President

“Rovelli-Boles”

By: _____
Felice Rovelli

By: _____
Melissa Boles

“GRAPEROAD”

GRAPEROAD, LLC, a California limited
liability company

By: REI Management Co., Inc., its Manager

By: _____
Claudio A. Ponte, President

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 _____, 2016, before me, _____, Notary Public,
personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted, executed the instrument.

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 _____

EXHIBIT A

(Legal Description - Parcel 1)

BEING ALL OF THE "NEW PARCEL" DESCRIBED IN CERTIFICATE OF PARCEL MERGER NO. 01868, RECORDED MARCH 17, 2011 AS INSTRUMENT NO. 2011-0119777 OF OFFICIAL RECORDS, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EXHIBIT B

(Legal Description - Parcel 2)

BEING ALL OF LOT "B" OF LOT LINE ADJUSTMENT NO. 05377 RECORDED
NOVEMBER 12, 2010 AS INSTRUMENT NO. 2010-0546768 OF OFFICIAL RECORDS OF
THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

EXHIBIT C

(Legal Description - Parcel 3)

BEING LOTS 8 THROUGH 10, INCLUSIVE OF TRACT MAP NO. 29975 TOGETHER WITH LOT "B" VIA DEL PONTE (PRIVATE STREET), IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 368, PAGES 44 THROUGH 54, INCLUSIVE, OF TRACT MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXHIBIT D

(Map Showing Relative Locations of the Parcels)

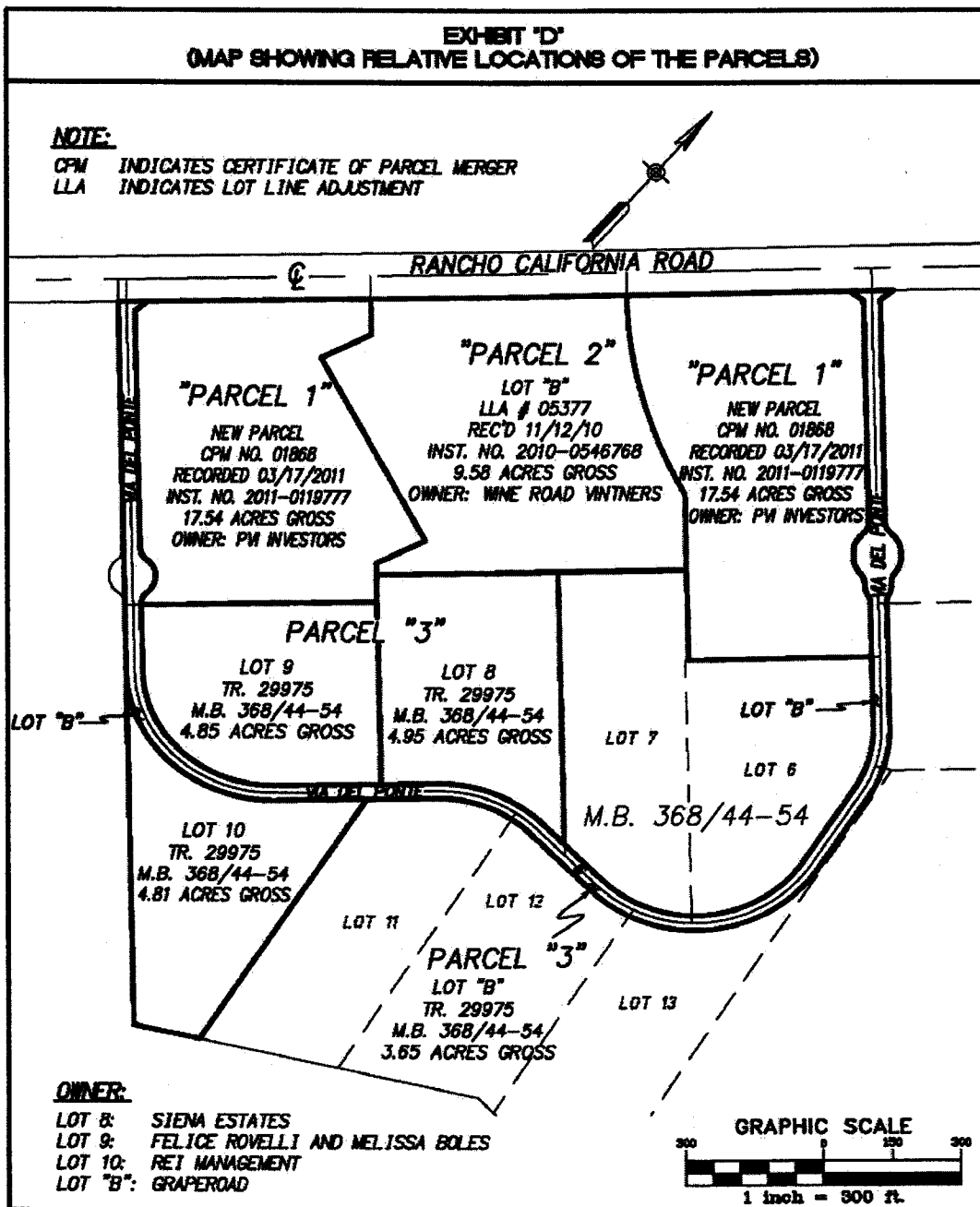


EXHIBIT E

(Site Plan for Plot Plan 16891-R3)

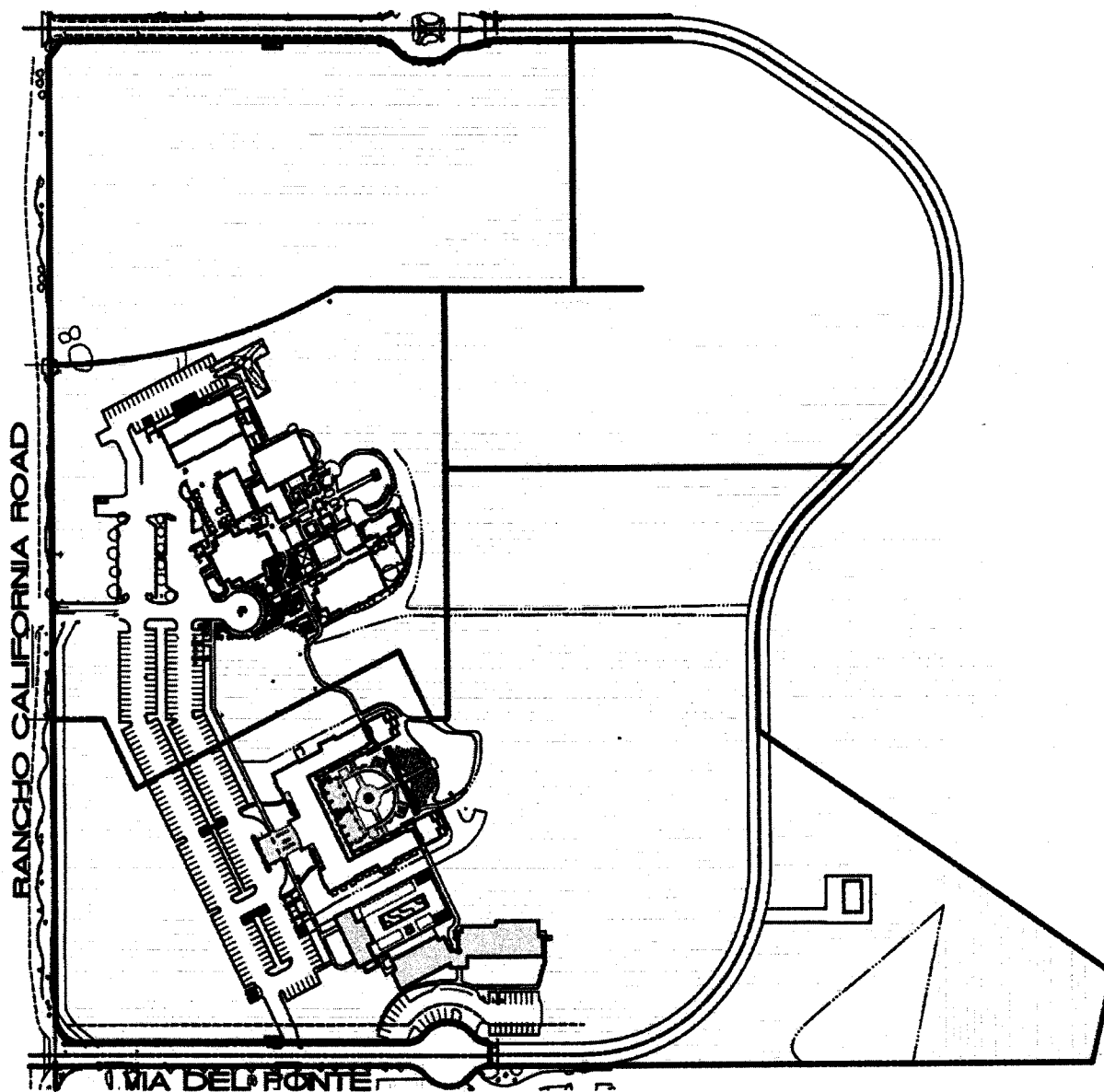
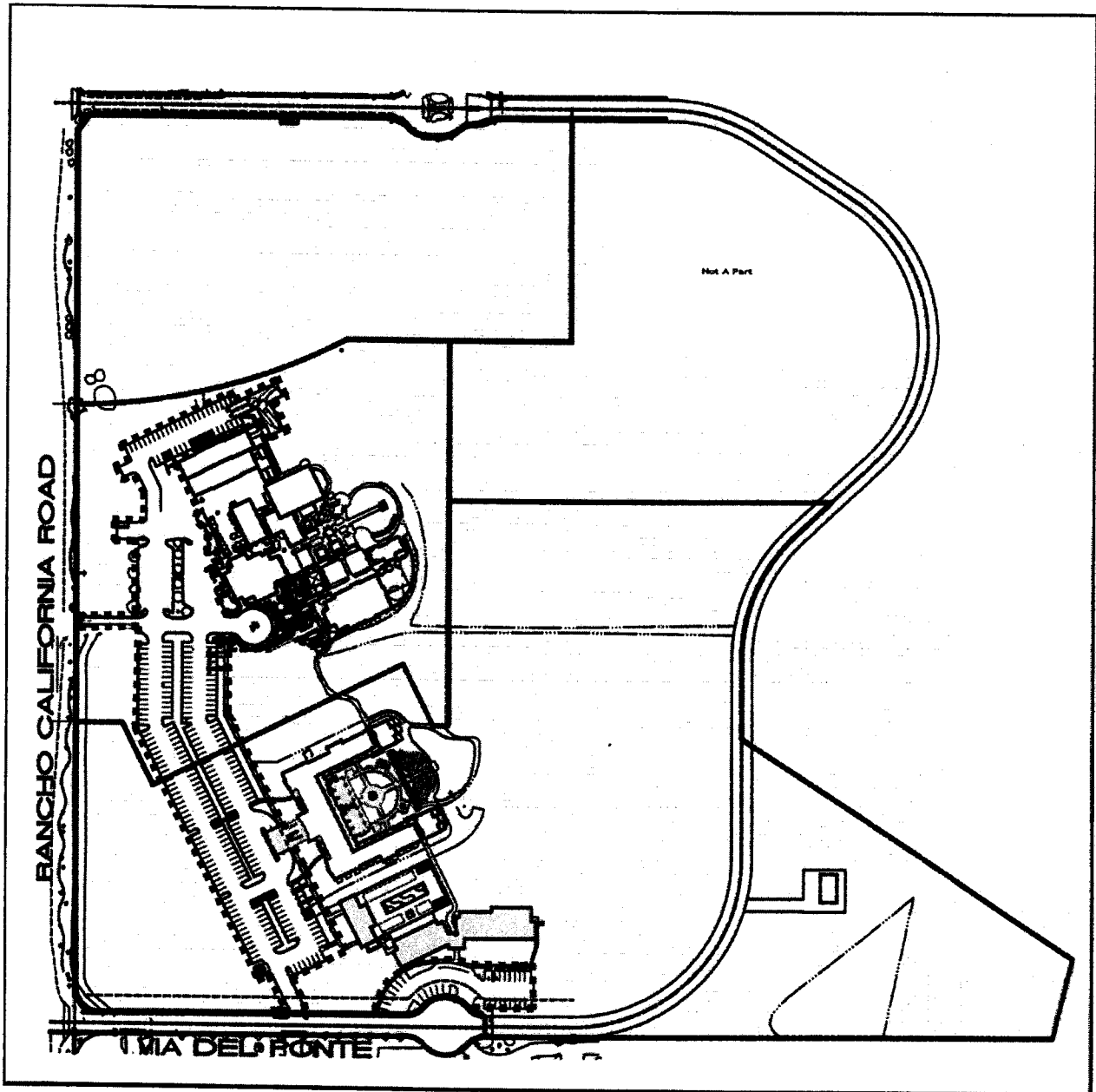


EXHIBIT F

(Depiction of Common Area)



INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Wine Road Vintners, LLC, a California Limited Liability Company, PVI Investors, LP, a California Limited Partnership, Siena Estates, a California Corporation, Felice Rovelli, Melissa Boles and REI Management Company, a California Corporation ("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 942-230-025, 942-230-012, 942-230-013, 942-230-014 and 942-230-024 ("PROPERTY"); and,

WHEREAS, PROPERTY OWNER filed an application for Plot Plan No. 16891 Revision No. 3 and Change of Zone No. 7892 ("PROJECT"); and, CP FR & MB

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:
Siena Estates, Inc.
REI Management, Inc.
Attn: Claudio Ponte
34960 Via Del Ponte
Temecula, CA 92592

Felice Rovelli & Melissa Boles
34940 Via Del Ponte
Temecula, CA 92592

PVI Investors, LP
Attn: Steve Converse
30343 Canwood St., Ste. 206
Agoura Hills, CA 91301

With a copy to:
Walt Allen
28465 Old Town Front St., Ste. 201
Temecula, CA 92590

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: 5-4-16

[Signatures follow on next two (2) pages]

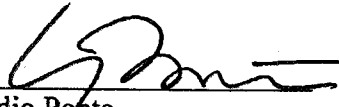
FORM APPROVED COUNTY COUNSEL
BY: Michelle Glack 4/28/16
MICHELLE GLACK DATE

PROPERTY OWNER:

Wine Road Vintners, LLC, a California Limited Liability Company, PVI Investors, LP, a California Limited Partnership, Siena Estates, a California Corporation, Felice Rovelli, Melissa Boles and REI Management Company, a California Corporation

By: Wine Road Vintners, LLC, a California Limited Liability Company

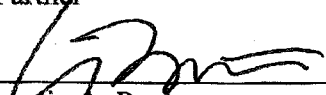
By: REI Management Company, a California Corporation
Its Manager

By: 
Claudio Ponte
President and Chief Financial Officer

Dated: 3-2-2016

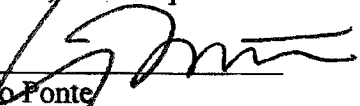
By: PVI Investors, LP, a California Limited Partnership

By: Ponte Vineyard Inn GP, LLC, a California Limited Liability Company
Its General Partner

By: 
Claudio A. Ponte
Manager

Dated: 3-2-2016

By: Siena Estates, a California Corporation

By: 
Claudio Ponte
President and Chief Financial Officer

Dated: 3-2-2016

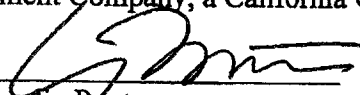
By: _____
Felice Rovelli

Dated: _____

By: _____
Melissa Boles

Dated: _____

By: REI Management Company, a California Corporation

By: 

Claudio Ponte
President and Chief Financial Officer

Dated: 3-2-2016

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

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California)
County of Riverside)

On March 2, 2016 before me, Patricia Ann Kilburn, ^{NOTARY}_{PUBLIC}
(here insert name and title of the officer)

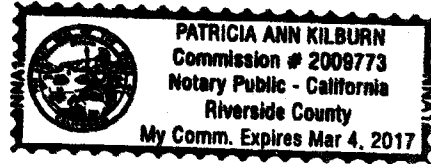
personally appeared Claudia Ponte

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

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

WITNESS my hand and official seal.

Signature



(Seal)

OPTIONAL INFORMATION

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

Description of Attached Document

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

containing _____ pages, and dated _____

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

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____
Title(s)

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

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

Additional Signer(s) Signer(s) Thumbprint(s)

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Wine Road Vintners, LLC, a California Limited Liability Company, PVI Investors, LP, a California Limited Partnership, Siena Estates, a California Corporation, Felice Rovelli, Melissa Boles and REI Management Company, a California Corporation ("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 942-230-025, 942-230-012, 942-230-013, 942-230-014 and 942-230-024 ("PROPERTY"); and,

WHEREAS, PROPERTY OWNER filed an application for Plot Plan No. 16891 Revision No. 3 and Change of Zone No. 7892 ("PROJECT"); and,

CP	FR & MB
----	---------

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:
Siena Estates, Inc.
REI Management, Inc.
Attn: Claudio Ponte
34960 Via Del Ponte
Temecula, CA 92592

Felice Rovelli & Melissa Boles
34940 Via Del Ponte
Temecula, CA 92592

PVI Investors, LP
Attn: Steve Converse
30343 Canwood St., Ste. 206
Agoura Hills, CA 91301

With a copy to:
Walt Allen
28465 Old Town Front St., Ste. 201
Temecula, CA 92590

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: 5-4-16

[Signatures follow on next two (2) pages]

FORM APPROVED COUNTY COUNSEL
BY: Michelle Glack
MICHELLE GLACK
DATE: 4/28/16

PROPERTY OWNER:

Wine Road Vintners, LLC, a California Limited Liability Company, PVI Investors, LP, a California Limited Partnership, Siena Estates, a California Corporation, Felice Rovelli, Melissa Boles and REI Management Company, a California Corporation

By: Wine Road Vintners, LLC, a California Limited Liability Company

By: REI Management Company, a California Corporation
Its Manager

By: _____
Claudio Ponte
President and Chief Financial Officer

Dated: _____

By: PVI Investors, LP, a California Limited Partnership

By: Ponte Vineyard Inn GP, LLC, a California Limited Liability Company
Its General Partner

By: _____
Claudio A. Ponte
Manager

Dated: _____

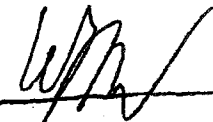
By: Siena Estates, a California Corporation

By: _____
Claudio Ponte
President and Chief Financial Officer

Dated: _____

By: 
Felice Rovelli

Dated: 3/3/16

x 

CODY LAIDLAW
NOTARY PUBLIC OF CONNECTICUT
My Commission Expires 11/30/2020

By: Mel Boles
Melissa Boles

Dated: 3/3/16

x [Signature]
GODY LAIDLAW
NOTARY PUBLIC OF CONNECTICUT
My Commission Expires 11/30/2020

By: REI Management Company, a California Corporation

By: _____
Claudio Ponte
President and Chief Financial Officer

Dated: _____