

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



ITEM
19.2
(ID # 8211)

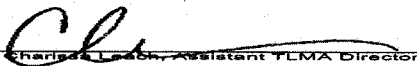
FROM : TLMA-PLANNING:

MEETING DATE:
Tuesday, November 6, 2018

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING FOR FAST TRACK NO. 2018-01 FOR PLOT PLAN NO. 180019 and NOISE EXCEPTION NO. NE1800002 – Intent to adopt a Mitigated Negative Declaration – Applicant: RTN Development, Rick Neugebauer – Engineer/Representative: RTN Development, Ted Neugebauer - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG: AG) within the Temecula Valley Wine Country Policy Area–Winery District – Location: North of Pauba Road, southeast of Avenida Verde, and west of De Portola Road – 20.86 Acres - Zoning: Wine Country-Winery (WC-W) - REQUEST: Plot Plan No. 180019 proposes a Class V Winery “Project” in two (2) phases on 22.2 gross acres. Phase One will consist of a two-story wine tasting room and bar with a restaurant and covered patio attached on the first floor with restrooms and a wine production building with a wine lab and conference area, employee restrooms and storage. Outside the building will be production equipment comprised of vats, coolers, de-stemmers, and crush pads. Special occasions (weddings/events) will also be offered on the Project site with a trellis stage area. Phase Two will consist of a three-story, 44 room Wine Country Hotel with a public lounge area, a restaurant, spa treatment facilities, offices, conference room suites, hotel rooms, VIP suites, and a roof deck viewing patio. The hotel will also offer an outdoor pool and spa and fire pit areas. Additionally a type 42 ABC license (on-sale wine for Public Premises) and/or other ABC type licenses will be required for the Class V Winery. Noise Exception No. 1800002 has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4. – APN: 927-640-008, 009 (Applicant fees 100%)

Continued on page 2

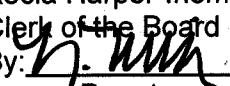
ACTION:


Charles Leach, Assistant TLMA Director 10/24/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED to refer the project to the Planning Commission for its consideration and recommendation and for the proposed project to be brought back to the Board for final decision.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: November 6, 2018
xc: Planning, COB

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 180061**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE **NOISE EXCEPTION NO. 1800002**, based on the findings and conclusions in the initial study, attached conditions of approval, and based upon the findings and conclusions provided in this staff report; and

APPROVE **PLOT PLAN NO. 180019**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment: No	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The proposed Project was approved by the Economic Development Agency (EDA) on February 9, 2018, for Fast Track processing (FTA-2018-01). During this time and until June 21, 2018, when the Class V Winery Project was applied for, the applicant had discussed the Project with various County departments, preparing for the submittal.

On July 19, 2018, comments on this Project were provided to the applicant in a Development Advisory Committee (DAC) meeting. Various discussions on the project relating to architecture and layout, design and color, vineyard planting, landscaping, parking, special occasions and/or outdoor events, items pertaining to Ordinance No. 348, Section 14.93 Development Standards, and processing timeline of the project getting to a Board of Supervisors (Board) hearing were discussed. A second round review was completed on September 27, 2018, with all departments clearing the project.

Regarding the architecture and layout, design, color, and vineyard planting, it was determined by the Director that it is similar to a few other existing wineries in the Temecula Valley Wine Country Community/Policy Area (WCCP). The applicant's color choice of white with accent colors to invoke a "Modern Spanish" design theme will be up to the final decision of the Board.

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

Since the project will have outdoor events as a part of their special occasions allowed, an Exception to Noise Ordinance No. 847 (NE1800002) was applied for as required per Ordinance No. 348, Section 14.93.C.4, and will proceed with the Project to the Board of Supervisors hearing.

The Project is located in the WCCP, Winery District. Residential dwellings are to the north and west of the Project site. Existing wineries are to the immediate south and east across De Portola Road, as well as a horse ranch. The owner/applicant opted-in to the County's Wine Country zone change (CZ07929), changing the Project's zone to WC-W. The Project meets the WCCP policies and WC-W zone and development standards as listed below in this report. With this Project submitted as a Class V Winery, there will be special occasions and/or outdoor events, and hotel accommodations. The Project also proposes a restaurant in the tasting building.

Impact on Citizens and Businesses

The Projects have no direct impact on citizens or businesses, as these are private projects. All impacts have been studied through CEQA.

SUPPLEMENTAL:

Additional Fiscal Information

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

ATTACHMENTS:

- A. **Board of Supervisors Staff Report Package**
- B. **Plot Plan Exhibits**
- C. **Indemnification Agreement**


Scott Bruckner 10/29/2018



CALL (951) 368-9222
EMAIL: legal@pe.com

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PRODUCT	SIZE	PRICE
10/26/18	0011191674	PE Riverside	3 x 91 Li	354.90

Invoice text: Plot Plan 180019 second publication

*Planning
11/6/18 19.2*

Placed by: Karen Lynn Barton

Legal Advertising Memo Invoice

BALANCE DUE
354.90

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
Nick Eller 951-368-9229	BILLING DATE 10/26/2018	BILLED ACCOUNT NUMBER 5209148	ADVERTISER/CLIENT NUMBER 5209148	ADVERTISER/CLIENT NAME BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
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BALANCE DUE 354.90	ORDER NUMBER 0011191674	TERMS OF PAYMENT DUE UPON RECEIPT



THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

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'PO BOX 1147'
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPER PARTNERSHIP
dba The Press-Enterprise
PO Box 65210
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DATE	ORDER NUMBER	PONUM	ADVERTISER	AMOUNT
10/26/18	0011191766		PE Riverside	358.80

Invoice text: SP 303

Placed by: Karen Lynn Barton

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BALANCE DUE

358.80

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
SALES/CONTACT INFORMATION	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229	10/26/2018	5209148	5209148	BOARD OF SUPERVISORS

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BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
10/26/2018	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
358.80	0011191766	DUE UPON RECEIPT

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951-684-1200
951-368-9018 FAX

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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Plot Plan 180019 second publication /

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

10/26/2018

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

Date: October 26, 2018
At: Riverside, California


Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011191674-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN, NOISE EXCEPTION AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION IN THE RANCHO CALIFORNIA AREA, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, November 6, 2018 at 10:30 A.M. or as soon as possible thereafter, to consider the Planning Commission's approval on Fast Track No. 2018-01 for Plot Plan No. 180019, which proposes a Class V Winery "Project" in two (2) phases on 22.2 gross acres. Phase One will consist of a two-story wine tasting room and bar with a restaurant and covered patio attached on the first floor with restrooms and a wine production building with a wine lab and conference area, employee restrooms and storage. Outside the building will be production equipment comprised of vats, coolers, de-stemmers and crush pads. Special occasions (weddings/events) will also be offered on the project site with a trellis stage area. Phase Two will consist of a three-story, 44 room Wine Country Hotel with a public lounge area, a restaurant, spa treatment facilities, offices, conference room suites, hotel rooms, VIP suites and a roof deck viewing patio. The hotel will also offer an outdoor pool and spa and fire pit areas. Additionally a Type 42 ABC license (on-sale wine for Public Premises) and/or other type licenses will be required for the Class V Winery. Noise Exception No. 1800002 has been applied in relation to the special occasion facility (outdoor events, weddings and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4. This project is located west of De Portola Road, north of Pauba Road, and southeast of Avenida Verde. The project address is 37440 De Portola Road in the Temecula Valley Wine Country Policy Area of the Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for Environmental Assessment No. CEQ180061.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, URBAN REGIONAL PLANNER, AT (951) 955-6060 OR EMAIL twheeler@rivco.org

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

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

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

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

Dated: October 22, 2018
Kecia Harper-Ihem, Clerk of the Board
By: Karen Barton, Board Assistant 10/26

THE PRESS-ENTERPRISE

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

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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: SP 303 /

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

10/26/2018

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

Date: October 26, 2018
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
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Ad Number: 0011191766-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AMENDMENT NO. 4 TO SPECIFIC PLAN NO. 303, KOHL RANCH, AND ALUC'S INCONSISTENCY DETERMINATION, IN THE LOWER AND EASTERN COACHELLA VALLEY, FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, November 4, 2018 at 10:30 A.M. or as soon as possible thereafter, to consider the application submitted by Thermal Operating Company - Webb Associates, on Specific Plan No. 303, Amendment No. 4, proposes to amend the Kohl Ranch Specific Plan by: (1) creating two new Planning Areas, E-2A and E-2B, carved out of existing Planning Area E-2; (2) adding a new, conditionally permitted land use within the founder's lots in new Planning Areas E-2A and E-2B called Racetrack Recreational Units; and (3) made further refinements to the permitted and conditionally permitted uses of this area of the Kohl Ranch Specific Plan (Project"). Racetrack Recreational Units are intermittent (seasonal) units that may be occupied overnight but prohibit permanent residency.

In accordance with Public Utilities Code section 21676.5, the Board of Supervisors will also consider overruling the County of Riverside Airport Land Use Commission's (ALUC) determination that the proposed Amendment No. 4 to Specific Plan No. 303 is inconsistent with the Jacqueline Cochran Regional Airport Compatibility Zone C.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended the adoption of an addendum to an Environmental Impact Report No. 396, and it will be considered by the Board of Supervisors in making any decision on the project.

The project is located northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, and westerly of Polk Street, Fourth Supervisorial District.

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JASON KILLEBREW, PROJECT PLANNER, AT (951) 955-0314 OR EMAIL jkillebre@rivco.org.

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

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

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

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

Dated: October 22, 2018 Kecia Harper-Ihem, Clerk of the Board
By: Karen Barton, Board Assistant

10/26

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
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					<i>Planning 11/6/18 19.2</i>
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951-368-9018 FAX

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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: PP 180019 /

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

10/16/2018

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

Date: October 16, 2018
At: Riverside, California


Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
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Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN, NOISE EXCEPTION AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION IN THE RANCHO CALIFORNIA AREA, THIRD SUPERVISORIAL DISTRICT.

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, November 6, 2018 at 10:30 A.M. or as soon as possible thereafter, to consider the approval of Fast Track No. 2018-01 for Plot Plan No. 180019, which proposes a Class V Winery "Project" in two (2) phases on 22.2 gross acres. Phase One will consist of a two-story wine tasting room and bar with a restaurant and covered patio attached on the first floor with restrooms and a wine production building with a wine lab and conference area, employee restrooms and storage. Outside the building will be production equipment comprised of vats, coolers, de-stemmers and crush pads. Special occasions (weddings/events) will also be offered on the project site with a trellis stage area. Phase Two will consist of a three-story, 44 room Wine Country Hotel with a public lounge area, a restaurant, spa treatment facilities, offices, conference room suites, hotel rooms, VIP suites and a roof deck viewing patio. The hotel will also offer an outdoor pool and spa and fire pit areas. The applicant currently has a type 02 ABC license (winegrower). Additionally a type 42 ABC license (on-sale wine for Public Premises) and/or other type licenses will be required for the Class V Winery. Noise Exception No. 1800002 has been applied in relation to the special occasion facility (outdoor events, weddings and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4. This project is located in the Temecula Valley Wine Country Policy Area in the Third Supervisorial District.

The Planning Department recommends that the Board of Supervisors approve the project and adopt a Mitigated Negative Declaration for Environmental Assessment No. CEQ180061.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, URBAN REGIONAL PLANNER, AT (951) 955-6060 OR EMAIL twheeler@rivco.org

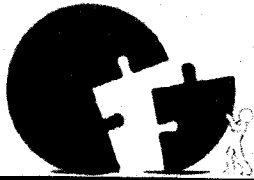
Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board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

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

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

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

Dated: October 11, 2018 Kecia Harper-Ithem, Clerk of the Board
By: Karen Barton, Board Assistant 10/16



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

Board of Supervisor's Hearing: November 6, 2018

PROPOSED PROJECT

Case Number(s):	Plot Plan No. 180019	Applicant(s): RTN Development, c/o
EA No.:	Mitigated Negative Dec.CEQ180061	Rick Neugebauer
Area Plan:	Southwest	Representative(s): RTN Development,
Zoning Area/District:	Rancho California Area	c/o Rick & Ted Neugebauer
Supervisory District:	Third District	
Project Planner:	Tim Wheeler	
Project APN(s):	927-640-008, 009, 011, 012, & 015	Charissa Leach, P.E. Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 180019 proposes a Class V Winery "Project" in two (2) phases on 22.2 gross acres. Phase One will consist of a two-story wine tasting room and bar with a restaurant and covered patio attached on the first floor with restrooms. Next to the tasting room will be a covered BBQ area. Second floor will consist of a VIP lounge and deck seating, offices, and a conference room. Additionally, Phase One will consist of a wine production building with an entry way, wine lab and conference area, and employee restrooms. Outside the building will be production equipment comprised of vats, coolers, de-stemmers, and crush pads. There will also be a subterranean basement for storage with the production building. Special occasions (weddings/events) will also be offered on the Project site with a trellis stage area. Phase Two will consist of a three-story, 44 room Wine Country Hotel with a hotel lobby foyer, public lounge area, hotel laundry services, and storage on the lower level. The second floor will have a restaurant, spa treatment facilities, offices, conference room suites, hotel rooms, and VIP suites. The third floor will have a roof deck viewing patio and more hotel rooms. The hotel will also offer an outdoor pool and spa and fire pit areas. Additionally a type 42 ABC license (on-sale wine for Public Premises) and/or other ABC type licenses will be required for the Class V Winery. The Project offers 189 parking spaces including 9 ADA parking spaces and 5 electrical vehicle spaces; plus winery signage.

Noise Exception No. 1800002 has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4.

The project is located west of De Portola Road, north of Pauba Road, and southeast of Avenida Verde. The project address is 37440 De Portola Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ180061**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE NOISE EXCEPTION NO. 1800002, based on the findings and conclusions in the initial study, attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

APPROVE PLOT PLAN NO. 180019, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Agriculture (AG)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Agriculture (AG)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Temecula Valley Wine County Policy Area-Winery District
Surrounding General Plan Land Uses	
North:	Agriculture (AG)
East:	Rural Residential (RR)
South:	Agriculture (AG)
West:	Agriculture (AG)
Existing Zoning Classification:	Wine Country-Winery (WC-W)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Citrus/Vineyard (C/V)
East:	Wine Country-Winery (WC-W) and Rural Residential (R-R)
South:	Wine Country-Winery Existing (WC-WE)
West:	Citrus/Vineyard (C/V)
Existing Use:	Planted Vineyard and Vacant Land

Surrounding Uses	
North:	Residential Dwelling and Vineyard
South:	Existing Winery
East:	Existing Winery, Planted Vineyard, and Horse Ranch
West:	Residential Dwelling and Vineyard

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	22.2 Gross Acres	Minimum 20.00 Gross Acres
Proposed Building Area (SQFT):	66,084 sqft (total)	N/A
Building Height (FT):	Tallest building is 40 ft. high (Hotel)	40 feet max.
Building Setback (FT):	358 ft. from De Portola Road	100 ft. for building(s) next to De Portola Road
Resort Hotel Building Stories:	3 habitable stories with a setback of 360 ft. Habitable lower level is screened by terrain/vineyards from De Portola Road.	2 stories or 3 stories max if 500 ft. from De Portola Road. If less than 500 ft.; only 2 stories visible from De Portola Road with terrain/vineyards reducing visibility of 3 rd habitable story
Resort Hotel Room:	Proposed Winery Hotel Rooms are 44	2 rooms/suites per gross acre. Based on 22.2 gross acres; the max. allowed rooms would be 44
Vineyard Planting Area:	75.5% of Net Acres (15.71ac)	75% of Net Acres (15 ac)

Parking:

<i>Type of Use</i>	<i>Building Area (In SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Tasting Building	8,120 sqft.	Tasting area use 1 space per 45 sqft. of serving area plus 1 space per 2 employees; Office area use 1 space per 250 sqft. of office area.	149	
Production Building	10,030 sqft.	Storage area use 1 space per 1,000 sqft. of storage area, Production/barrel fermentation area (fabrication) use 1 space per 500 sqft. Uncommitted to any type of use 1 space per 500 sqft.	14	
Wine County Hotel	40,973 sqft.	Hotels use 1 space per room and two spaces for manager, For restaurant, serving areas, bars, and tasting area use 1 space per 45 sqft. of serving area plus 1 space per 2 employees, beauty	75	

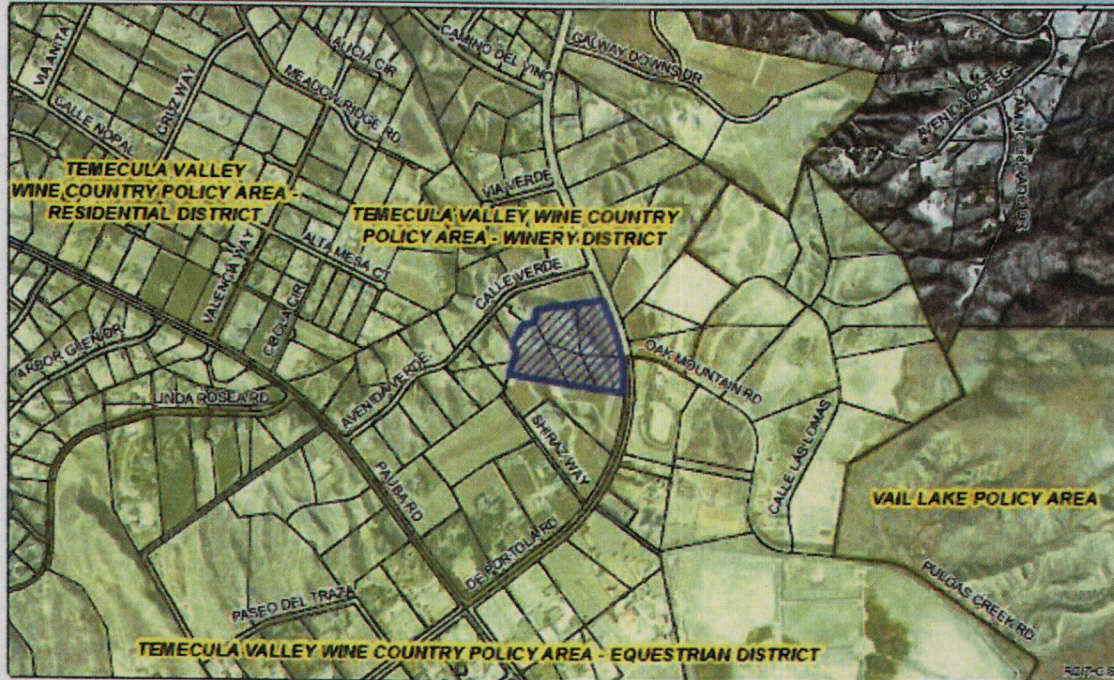
Type of Use	Building Area (In SF)	Parking Ratio	Spaces Required	Spaces Provided
		shops and similar uses 1 space per 150 sqft. of gross floor area		
TOTAL:			233	189

Provided parking approved by the Planning Director. Total parking area will be established in the first phase. Remainder of paved parking spaces completed under phase two completion

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Wine Country #149-Road Maintenance
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High, SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone A
WRCMSHCP Criteria Cell:	Yes – Cell Group C, Cell # 6807, 6917– HANS170001 approved
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background:

The proposed Project was approved by the Economic Development Agency (EDA) February 9, 2018 for Fast Track processing (FTA-2018-01). During this time and until June 21, 2018, when the Class V Winery Project was applied for, the applicant had discussed the Project with various County departments; preparing for the submittal.

On July 19, 2018 comments on this Project were provided to the applicant in a Development Advisory Committee (DAC) meeting. Various discussions on the project relating to architecture and layout, design and color, vineyard planting, landscaping, parking, and special occasions and/or outdoor events, items pertaining to Ordinance No. 348, Section 14.93 Development Standards, and processing timeline of the project getting to a Board of Supervisors (Board) hearing were discussed. A second round review was completed on September 27, 2018, with all departments clearing the project.

Regarding the architecture and layout, design, color, and vineyard planting; it was determined by the Director that it is similar to a few other existing wineries in the Temecula Valley Wine Country Community/Policy Area (WCCP). The applicants color choice of white with accent colors to invoke a "Modern Spanish" design theme will be up to the final decision of the Board.

Since the project will have outdoor events as a part of their special occasions allowed; an Exception to the Noise Ordinance No. 847 (NE1800002) was applied for as required per Ordinance No. 348, Section 14.93.C.4, and will proceed with the Project to the Board of Supervisors hearing.

The Project is located in the WCCP; Winery District. Residential dwellings are to the north and west of the Project site. Existing wineries are to the immediate south and east across De Portola Rd; as well as a horse ranch. The owner/applicant opted-in to the County's Wine Country zone change (CZ07929), changing their Project's zone to WC-W. The Project meets the WCCP policies and WC-W zone and development standards as listed below in this report. With this Project submitted as a Class V Winery, there will be special occasions and/or outdoor events, and hotel accommodations. The Project also proposes a restaurant in the tasting building.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

As of the writing of this staff report, no comment letters in response to the circulated IS and MND have been received, and no revisions to the project have been made. As demonstrated in the IS and MND, the proposed project will not result in any significant impacts to the environment, with mitigation incorporated.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Land Use Findings:

1. The Project site has a General Plan Land Use Designation of Agriculture (AG) (10 Acre Minimum).
2. The Project site is located within the Temecula Valley Wine Country Policy Area – Winery District.
3. The proposed use, a Class V Winery, is allowed within the Wine Country-Winery (WC-W) Zoning Classification with an approved Plot Plan.
4. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The General Plan Land Use Designation of Agriculture (AG) was established to help conserve productive agricultural lands within the County. These include crops, citrus groves, vineyards, and other related agricultural related uses. Required for all wineries within the Temecula Valley Wine Country Policy Area is a vineyard. The Project is located within the Wine Country-Winery District of the WCCP. The project is consistent with the WCCP - Winery District because the Project will include a Class V Winery on a 22.2 gross acre lot; which meets the required 20 acre minimum for a Class V Winery. The project is therefore consistent with the General Plan.
5. The Project site has a Zoning Classification of Wine Country-Winery (WC-W) consistent with the WCCP. The Zoning Classification of WC-W allows for a Class V Winery on a parcel of 20 gross acres provided a plot plan has been approved pursuant to Article VIVd, Section 14.92 B.4 of Ordinance No. 348.

Appurtenant and incidental uses with a Class V Winery with an established on-site vineyard located on a minimum gross parcel size of 20 acres include the following: a wine tasting area, wine club activity and events, retail wine sales, eight (8) Winegrowers Trade Association Events per year, gift sales within the tasting area only, special occasion facility, Bed & Breakfast Inn, Country Inn, Wine Country Hotel, Spa or professional culinary academy, a delicatessen not to exceed 1,500 square feet in size, and a restaurant (Ord. No. 348, Sec. 14.91 H.). The Project does not propose a delicatessen, Bed & Breakfast Inn or Country Inn or professional culinary academy at this time. The Project will have special occasion facility (weddings and events) and a Wine Country Hotel. No other appurtenant and incidental uses are permitted than those listed above for a Class V Winery.

6. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The Project's front setback is over 340 feet from De Portola Road. The Project is designed to meet Temecula Valley Wine Country Policy Area and County Design guideline standards. The winery tasting building is just southeast of the center of the property. The wine production building is located northwest of the project site and more than 80 feet from a neighboring property line. The hotel is north from the center of the property and approximately 80 feet from a neighboring property line. The Project site abuts De Portola Road and needs to meet the required setback distance of one hundred feet (100') from the road and as stated above it meets that requirement. The Project's site abuts an existing winery to the south along De Portola Road and another northeast across De Portola Road. Other surrounding land uses are single family residences, existing vineyard farmland, or horse ranches. Even though the Project will have indoor/outdoor special occasions (for example weddings) as a part of Plot Plan No. 180019, noise levels will meet Riverside County Noise Standards based on the noise report prepared for the project. As for lighting, the project is within Zone A for Ordinance No. 655. All lighting proposed, shall be shielded and directed down as to not interfere with Mt. Palomar Observatory and prevent light spillage to neighbors in accordance with requirements for Ordinance No. 655.

7. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding properties because the subject property is currently zoned Wine Country-Winery (WC-W) located within the Winery District of the Temecula Valley Wine Country Policy Area. It is surrounded by other existing wineries along De Portola Road. It is compatible with the surrounding wineries and residential properties through its comparable landscaping, topography, roadway setback, and location on the property. The Project will have a Wine Country Hotel and a special occasion facility for indoor/outdoor events (for example weddings) occurring on site, which is allowed, for a Class V Winery.

8. The proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks or curbs, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The Project will be built in two (2) Phases. The Project will have its entry access on De Portola Road, a County maintained road, with the following improvements for Phase I: 1) Edge of pavement returns at winery driveway entrance shall be constructed with 35 foot radius. 2) No parking signs shall be installed along De Portola Road as directed by the Transportation Department. 3) Provide AC pavement tapering for acceleration/deceleration lanes per County Standard No. 803, Ordinance 461. For Phase II, improvements along and outside project boundaries with AC pavement, protected shoulders, within the 110' full-width dedicated right-of-way as follows: 1) The left turn pocket shall be 12' wide minimum (6' west and 6' east of the centerline) AC pavement and 100 feet long with a 120 foot reverse curve transition tapering. 2) Provide 270 foot AC pavement transition taper on each side of the left turn pocket. 3) Provide acceleration and deceleration AC pavement lane at the driveway per County Standard No. 803, Ordinance 461. 4) Edge of pavement return at the driveway shall be 35' radius.

5) 'No parking' sign shall be installed along De Portola Road and as directed by the Transportation Department. 6) In the event the Board of Supervisors adopts a Traffic Impact Fee (TIF) Program or similar funding program for the Wine Country Community Plan Area supported by a nexus study, the project proponent shall pay the fee in accordance with the fee schedule in effect at the time of permit issuance. Payment of the described fee shall cause the above improvements (1 through 5) to be considered satisfied. The Project will connect to sewer, when it becomes available, through EMWD and potable water service from RCWD.

Development Findings:

General Standards

The proposed use is consistent with Ordinance No. 348, in particular with the development standards of the WC-W zone as follows:

1. The subject parcel is 22.2 gross acres (20.5 net acres) and meets the minimum lot size, 20 gross acres, for a Class V Winery.
2. The minimum required lot average width is two hundred feet (200'). The subject parcel's width is over one thousand feet (1000') and exceeds the minimum lot width requirement.
3. The minimum required lot average depth is two hundred feet (200'). The subject parcel's depth is over seven hundred thirty feet (730') and exceeds the minimum lot depth requirement.
4. The minimum required road right of way (front) setback for buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum road right of way setback shall be one hundred feet (100'). The subject property is located off of De Portola Road and is required to meet a setback of 100 feet. The Project's building or structure is located approximately 340 feet from De Portola Road (the front setback). The proposed project exceeds these setback standards.
5. The minimum required side setback for buildings and structures shall be thirty feet (30') from the property line. The closest building or structure to a side property is the VIP suites associated with the Wine Country Hotel and is approximately 80 feet away from the north side property line, exceeding the setback requirement. The wine tasting building is also approximately 315 feet from the adjacent side property line to the south, which is a neighboring existing winery. The project meets the required minimum side setback.
6. The minimum required rear setback for buildings and structures shall be thirty feet (30') from the property line. The closest building or structure to the rear property line is the wine production building and it is approximately 80 feet from the rear property line, exceeding the setback requirement. The building is also approximately 130 feet from the adjacent side property line. The project meets the required minimum rear setback.
7. The allowable number of habitable stories above a building's lowest above ground finished floor shall not exceed two (2). One (1) additional habitable story for a total of three (3) habitable stories may be permitted for Wine Country Hotels and for the hotel building of Wine Country Resorts as long as the following criteria is met: *The Wine Country Hotel or Wine Country Resort is located along the following roads Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino*

Road and Highway 79 South; and is setback a minimum of five hundred feet (500') from said roads or The Wine Country Hotel or Wine Country Resort is set back less than five hundred feet (500') from Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road or Highway 79 South and only two (2) habitable stories are visible from such roads. Vineyards may be used to reduce visibility of the habitable stories. The Project's Wine Country Hotel building(s) are setback approximately 360 feet from De Portola Road. The Project meets the latter criteria scenario as it is less than 500 feet from De Portola Road and only two (2) habitable stories are visible from De Portola Road. The third habitable story (a partial underground level) is within the terrain on the subject property and visibility is reduced by vineyards and landscaping as viewed from De Portola Road. By meeting this allowance of one additional story, the total allowed habitable stories are three (3).

8. The maximum height for a building shall not exceed forty feet (40'). Architectural elements such as spires, minarets, chimneys or similar structures may exceed the prescribed height limits where such structures do not provide additional floor space. The tallest building of the proposed Project is the Wine County Hotel at a maximum height of 40', meeting the maximum height allowed.

9. The Project on the subject property has been laid out and designed to minimize noise impacts on surrounding properties and to comply with Ordinance No. 847. The tasting building is over 350 feet from the front property line (De Portola Road). The closest building, the wine production building, is over 250 feet away to the nearest residential dwelling to the north side property line.

10. Drainage channels shall be constructed to avoid undermining or eroding the roadbed. No drainage channels are proposed for this Project. The Project site has an existing blue line stream, that will not be disturbed, that provide natural drainage for the project site.

11. Curbs, gutters and streetlights shall be constructed in accordance with Temecula Valley Wine Country Design Guidelines. No curbs, gutters, or streetlights will be constructed in association with this Project.

12. Site layout and design shall be consistent with existing and planned recreational trails and bike paths set forth in the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines. The Project provides for a twelve foot (12') trail easement within De Portola Road's road-right-of-way (R-O-W) consistent with the Wine County Policy Area and General Plan.

13. All utilities shall be installed underground except electrical lines rated at 33kV or greater which may be installed above ground. Existing overhead electrical lines rated above 33kV (estimated at 115kV) are located along De Portola Road within the road-right-of-way. All other electrical lines will be placed underground for the Project.

14. All exterior lighting shall comply with applicable requirements of Ordinance Nos. 655 and 915. All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining properties. All lighting for the proposed Project is shielded and directed down towards the ground so as not to illuminate into De Portola Road, or the neighboring properties. Small in height, low voltage lighting will be spread evenly throughout the parking area of the Project. The Project will not consist of light standards (poles). Additionally, lighting is attached to the tasting, wine production, and hotel buildings and at entry ways.

15. On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements. One (1) monument sign is proposed as a part of this Project. The sign will be located at the entry driveway from De Portola Road. The monument sign is sixteen feet high by ten feet wide (16' x 10') and match the proposed design of the winery and meet the Temecula Valley Wine Country Design Guidelines and County signage requirements.

16. All residential developments shall record a Right-to-Farm covenant, pursuant to Ordinance No. 625 to protect the vineyard uses from residential encroachment and conflicting land uses. There are no residential dwellings proposed for the Project.

Wine Country Clustered Subdivision Development Standards - In addition to the General Standards, the following standards shall apply to wine country clustered subdivisions in the WC-W Zone:

1. This Project does not have subdivisions or wine country clustered subdivisions proposed.

Special Occasion Facility Standards - In addition to the General Standards, the following standards shall apply to all special occasion facilities in the WC-W zone:

1. Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines. The winery and wine country hotel has been designed with a 'Modern Spanish' theme; similar in characteristic to other wineries in Wine Country and consistent with the Temecula Valley Wine Country Design Guidelines with its architectural features and color scheme.

2. Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties. There is a trash enclosure to be constructed into a slope along the drive aisle past the tasting building. It is screened by olives trees and vineyards, a decorative wall enclosure, and a trellis. The crush pads are located next to the wine production building, hidden by part of the building, vineyards, and up on a higher pad elevation. With the wine production building approximately two hundred and fifty feet (250') from the nearest residential dwelling; concerns regarding noise or odors are greatly diminished. Additionally, with various uses or possible events occurring at the winery, plus with the wine country hotel too; it is fairly reasonable that the facility and hotel management will want to keep the wine country hotel as noise and odor free as possible.

3. Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines. The Project is proposing 189 parking spaces (including 9 ADA spaces and 5 electrical vehicle spaces); which is different from the required 233 parking spaces per Ordinance No. 348. Through Ordinance No. 348, Section 18.12.A2.f2; alternative programs for parking may be considered by the Planning Director under provisions including, but not limited to, mass transit, bicycle parking, and shared parking requirements. The Project will include parking for mass transit or car pool and limousine parking stalls for riding sharing customers or visitors to the winery. Additionally, the Project site will be made up of shared parking stalls for both the winery, restaurant, and hotel. When large number of guests will be attending a special occasion occurring on site, the wine tasting facility (tasting room) will be closed to allow for additional parking to be used. Due to these factors, the Planning Director has approved the parking amount for this project to be 189 parking stalls.

Even though the project will be constructed in two (2) phases, the overall parking area will be constructed under the first phase with 53 parking being paved with asphalt and the remaining 136 spaces being paved with decomposed granite (DG) or similar. The 53 parking spaces near the tasting room/restaurant building and wine production building will be fully installed per plan with the remaining proposed parking area available for overflow parking as needed for phase one. When phase two begins construction, the overflow parking area will be paved with asphalt to reflect the final shared parking spaces as laid out per the approved Site Plan with a total of 189 parking spaces (including 9 ADA spaces and 5 electrical vehicle spaces).

4. No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved. The Project is proposing a special occasion facility with outdoor events, weddings, and/or live music with amplified sound. The Project applicant has concurrently applied for a Noise Exception case (NE180002) for allowance of continuous events with amplified sounds. A noise study has been provided by RK Engineering Group, Inc. dated May 2018. The study states that the proposed amplified sound for events; that will only occur around the trellis stage or tasting building/restaurant; will be below the County of Riverside's Noise Standards of 65dB for daytime hours of 7 am to 10 pm. The study tested various points (north, south, east and west) at or near the project's property lines and at distances from the outdoor event location on site. Due to the varied distances, the amplified sound reaching those locations was under 65dB. If approved by the Board of Supervisors, outdoor events with amplified sound will be able to occur on a continuous basis as per the conditions of approval attached to this Project.

5. All special occasion facilities shall conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis, the Planning Director may require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors. A noise study (By RK Engineering Group, Inc. dated May 2018) was prepared. With outdoor events, weddings, and/or live music with amplified sound proposed and the noise study providing information that said noise from these outdoor events will be under the County's daytime noise allowance of 65dB; a good neighbor agreement has not been conditioned by the Planning Director.

6. Outside storage areas and the material therein shall be screened with structures or landscaping. The only outside storage area is near the wine production building; with small farming equipment associated with the winery and vineyard. Crush pads are also a part of the wine production area. All of these areas of winery equipment or crush pads are either stored inside a building associated with the winery or screened by structures or landscaping/vineyards; or raised pad elevations near the wine production building.

7. All roof mounted mechanical equipment shall be screened from the ground elevation view to minimum sight distance of thirteen hundred twenty feet (1,320'). The Project does have roof mounted equipment on both the tasting and hotel buildings. All mechanical equipment is fully screened from the ground level on the project site.

Lodging Facility Standards - In addition to the General Standards, the following standards shall apply to all lodging facilities in the WC-W zone:

1. A maximum of two (2) guest rooms or guest suites per gross acre shall be permitted for a lodging facility. The gross acreage of the subject property is 22.2 gross acres. This would allow for forty-four (44) guest rooms or suites. The proposed Wine Country Hotel has forty-four (44) guest rooms or suites, meeting the required standard.

2. The buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines. The winery and wine country hotel has been designed with a 'Modern Spanish' theme; similar in characteristic to other wineries in Wine Country and consistent with the Temecula Valley Wine Country Design Guidelines with its architectural features and color scheme.

3. Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties. There is a trash enclosure to be constructed into a slope along the drive aisle past the tasting building. It is screened by olives trees and vineyards, a decorative wall enclosure, and a trellis. The crush pads are located next to the wine production building, hidden by part of the building, vineyards, and up on a higher pad elevation. With the wine production building approximately two hundred and fifty feet (250') from the nearest residential dwelling; concerns regarding noise or odors are greatly diminished. Additionally, with various uses or possible events occurring at the winery, plus with the wine country hotel too; it is fairly reasonable that the facility and hotel management will want to keep the wine country hotel as noise and odor free as possible.

4. Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines. The Project is proposing 189 parking spaces (including 9 ADA spaces and 5 electrical vehicle spaces); which is different from the required 233 parking spaces per Ordinance No. 348. Through Ordinance No. 348, Section 18.12.A2.f2; alternative programs for parking may be considered by the Planning Director under provisions including, but not limited to, mass transit, bicycle parking, and shared parking requirements. The Project will include parking for mass transit or car pool and limousine parking stalls for riding sharing customers or visitors to the winery. Additionally, the Project site will be made up of shared parking stalls for both the winery, restaurant, and hotel. When large number of guests will be attending a special occasion occurring on site, the wine tasting facility (tasting room) will be closed to allow for additional parking to be used. Due to these factors, the Planning Director has approved the parking amount for this project to be 189 parking stalls.

Even though the project will be constructed in two (2) phases, the overall parking area will be constructed under the first phase with 53 parking being paved with asphalt and the remaining 136 spaces being paved with decomposed granite (DG) or similar. The 53 parking spaces near the tasting room/restaurant building and wine production building will be fully installed per plan with the remaining proposed parking area available for overflow parking as needed for phase one. When phase two begins construction, the overflow parking area will be paved with asphalt to reflect the final shared parking spaces as laid out per the approved Site Plan with a total of 189 parking spaces (including 9 ADA spaces and 5 electrical vehicle spaces).

5. Outside storage areas and the material therein shall be screened with structures or landscaping. The only outside storage area is near the wine production building; with small farming equipment associated with the winery and vineyard. Crush pads are also a part of the wine production area. All of these areas of winery equipment or crush pads are either stored inside a building associated with the winery or screened by structures or landscaping/vineyards; or raised pad elevations near the wine production building.

6. All roof mounted mechanical equipment shall be screened from the ground elevation view to minimum sight distance of thirteen hundred twenty feet (1,320'). The Project does have roof mounted equipment

on both the tasting and hotel buildings. All mechanical equipment is fully screened from the ground level on the project site.

Winery Standards - In addition to the General Standards, the following standards shall apply to all wineries in the WC- W zone:

1. A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery. To achieve the seventy-five (75%) percent requirement, fifteen percent (15%) of the net project area may include the planting of olive trees and the remaining sixty percent (60%) of the net project area shall be planted in vineyards. The seventy-five (75%) planting requirement shall not include water features, natural or manmade lakes or the planting of grapevines in parking lots, but may include planting in the road right of way as may be approved by the Director of Transportation or their designee. The Project will have seventy-two point seven percent (72.7%) of net acres planted in vineyards and two point seven percent (2.7%) planted in olive trees, meeting the vineyard planting requirement. There are no water features, natural or manmade lakes, or planting of grapevines in the parking lot(s) for the Project. Planting is along the driveway isles for the winery. No vineyard planting is within the road right of way. This planting requirement will be maintained for the life of the permit.
2. Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre and olive trees used to meet the above planting requirement shall have a minimum average density of 100 olive trees per acre. The vineyards or olive trees planted will be maintained for the life of the permit. The proposed Project will meet these average density requirements. This is satisfied by a field inspection prior to a building permit's issuance and/or final.
3. No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved. A Noise Exemption case (NE1800002) has been applied for and will be considered concurrently with this project when it goes before the Board of Supervisors.
4. Prior to obtaining a Certificate of Occupancy, a winery operator shall obtain all applicable permits or licenses required by the California Department of Beverage Control (at least a type 02 and 42 ABC license). A condition of approval for ABC licensing is required to be satisfied to meet this requirement.
5. A minimum of seventy-five percent (75%) of the grapes utilized in wine production and retail wine sales shall be grown in Riverside County, except during the following: a) When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption. b) The first two years from the plot plan's or conditional use permit's effective date. The Project proposes to have all wine made via the wine production building and for retail sales produced on site from the existing vineyard on the subject property.
6. For winery entitlements and revised entitlements approved after the effective date of Ordinance No. 348.4818, at least fifty percent (50%) of the wine sold by a winery shall be produced on the winery site. A Class V Winery shall be at least three thousand (3,000) square feet and shall produce at least seven thousand (7,000) gallons of wine annually as determined by the County Agricultural Commissioner. An advisory notification document condition is included the project to prompt applicant to seek further determination by the Agricultural Commissioner.

7. Prior to the issuance of a building permit and prior to a certificate of occupancy for any incidental commercial use, the winery shall be constructed and operational. The Project will construct a wine production building and a tasting room building with a restaurant attached. The Wine County Hotel will be built in the future. The Class V Winery will also have special occasions and/or outdoor events. No other buildings or incidental commercial uses are a part of this Project entitlement. The wine production building will be operational at the same time as the tasting room building with attached restaurant.

Noise Exception Standards

1. Ordinance No. 348, Section 14.93.C.4, states for winery projects with special occasions or outdoor events that include outdoor amplified sound; an exception to Ordinance No. 847 (Regulating Noise) needs to be applied for and approved.

A continuous event noise exception cannot be approved unless the applicant can demonstrate that the activities described in for the project would not be detrimental to the health, safety, and general welfare of the community. The County of Riverside and Department of Environmental Health-Industrial Hygiene Divisions stationary noise standards are 65dB from 7 a.m. to 10 p.m. (daytime) and 45dB from 10 p.m. to 7 a.m. (nighttime). The General Plan land use designation Agricultural (AG) for the project site and Rural Residential (RR) and (AG) for the surrounding area allows for noise standards of 45dB from 7 a.m. to 10 p.m. (daytime) and 45dB from 10 p.m. to 7 a.m. (nighttime) per Ordinance No. 847. The Project's Noise Study (prepared by RK Engineering Group, Inc., May 31, 2018) provides analysis that supports the County of Riverside's stationary noise standards of 65dB (daytime) and 45dB (nighttime) levels, but does not meet the Ordinance No. 847 standards for daytime noise of 45dB. Therefore, the Noise Exception is also requested to allow for an exception to this standard.

As recommended per the applicant's noise study, no special occasion activities should occur past 10 p.m.; which aligns with the County of Riverside's stationary noise standards. Additionally the noise study recommends a follow-up noise measurement to further determine the projects related noise levels.

The outdoor events and activities for the special occasion facility will occur at the trellis stage or outdoor patio area next to or behind the tasting/restaurant building consisting of live music events or weddings. This location is southeast from the center of the property and more than 340 feet from De Portola Road. The location is closest to the southern property line by a distance of approximately 345 feet. The Project's southern property line neighbor is an existing winery and its wine production building is the closest structure. The closest sensitive receptor (a residential dwelling) is approximately 850 feet from the special occasion facility area to the north of the Project site.

Although the Project does not meet the Ordinance No. 847 standards for daytime noise, in the (AG) and (RR) designations, conditions of approval have been included to address noise concerns. Generally projects are conditioned for hours of operations and compliance with general noise standards by the County of Riverside. Additionally the project has been conditioned for no outdoor activities and/or amplified sounds to occur past 10 p.m. and that a follow-up noise measurement will occur during an outdoor event with amplified sound (such as a live music event or wedding). With these conditions of approval in place, the Project is not detrimental to the health, safety, and general welfare of the community and Wine Country District area that includes similar uses operating in the vicinity and the nearest sensitive receptor is approximately 850 feet from the amplified sound source.

Other Findings:

1. The project site is located within Criteria Cell Group C and Cell Nos. 6807 & 6917 of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). A Habitat Acquisition and Negotiation Strategy (HANS No. 170006) was reviewed and approved. Both Riverside County Planning Department's Environmental Programs Division (EPD) and the Western Riverside County Regional Conservation Authority (RCA) determined the project is consistent with both the Criteria and all other plan requirements set out within the MSHCP. The U.S. Fish and Wildlife Services and the California Department of Fish and Wildlife (collectively the Wildlife Agencies) have also reviewed the project and find that while they "concur removal of the proposed project site from conservation will not impair the linkage and habitat goals for Cell Group C," they "do not agree that development of the proposed Project site is consistent with the existing Reserve Assembly requirements for Cell Group C" due to acreage shortfalls within the Cell Group, and recommend that a Criteria Refinement be completed for this project. Riverside County does not agree with the Wildlife Agencies' assessment and maintains that the project is consistent with all requirements of the MSHCP.
2. The project site is not located within the Sphere of Influence of a city.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. In compliance with Assembly Bill 52 (AB52), notices regarding this Project were mailed to all requesting tribes on July 24, 2018. Consultations were requested by the Pechanga band of Luiseño Indians and the Rincon Band of Indians. The Cahuilla Band of Indians responded that although the project was located within their Traditional use Area, they did not wish to consult. No response was received from the Soboba Band, the Ramona band, the Colorado River Indian Tribes, the Quechan or Pala.

On August 27, 2018 the cultural report was provided to both the Pechanga and the Rincon Bands and the project conditions of approval were sent to each on September 05, 2018. No tribal cultural resources were identified by either of the consulting tribes. However, based on input provided by the Pechanga Band regarding historical events in the area, there is a potential for unanticipated resources at this site. Hence, based on this possibility and the historic sensitivity of the area, to ensure impacts to this potential unanticipated resource and out of an abundance of caution, monitoring will be performed. With the inclusion of a condition of approval for monitoring, impacts in this regard will be less than significant.

5. The project site is located within Zone A of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone A.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for

permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The Project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This proposed use has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing fire access road including widths, turn radius, and percent grade, as well as, any required turnouts and required turnarounds located within 50 feet of each building. A fuel modification plans shall be submitted and approved indicating a 30 foot setback for structure, as well as, any fuel modification required by the SRA Fire Safe Regulations. This Project includes a Plot Plan for a Class V Winery with restaurant and hotel. No subdivision is proposed. However, this project has been reviewed by the Riverside County Fire Department, who found the design to be in compliance with standard defensible space and fire code regulations.
 - b. Fire protection and suppression services will be available for the Project through Riverside County Fire Department. The Project is closest to the Parkview Fire Station No. 84 located at 30650 Pauba Rd. approximately 6.03 miles west. Thus, the Project site is adequately served by fire protection services under existing conditions.
 - c. The Project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by conditions of approval imposed by the Riverside County Fire Departments review of the proposed Project.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community, through the Project's design and the inclusion of necessary infrastructure and the payment of applicable impact fees. The proposed Project is conditionally compatible with the present and future logical development of the area and the Project will not have a significant effect on the environment.

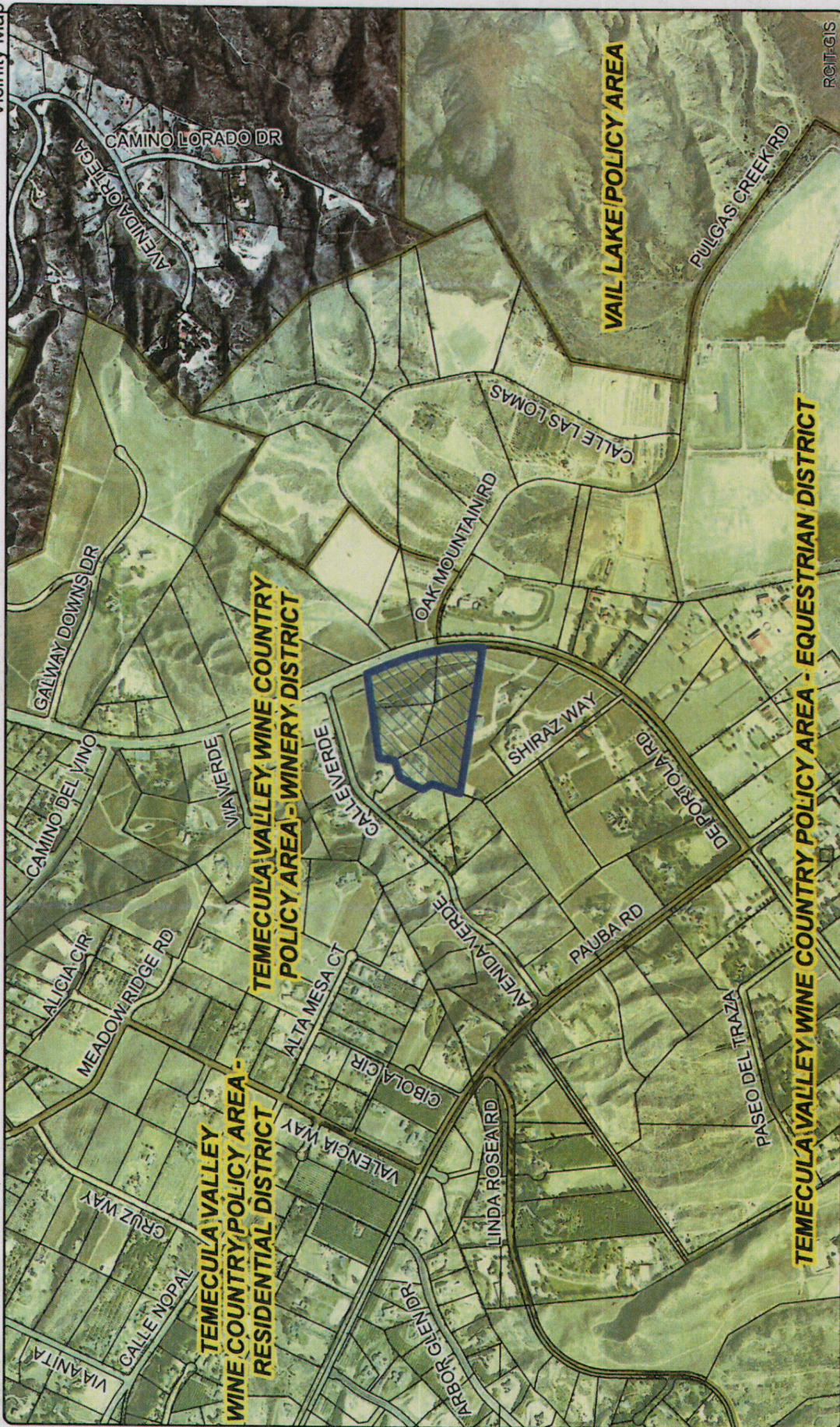
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1000 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public who indicated support/opposition to the proposed project.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPT180019
VICINITY/POLICY AREAS

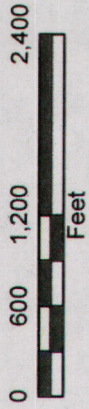
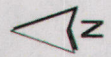
Supervisor: Washington
 District 3

Date Drawn: 09/17/2018
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside updated its online GIS data. The new data may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (760)865-8277 (Riverside County) or Website: www.riversideca.gov

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180019

LAND USE

Supervisor: Washington
District 3

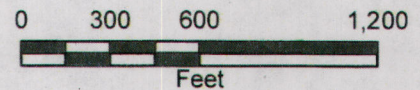
Date Drawn: 09/17/2018

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180019

EXISTING GENERAL PLAN

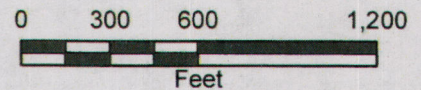
Supervisor: Washington
District 3

Date Drawn: 09/17/2018
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

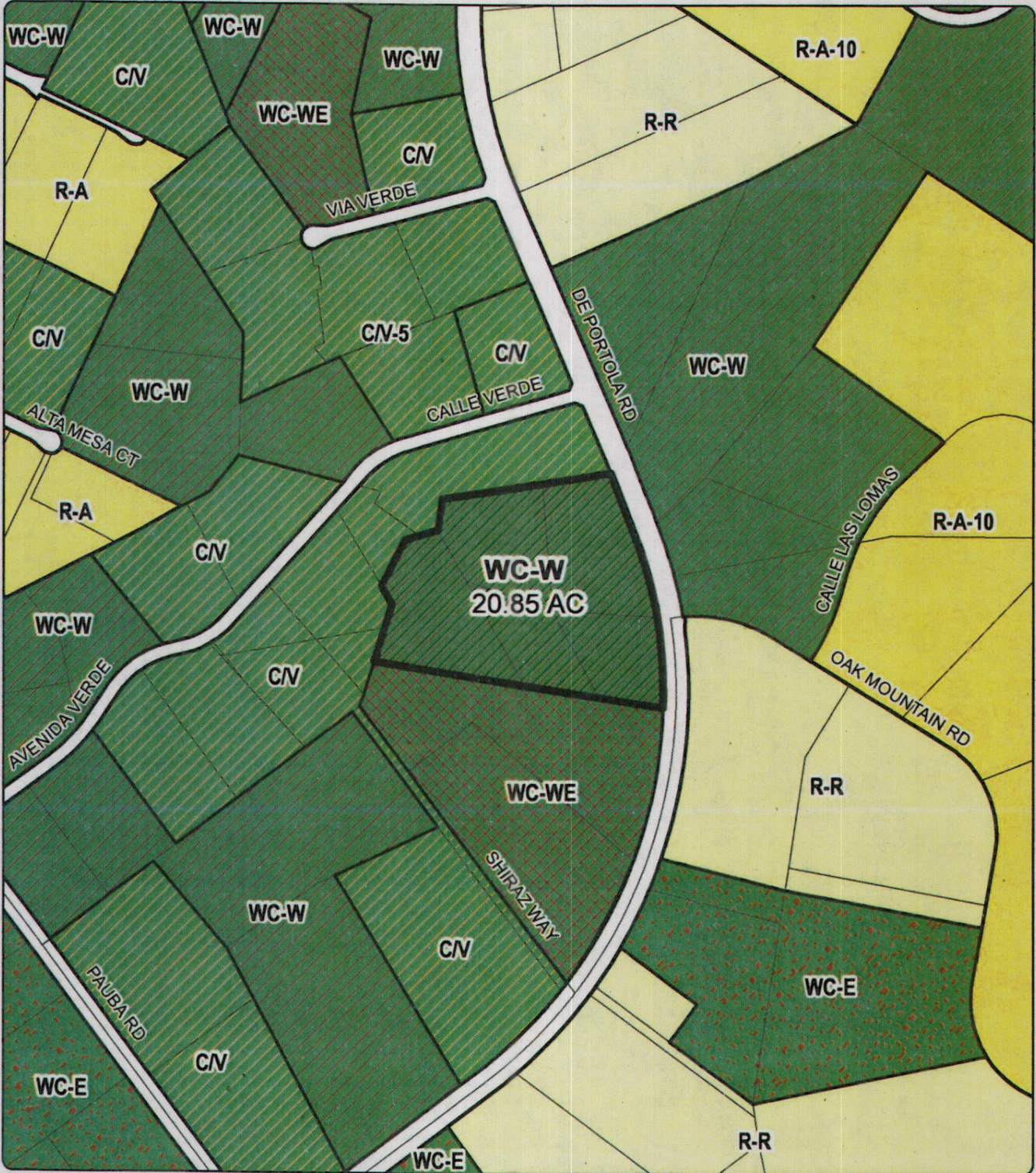
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180019

EXISTING ZONING

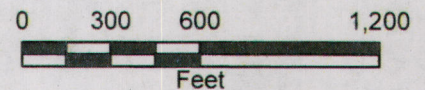
Supervisor: Washington
District 3

Date Drawn: 09/17/2018
Exhibit 2

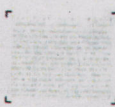


Zoning Area: Rancho California

Author: Vinnie Nguyen



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DE PORTOLA ESTATE WINERY

DE PORTOLA ESTATE WINERY

CITY: TEMECULA

JOB: 201733C

PROJECT PLAN COVER SHEET

a0.0

APP/CLIENT	PJT DEVELOPMENT
OWNER	PJT DEVELOPMENT
DESIGNER	PJT DEVELOPMENT
DATE	12/04/18
SCALE	AS SHOWN
PROJECT	TEMECULA, CA 92590

project data:

PROJECT OWNER: PJT DEVELOPMENT
 11111 MARQUETTE DRIVE, SUITE 100
 TEMECULA, CA 92590

PROJECT ADDRESS: 11111 MARQUETTE DRIVE, SUITE 100
 TEMECULA, CA 92590

PROJECT DESCRIPTION: PHASE 2 OF A 100-ACRE WINE ESTATE DEVELOPMENT INCLUDING A 100-UNIT HOTEL, A TASTING BUILDING, A PRODUCTION BUILDING, AND A WINE TOWER. THIS PROJECT IS THE SECOND PHASE OF A 100-ACRE WINE ESTATE DEVELOPMENT INCLUDING A 100-UNIT HOTEL, A TASTING BUILDING, A PRODUCTION BUILDING, AND A WINE TOWER. THIS PROJECT IS THE SECOND PHASE OF A 100-ACRE WINE ESTATE DEVELOPMENT INCLUDING A 100-UNIT HOTEL, A TASTING BUILDING, A PRODUCTION BUILDING, AND A WINE TOWER.

LOCAL OCCUPATION: HOTEL

APR: 11/15/18

CONTRACT NO.: 18000000000000000000

ZONE: R-10

NET LOT AREA: 20.00 AC

ACRES: 20.00

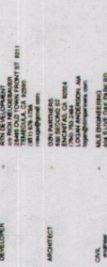
PERMITTED: YES

PERMITTED BY: TEMECULA, CA

PERMITTED DATE: 11/15/18

PERMITTED REFERENCE: 18000000000000000000

vicinity map:



project team:

DESIGNER: PJT DEVELOPMENT
 11111 MARQUETTE DRIVE, SUITE 100
 TEMECULA, CA 92590

ARCHITECT: [Firm Name]
 [Address]
 [City, State, Zip]

ENGINEER: [Firm Name]
 [Address]
 [City, State, Zip]

LANDSCAPE ARCHITECT: [Firm Name]
 [Address]
 [City, State, Zip]

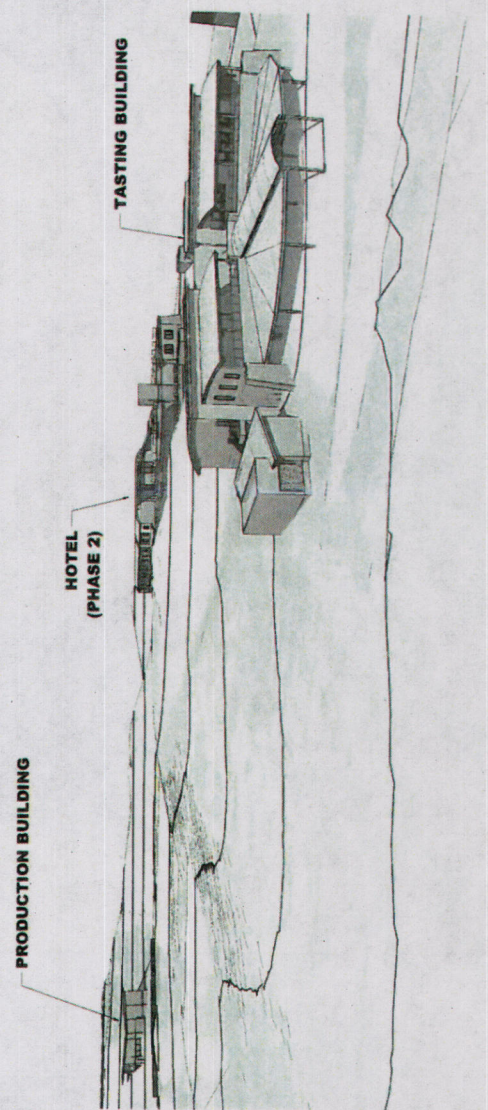
PLANNING: [Firm Name]
 [Address]
 [City, State, Zip]

PHOTOGRAPHY: [Firm Name]
 [Address]
 [City, State, Zip]

CONTRACTOR: [Firm Name]
 [Address]
 [City, State, Zip]

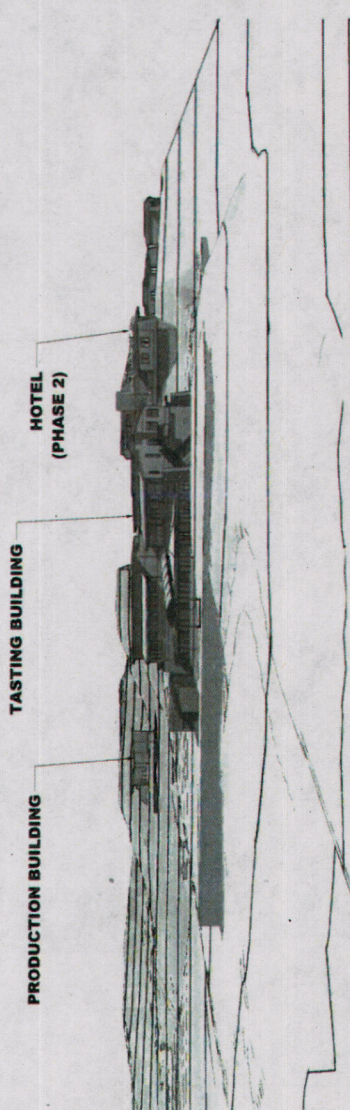
architectural sheet index

NO.	SHEET TITLE
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4	FLOOR PLAN
5	SECTION
6	DETAIL
7	DETAIL
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100	DETAIL



FINISH SCHEDULE

TYPE	FINISH	FINISH NAME	FINISH NUMBER	FINISH COLOR
FLOOR	CONCRETE	CONCRETE	101	GREY
FLOOR	WOOD	WOOD	102	BROWN
FLOOR	CERAMIC	CERAMIC	103	WHITE
FLOOR	STONE	STONE	104	BROWN
FLOOR	PAINT	PAINT	105	WHITE
FLOOR	PLASTER	PLASTER	106	WHITE
FLOOR	CEILING	CEILING	107	WHITE
FLOOR	CEILING	CEILING	108	WOOD
FLOOR	CEILING	CEILING	109	STONE
FLOOR	CEILING	CEILING	110	PAINT
FLOOR	CEILING	CEILING	111	PLASTER
FLOOR	CEILING	CEILING	112	CONCRETE
FLOOR	CEILING	CEILING	113	WOOD
FLOOR	CEILING	CEILING	114	CERAMIC
FLOOR	CEILING	CEILING	115	STONE
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FLOOR	CEILING	CEILING	117	PLASTER
FLOOR	CEILING	CEILING	118	CONCRETE
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FLOOR	CEILING	CEILING	121	STONE
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FLOOR	CEILING	CEILING	199	STONE
FLOOR	CEILING	CEILING	200	PAINT



CASE: PPT180019
EXHIBIT: Title page & Phasing
PLANNER: T. Wheeler
DATE: December 4, 2018



DE PORTOLA
ESTATE WINERY

DE PORTOLA
WINERY

CITY: TEMECULA

PROJECT NUMBER
B

a0.1

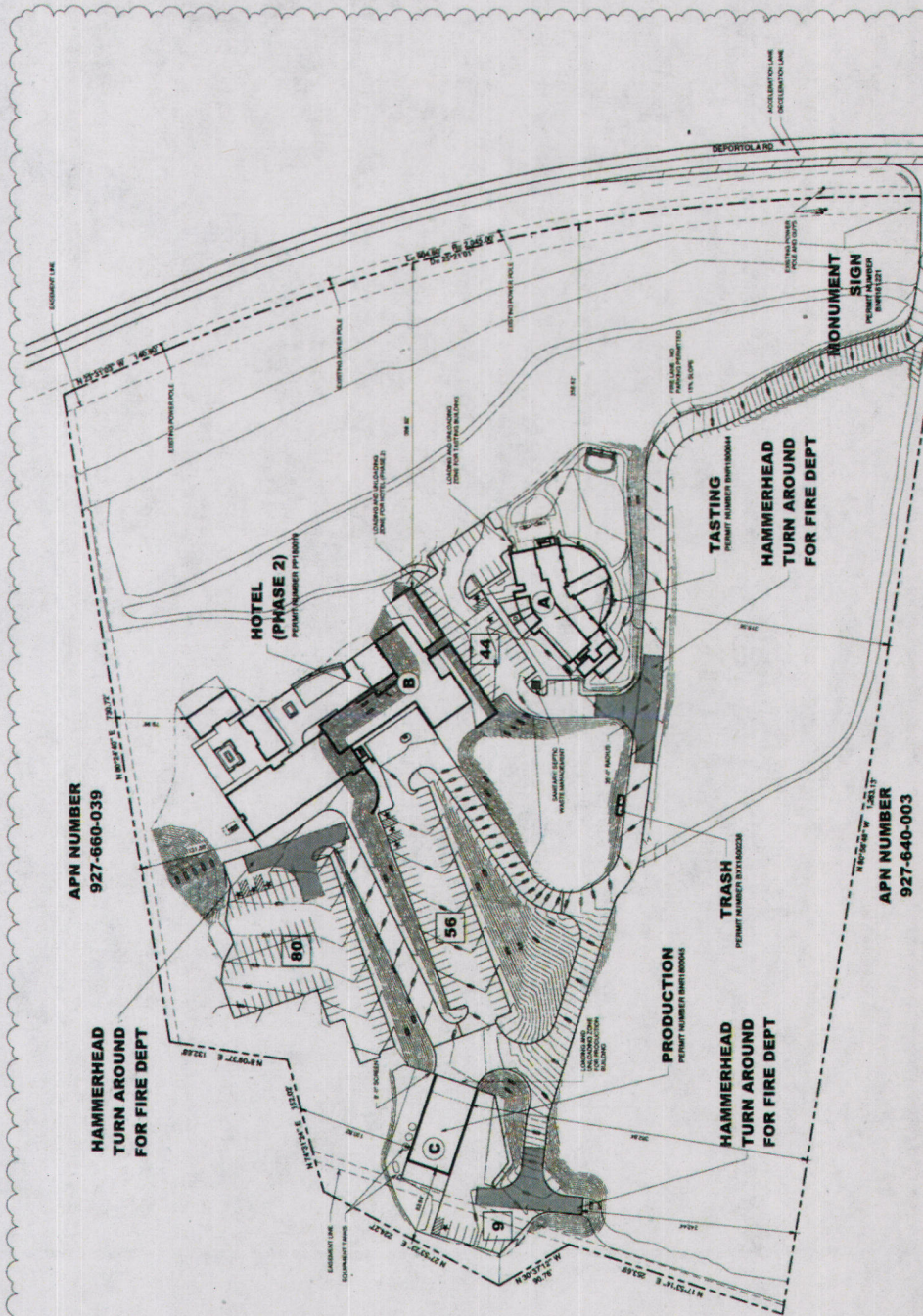
utility providers:

SCHOOL	TEMECULA VALLEY UNIFIED SCHOOL DISTRICT 21300 BANGLO VISTA ROAD TEMECULA, CA 92592 951.728.2641
WATER	ANACHO CALIFORNIA WATER DISTRICT 4500 WILCHESTER ROAD RIVERSIDE, CA 92506 951.294.4000
SEPTIC	COUNTY OF RIVERSIDE 3900 LAMON STREET, SUITE 200 RIVERSIDE, CA 92501 951.508.2622
SEA	INFORMAL BY PRIVATE CONTRACT
ELECTRICITY	SOUTHERN CALIFORNIA Edison 2447 PINEAPPLE DRIVE LOCAL 1448 RIVERSIDE, CA 92505 951.248.8232
TELEPHONE	AT&T 1111 AVENUE MOUNTAIN VIEW, CA 94033

parking:

APPLICANT	DEVELOPMENT
OWNER	DEVELOPMENT
DESIGNER	DEVELOPMENT
DATE	12/4/18
PROJECT	11111 DE PORTOLA RD TEMECULA, CA 92592

APPLICANT	DEVELOPMENT
OWNER	DEVELOPMENT
DESIGNER	DEVELOPMENT
DATE	12/4/18
PROJECT	11111 DE PORTOLA RD TEMECULA, CA 92592

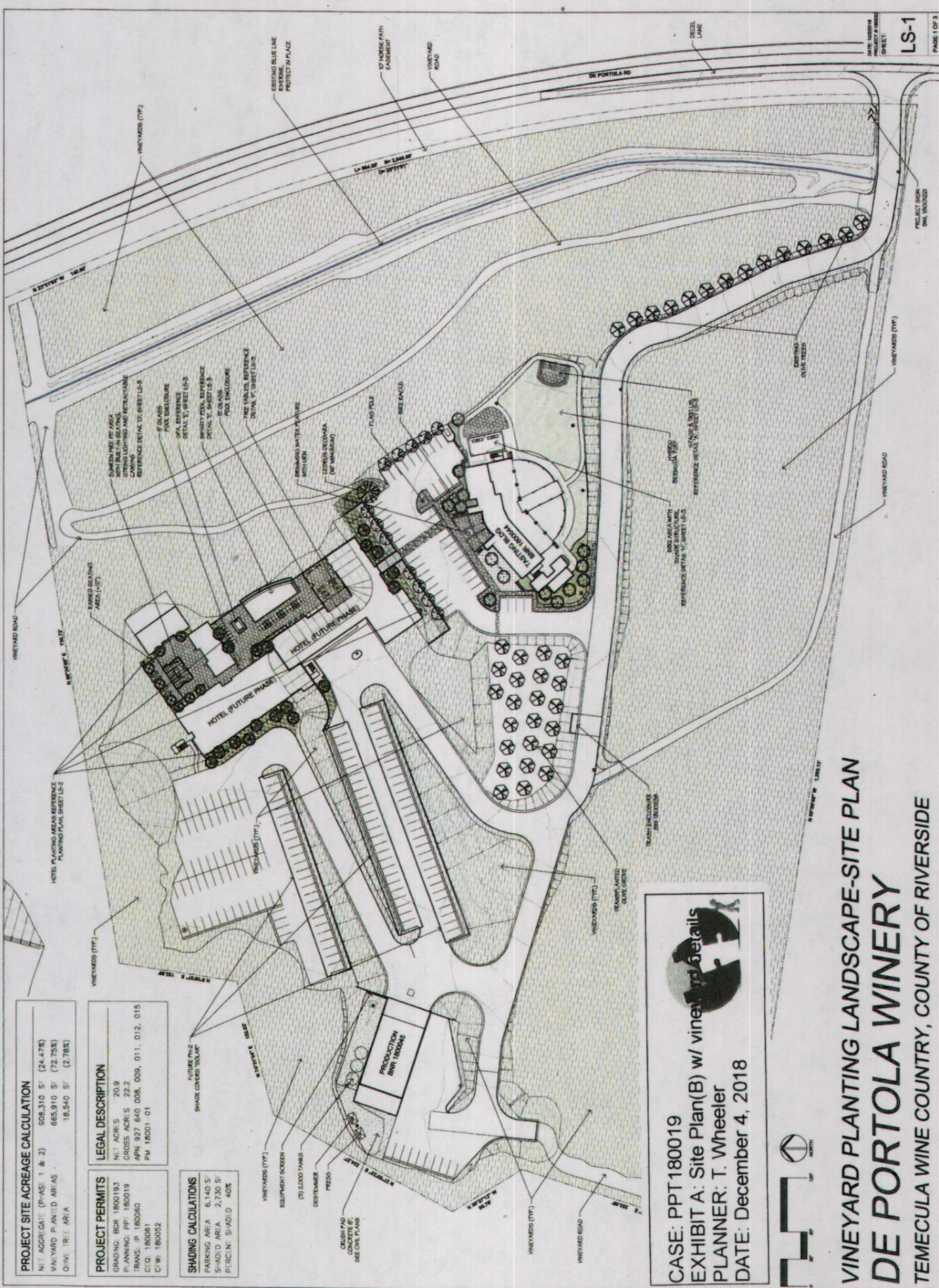


site legend:

- ★ ACCESSIBLE PARKING SPACE
- ☆ NON ACCESSIBLE PARKING SPACE
- ACCESSIBLE PATH OF TRAVEL
- NON ACCESSIBLE PATH OF TRAVEL
- # PERMITTED SIGN PLACES
- # SIGN PLACES



CASE: PPT180019
EXHIBIT A: Site Plan(A)
PLANNER: T. Wheeler
DATE: December 4, 2018



PROJECT SITE ACREAGE CALCULATION	
NET AGRICULTURE (PHASE 1 & 2)	808,310 SF (24,478)
VINEYARD PLANTED AREAS	665,910 SF (27,756)
OLIVE TREE AREA	18,540 SF (2,785)

LEGAL DESCRIPTION	
NET ACRES	20.9
GROSS ACRES	22.2
APN	927 640 008, 009, 011, 012, 015
PM	18001_01

PROJECT PERMITS	
GRADING: BCR	1800193
PLANNING: PPT	180019
TRANS: IP	180020
C/O:	180061
C/N:	180052

SHADING CALCULATIONS	
PARKING AREA	6,140 SF
SHADED AREA	2,730 SF
PERCENT SHADED	44%

Case: PPT180019
EXHIBIT A: Site Plan(B) w/ vineyard details
PLANNER: T. Wheeler
DATE: December 4, 2018

VINEYARD PLANTING LANDSCAPE-SITE PLAN
DE PORTOLA WINERY
 TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE

<p>A Slats + Trellis</p> <p>1. SLATS: 2x4 SIPS, 12' ON CENTER, 1/2" GAPS. 2. TRELLIS: 4x4 POSTS, 12' ON CENTER. 3. FINISH: 1/2" GAPS. 4. SEE SCHEDULE FOR MATERIALS.</p>	<p>B Trellis</p> <p>1. SLATS: 2x4 SIPS, 12' ON CENTER, 1/2" GAPS. 2. TRELLIS: 4x4 POSTS, 12' ON CENTER. 3. FINISH: 1/2" GAPS. 4. SEE SCHEDULE FOR MATERIALS.</p>	<p>C Concrete Slats</p> <p>1. CONCRETE: 4" THICK, 12' ON CENTER. 2. FINISH: 1/2" GAPS. 3. SEE SCHEDULE FOR MATERIALS.</p>	<p>D Low Wall at Slage</p> <p>1. CONCRETE: 4" THICK, 12' ON CENTER. 2. FINISH: 1/2" GAPS. 3. SEE SCHEDULE FOR MATERIALS.</p>	<p>E Pool + Spa (Future Phase)</p> <p>1. POOL: 24' x 4' x 4'. 2. SPA: 24' x 4' x 4'. 3. SEE SCHEDULE FOR MATERIALS.</p>	<p>F Fire Tables (Future Phase)</p> <p>1. FIRE TABLES: 24' x 4' x 4'. 2. SEE SCHEDULE FOR MATERIALS.</p>	<p>G Fire Pit (Future Phase)</p> <p>1. FIRE PIT: 24' x 4' x 4'. 2. SEE SCHEDULE FOR MATERIALS.</p>	<p>H Shelter + BBQ</p> <p>1. SHELTER: 20' x 39'. 2. BBQ: 24' x 4' x 4'. 3. SEE SCHEDULE FOR MATERIALS.</p>	<p>I 20'x39' Shade Shelter</p> <p>1. SHELTER: 20' x 39'. 2. SEE SCHEDULE FOR MATERIALS.</p>	<p>J BBQ Grill Counter</p> <p>1. CONCRETE: 4" THICK, 12' ON CENTER. 2. FINISH: 1/2" GAPS. 3. SEE SCHEDULE FOR MATERIALS.</p>	<p>K Joints/Concrete Paving</p> <p>1. CONCRETE: 4" THICK, 12' ON CENTER. 2. FINISH: 1/2" GAPS. 3. SEE SCHEDULE FOR MATERIALS.</p>	<p>L Concrete Pavers</p> <p>1. CONCRETE: 4" THICK, 12' ON CENTER. 2. FINISH: 1/2" GAPS. 3. SEE SCHEDULE FOR MATERIALS.</p>
--	--	--	---	--	--	--	---	---	---	--	---

VINEYARD PLANTING LANDSCAPE-DETAILS
DE PORTOLA WINERY
 TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



DE PORTOLA ESTATE WINERY

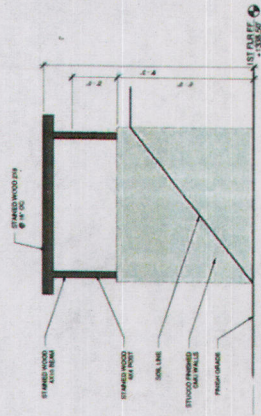
DE PORTOLA ESTATE WINERY

CITY: TAMECULA

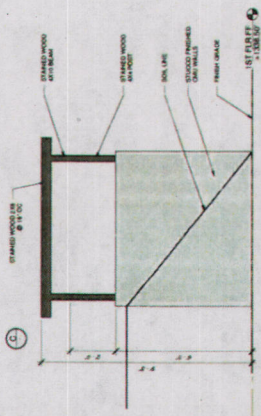
DATE: 06/21/18

PROJECT: DE PORTOLA ESTATE WINERY - COLORED

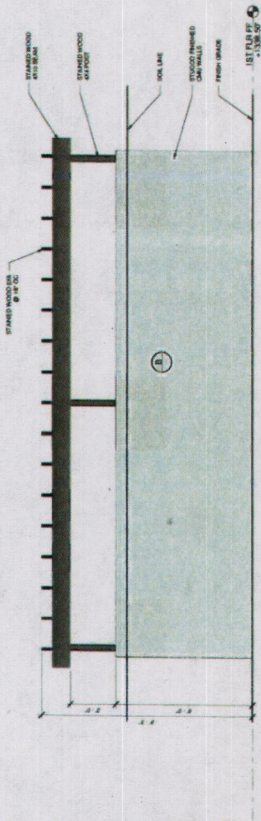
a0.1



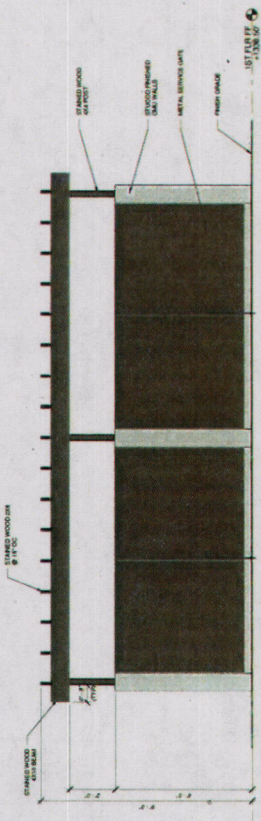
2 EAST ELEVATION COLORED
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION COLORED
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION COLORED
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION COLORED
SCALE: 1/8" = 1'-0"



DE PORTOLA ESTATE WINERY

DE PORTOLA ESTATE WINERY

CITY: TEMECULA

DATE: 01/17/2018

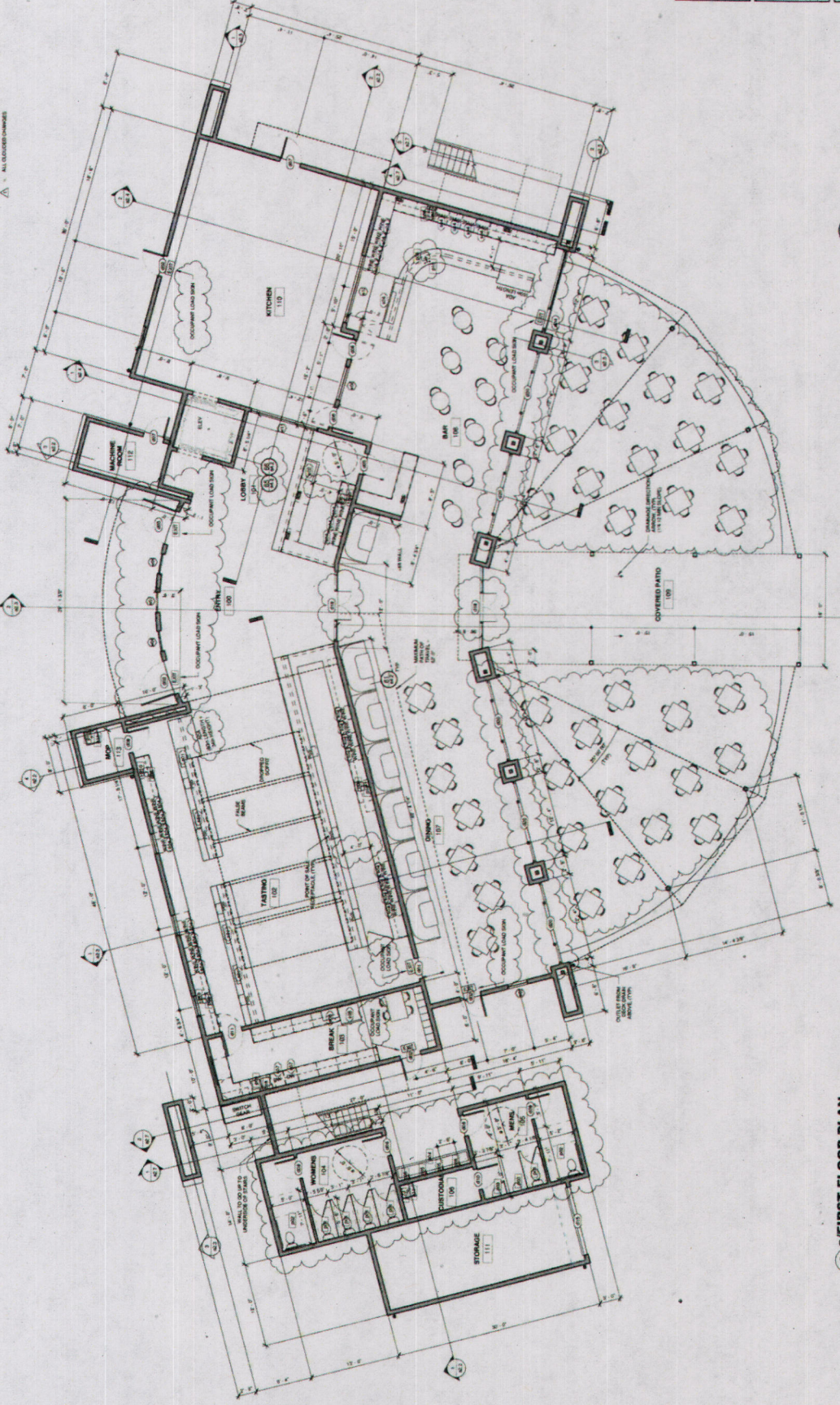
1ST FLOOR PLAN

A

a1.0

APPLICANT:	WIN DEVELOPMENT
PROJECT:	WIN DEVELOPMENT
OWNER:	WIN DEVELOPMENT
DESIGNER:	WIN DEVELOPMENT
DATE:	01/17/2018
SCALE:	AS SHOWN
PROJECT:	DE PORTOLA ESTATE WINERY
ADDRESS:	10000 W. STATE ST. TEMECULA, CA 92592

floor plan notes:
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS UNLESS OTHERWISE NOTED.



CASE: PPT180019
EXHIBIT C: Floor Plans (Tasting Room)
PLANNER: T. Wheeler
DATE: December 4, 2018

1 1ST FLOOR PLAN
 SCALE: 3/16" = 1'-0"



DE PORTOLA
ESTATE WINERY

DE PORTOLA
ESTATE WINERY

CITY: TEMECULA
PROJECT: 2ND FLOOR PLAN

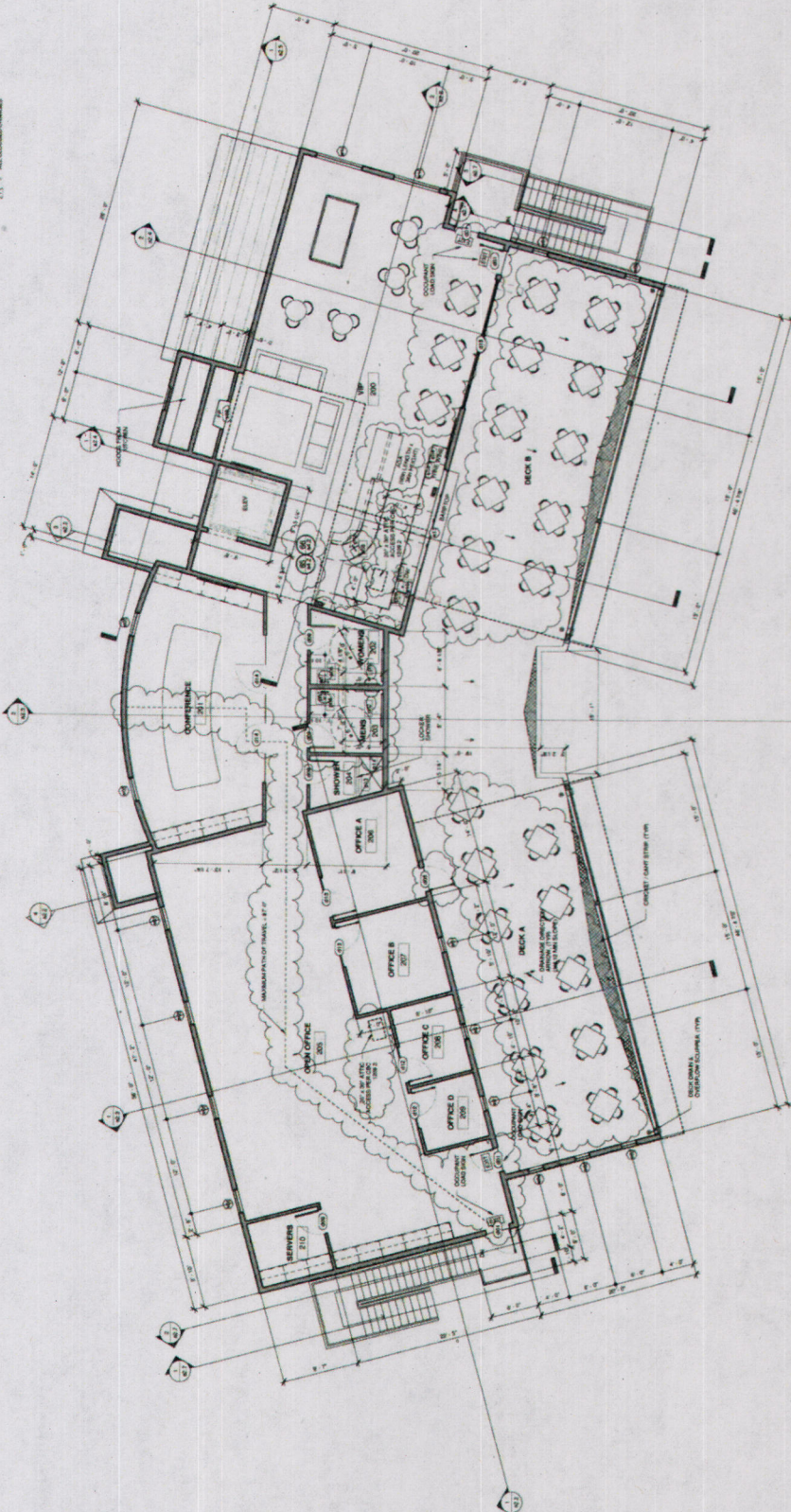
DATE: 07/20/00

A
BLDG #

a1.3

APPLICANT	PTV DEVELOPMENT
OWNER	PTV DEVELOPMENT
DESIGNER	PTV PARTNERS
DATE	07/20/00
PROJECT	STATE OF CALIFORNIA
ADDRESS	TEMECULA, CA 92590

floor plan notes:
1. ALL DIMENSIONS SHOWN
2. ALL DIMENSIONS SHOWN



1 SECOND FLOOR PLAN
SCALE: 3/8" = 1'-0"



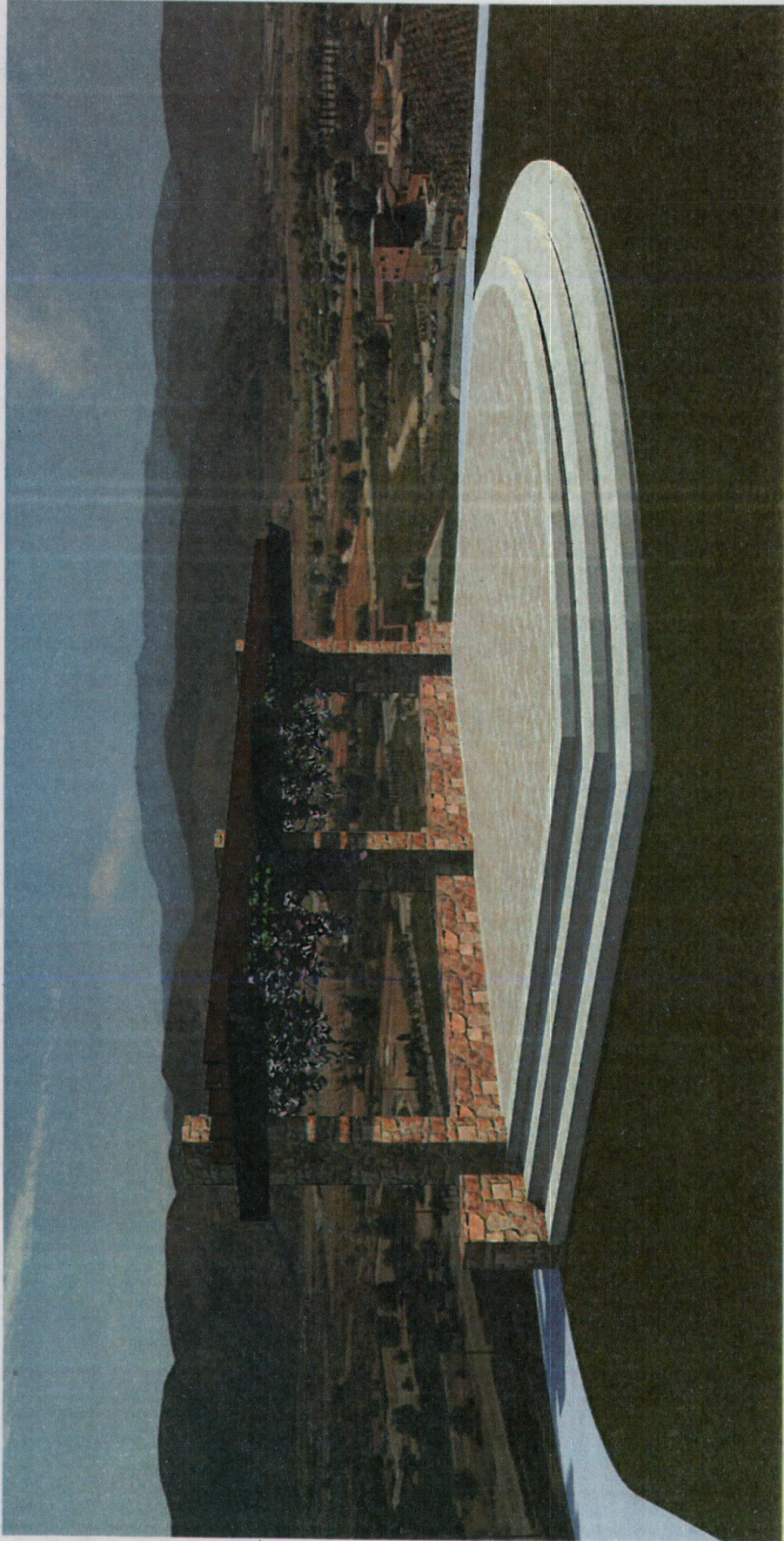
COVERED BBQ AREA
DE PORTOLA WINERY
TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



4649 Brockton Ave.
Riverside, CA 92506
(951) 369-0700
Fax (951) 369-4039
<http://www.comworksg.com>



CASE: PPT180019
EXHIBIT : Special Occasion Area
PLANNER: T. Wheeler
DATE: December 4, 2018



STAGE

DE PORTOLA WINERY

TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



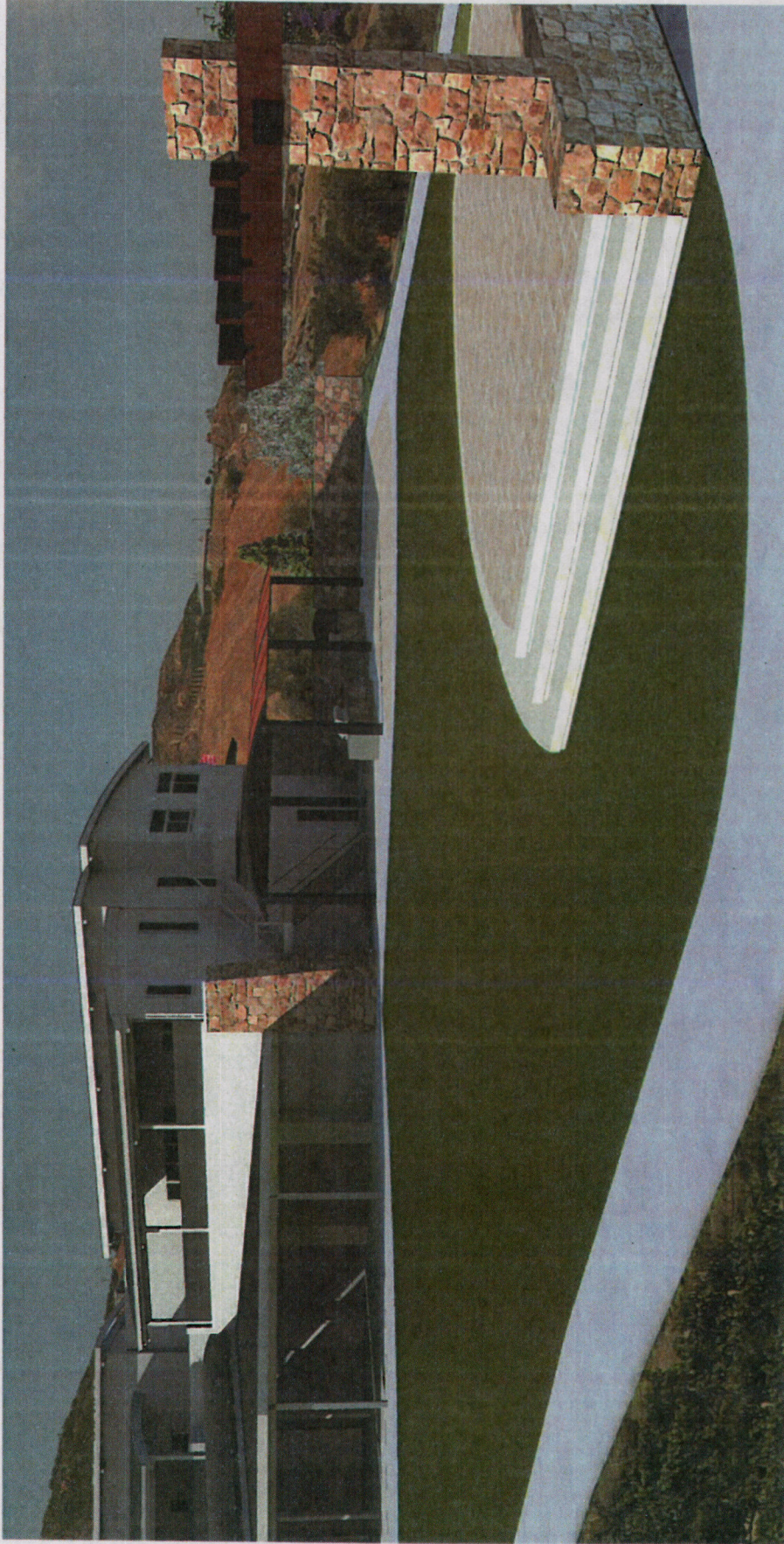
4649 Brockton Ave

Riverside, CA 92506

(951) 369-0700

Fax (951) 369-4039

<http://www.comworktdg.com>



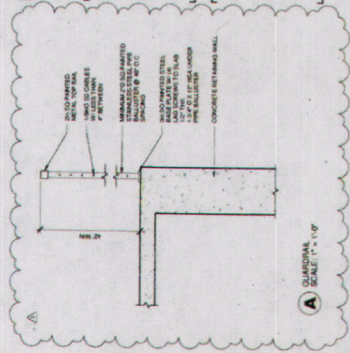
4649 Breckton Ave
Riverside, CA 92506
(951) 369-0700
Fax: (951) 369-4039
<http://www.comworksdg.com>



TURF EVENT SPACE
DE PORTOLA WINERY
TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



section notes:



DE PORTOLA ESTATE WINERY

DE PORTOLA ESTATE WINERY

CITY: TRINIDAD

JOB: 201703C

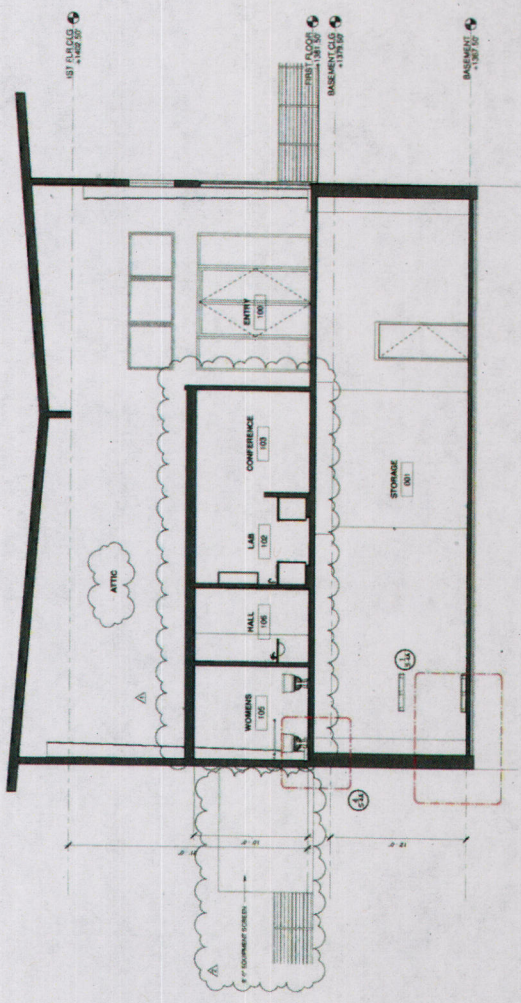
BUILDING SECTIONS

C

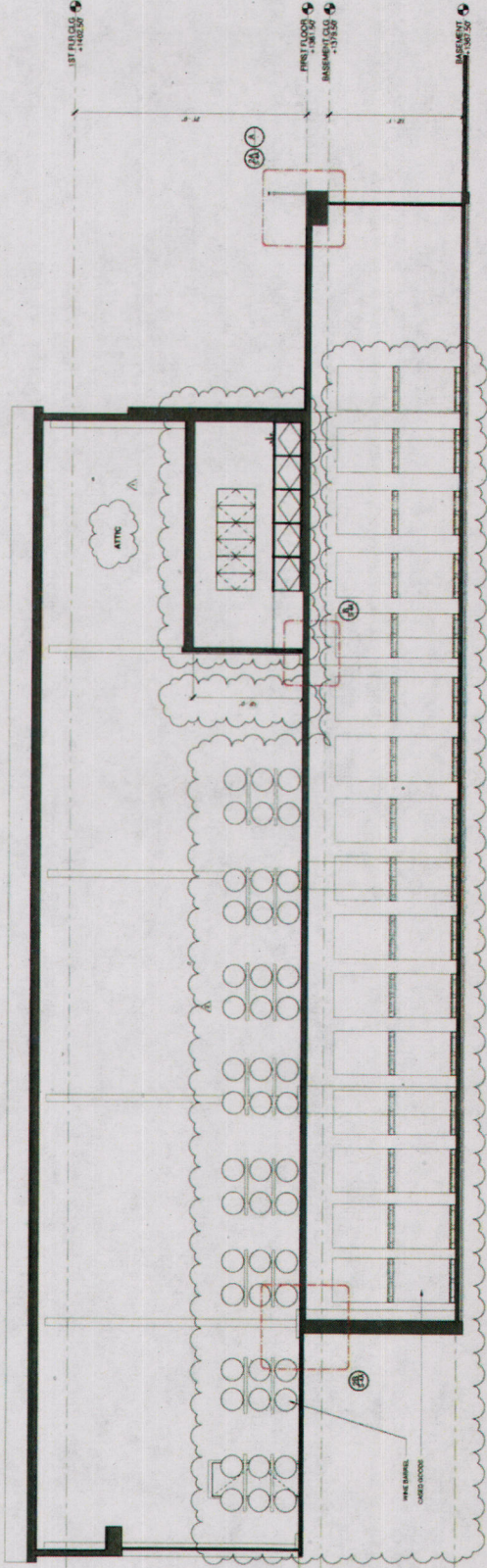
BUDG #

a2.2

APPLICANT:	DE PORTOLA ESTATE WINERY
OWNER:	DE PORTOLA ESTATE WINERY
ARCHITECT:	DE PORTOLA ESTATE WINERY
DATE OF PROJECT:	2017
PROJECT:	DE PORTOLA ESTATE WINERY
ADDRESS:	TRINIDAD, CA 92584



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



2 SECTION B
SCALE: 1/8" = 1'-0"



DE PORTOLA ESTATE WINERY

DE PORTOLA ESTATE WINERY

CITY: TEMECULA

DATE: 01-11-2011

JOB: 2011030

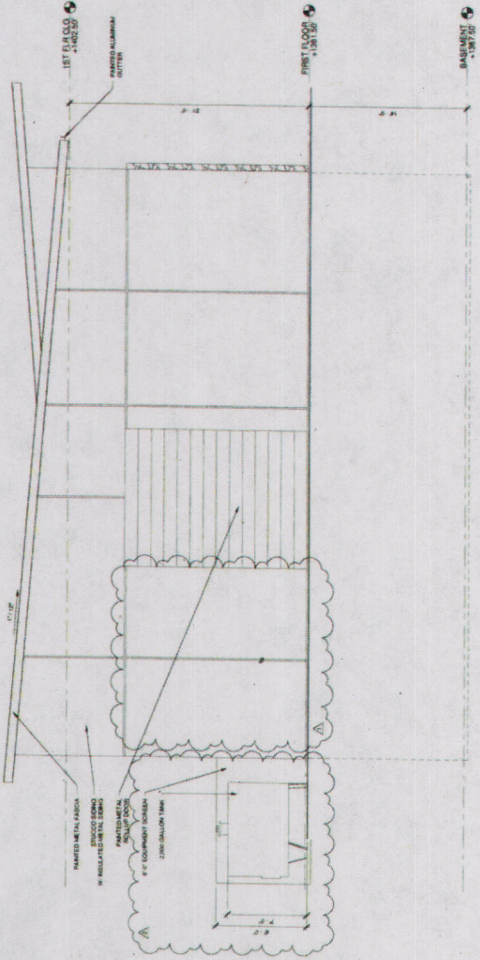
BUILDING ELEVATIONS

C

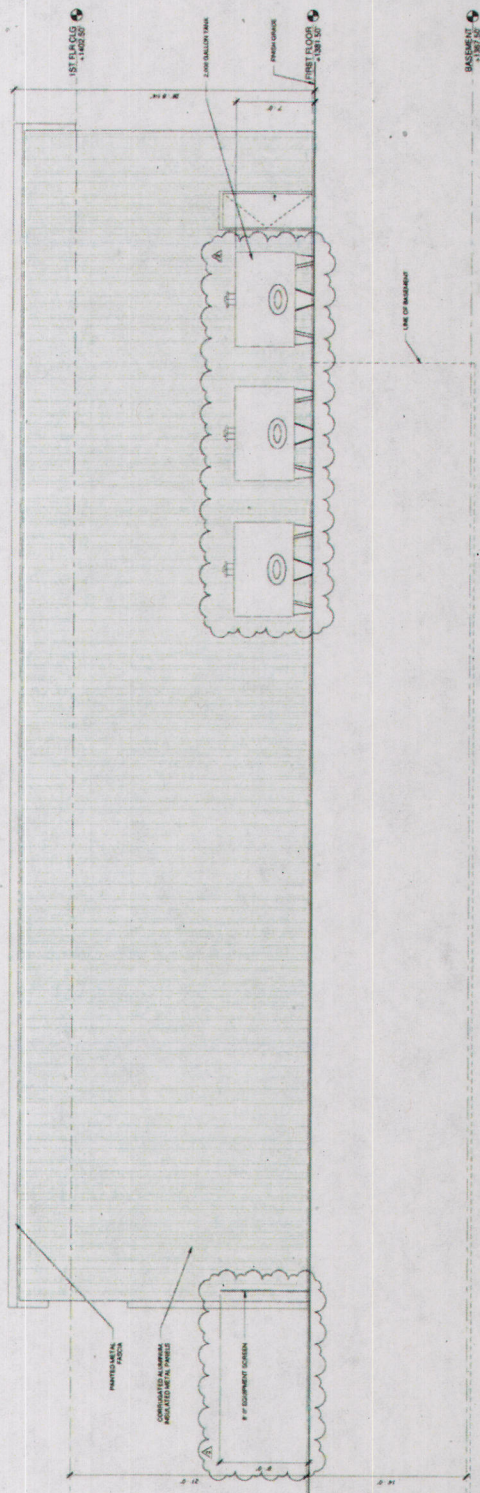
BLDG # a2.1

elevation notes:
 EXTERIOR WALL COVERINGS SHALL BE NON-COMBUSTIBLE MATERIALS

DE PORTOLA ESTATE WINERY - COLORS/MATERIALS					
TYPE	COLOR	MANUFACTURER	MODEL/SERIES #	COMMENTS/NOTES	SAMPLE IMAGE
PRODUCTION BUILDING					
STUCCO	OMEGA WHITE	OMEGA PRODUCTS INTERNATIONAL	14	FINE SAND FINISH	
ADHERED STONE	BAJA CRESTA	1/2" BLOCK & BOND	NA	1" x 4" TRUCK STONE	
INSULATION METAL PANELS	SAVISTONE	AT&T INTERNATIONAL INC.	SOULIER W.	(G4) - 5/8" x 3"	
STANDING SEAM METAL ROOFING	NUFFIC RED	AMERICAN BUILDING COMPONENTS	SCANTLURE 200	(G4)	



2 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

APPLICANT	DE PORTOLA ESTATE WINERY
OWNER	DE PORTOLA ESTATE WINERY
DESIGNER	ARCHITECTURAL DESIGN
DATE	01-11-2011
PROJECT	DE PORTOLA ESTATE WINERY
LOCATION	TEMECULA, CA 92592



REGISTERED PROFESSIONAL ARCHITECT
 STATE OF CALIFORNIA
 ARCHITECT NO. 10000
 10000



DE PORTOLA
 ESTATE WINERY

DE PORTOLA
 ESTATE
 WINERY

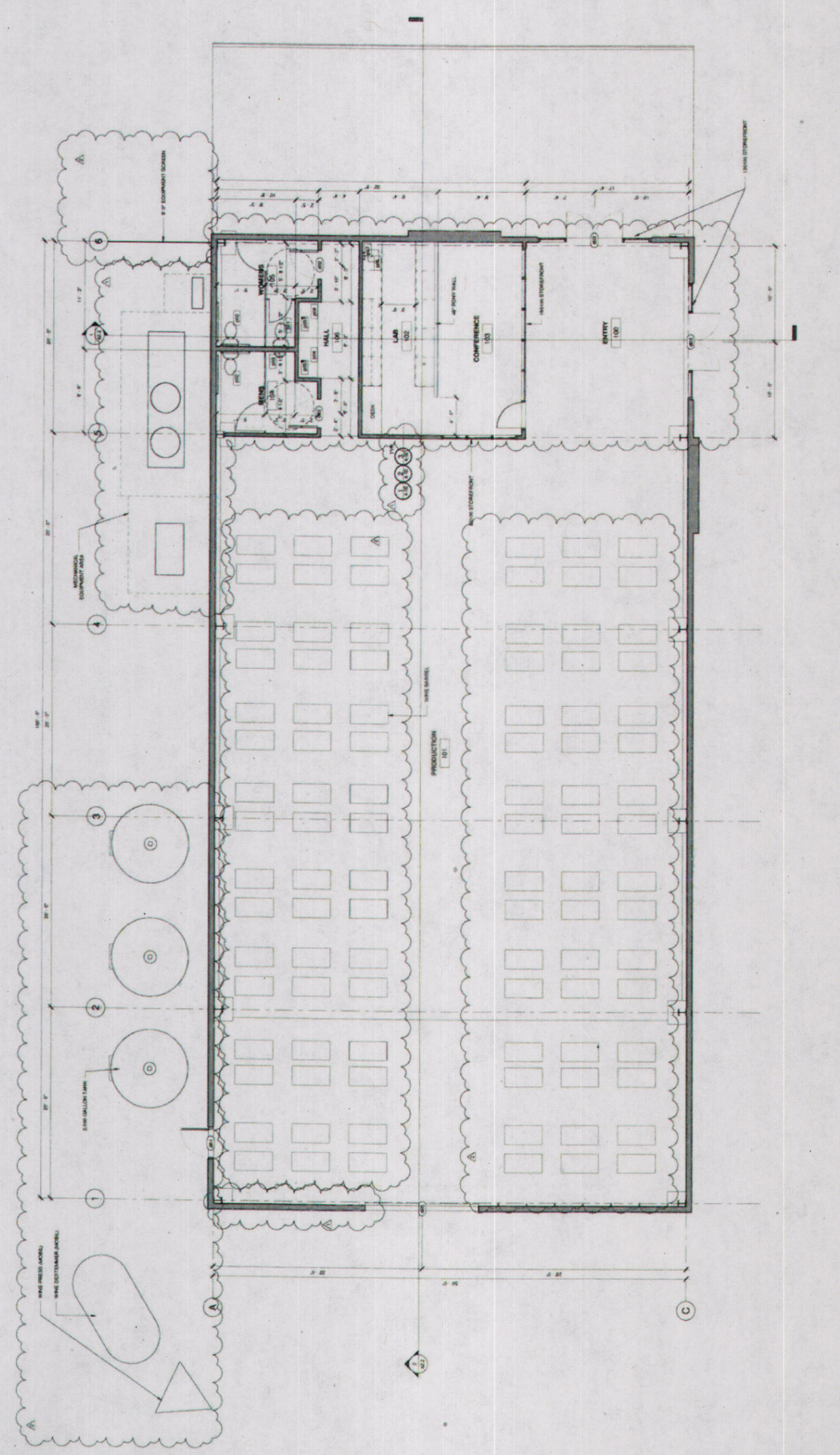
CITY: TEMECULA

JOB: 2017-00C

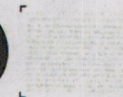
1ST FLOOR PLAN

BLOCK F
 C
 a1.2

APPRAISER	JOHN DEWITT
OWNER	DE PORTOLA ESTATE WINERY
DESIGNER	DE PORTOLA ARCHITECTS
DATE	10/10/17
PROJECT	DE PORTOLA ESTATE WINERY
ADDRESS	TEMUCULA, CA 92592



1 a1.2 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

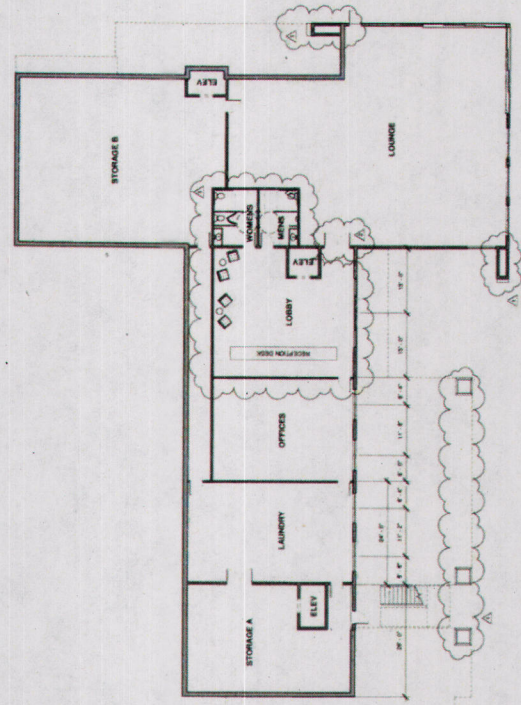


DE PORTOLA ESTATE WINERY
 CITY: TEMECULA
 JOB: 007134C
 BASEMENT PLAN

B
 INLOC #

a2.1

APPLICANT	PPT DEVELOPMENT
OWNER	PPT DEVELOPMENT
ARCHITECT	CON PARTNERS
PLANNING	CON PARTNERS
ENGINEER	STATE OF CALIFORNIA
DATE	12/04/18
PROJECT	DE PORTOLA ESTATE WINERY
ADDRESS	TEMECULA, CA 92592



1 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



CASE: PPT180019
 EXHIBIT C: Floor Plans (3-Story Wine Cellar)
 PLANNER: T. Wheeler
 DATE: December 4, 2018



DE PORTOLA
ESTATE WINERY

DE PORTOLA
WHENY

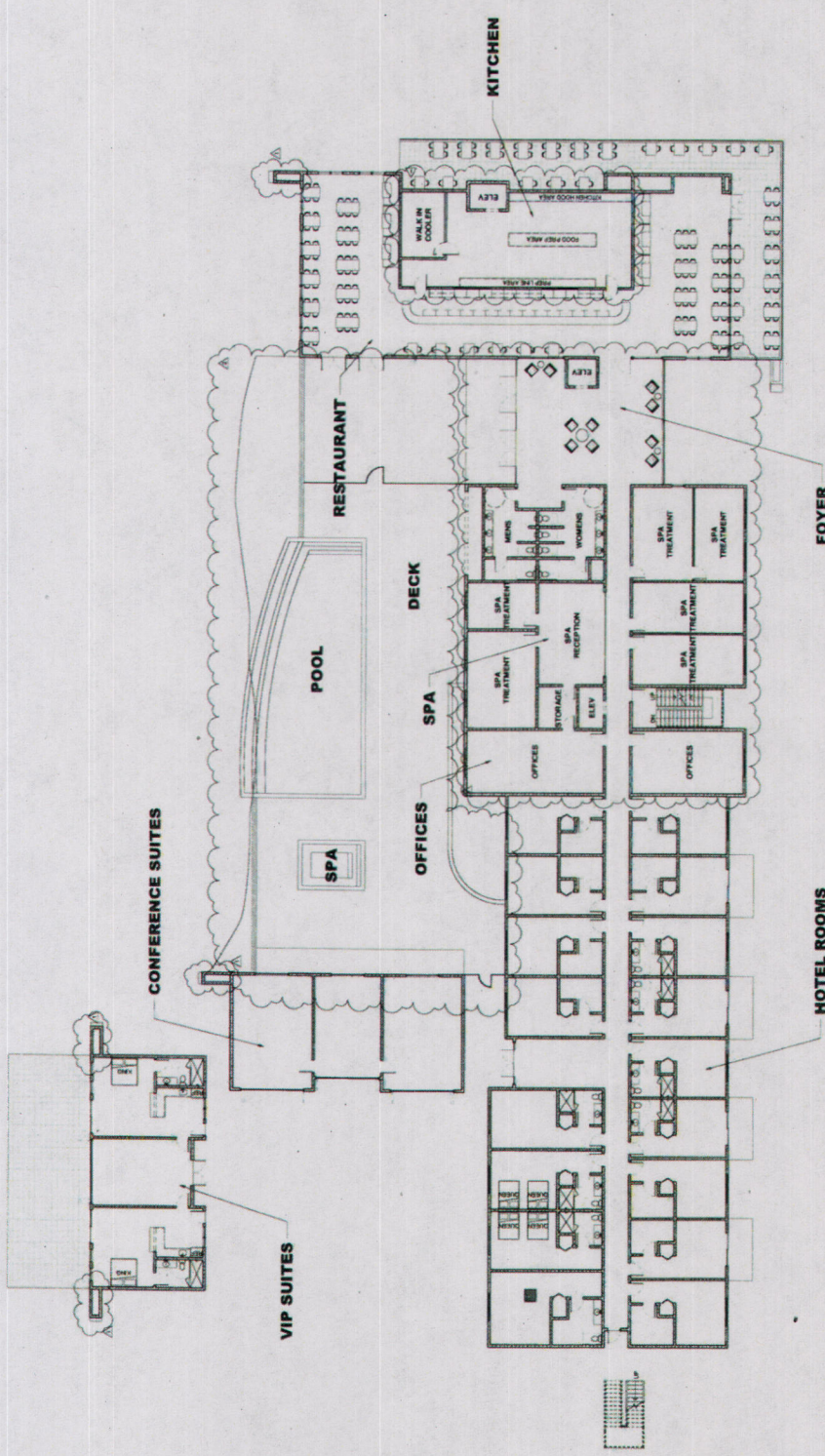
CITY: TEMECULA

JOB: 2017-04C
FIRST FLOOR PLAN

B
B001 F

ARCHITECT	DEVELOPMENT
OWNER	DEVELOPMENT
DESIGNER	DEVELOPMENT
DATE	2017-04
PROJECT	DE PORTOLA ESTATE
PROJECT	TEMECULA, CA 92592

floor plan notes:
1. THESE PLANS DO NOT SHOW FACILITIES FOR HOTEL ROOMS
2. HOTEL SUITES



1 a/FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

floor plan notes:
 1. THESE SHALL BE IN ACCORDANCE WITH THE HOTEL ROOMS
 2. HOTEL ROOMS



ESTATE WINERY
 DE PORTOLA
 10000
 10000
 10000

DE PORTOLA
 ESTATE WINERY
 CITY: TERCICOLA
 JOB: 2017-040
 SECOND FLOOR
 PLAN

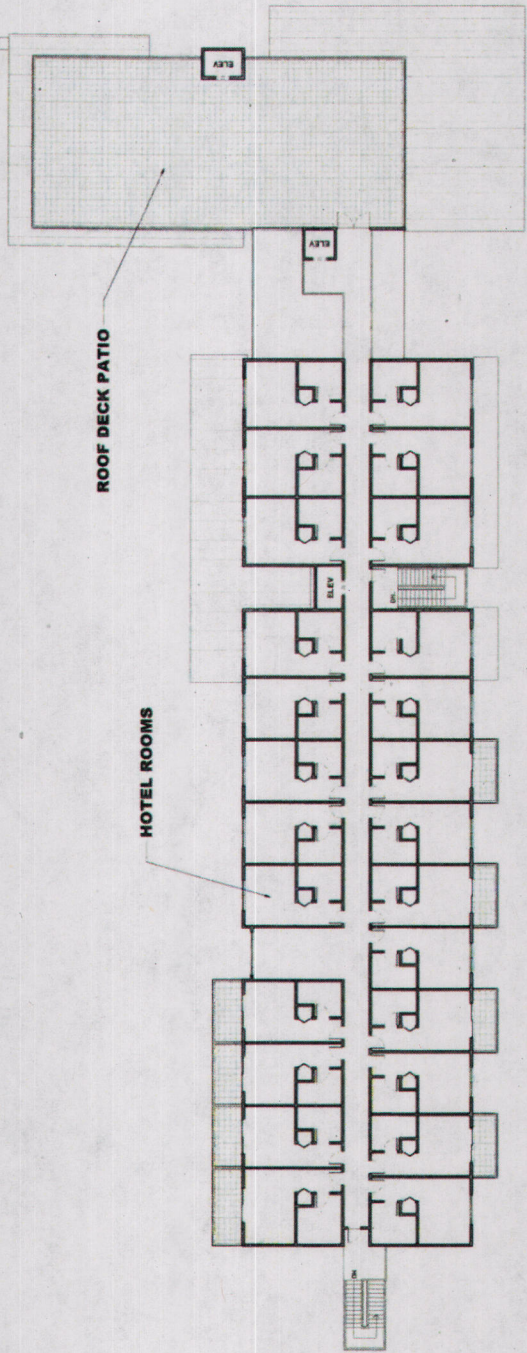
DE PORTOLA
 ESTATE WINERY
 CITY: TERCICOLA
 JOB: 2017-040
 SECOND FLOOR
 PLAN

DE PORTOLA
 ESTATE WINERY
 CITY: TERCICOLA
 JOB: 2017-040
 SECOND FLOOR
 PLAN

DE PORTOLA
 ESTATE WINERY
 CITY: TERCICOLA
 JOB: 2017-040
 SECOND FLOOR
 PLAN

DE PORTOLA
 ESTATE WINERY
 CITY: TERCICOLA
 JOB: 2017-040
 SECOND FLOOR
 PLAN

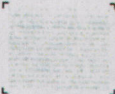
APPLICANT	DEVELOPMENT
OWNER	DEVELOPER
DESIGNER	ARCHITECT
DATE	DATE
PROJECT	PROJECT
NO. OF SHEETS	TOTAL SHEETS



ROOF DECK PATIO

HOTEL ROOMS

1 SECOND FLOOR PLAN
 SCALE: 3/32" = 1'-0"



DE PORTOLA
ESTATE WINERY

DE PORTOLA
ESTATE WINERY

DE PORTOLA
ESTATE WINERY

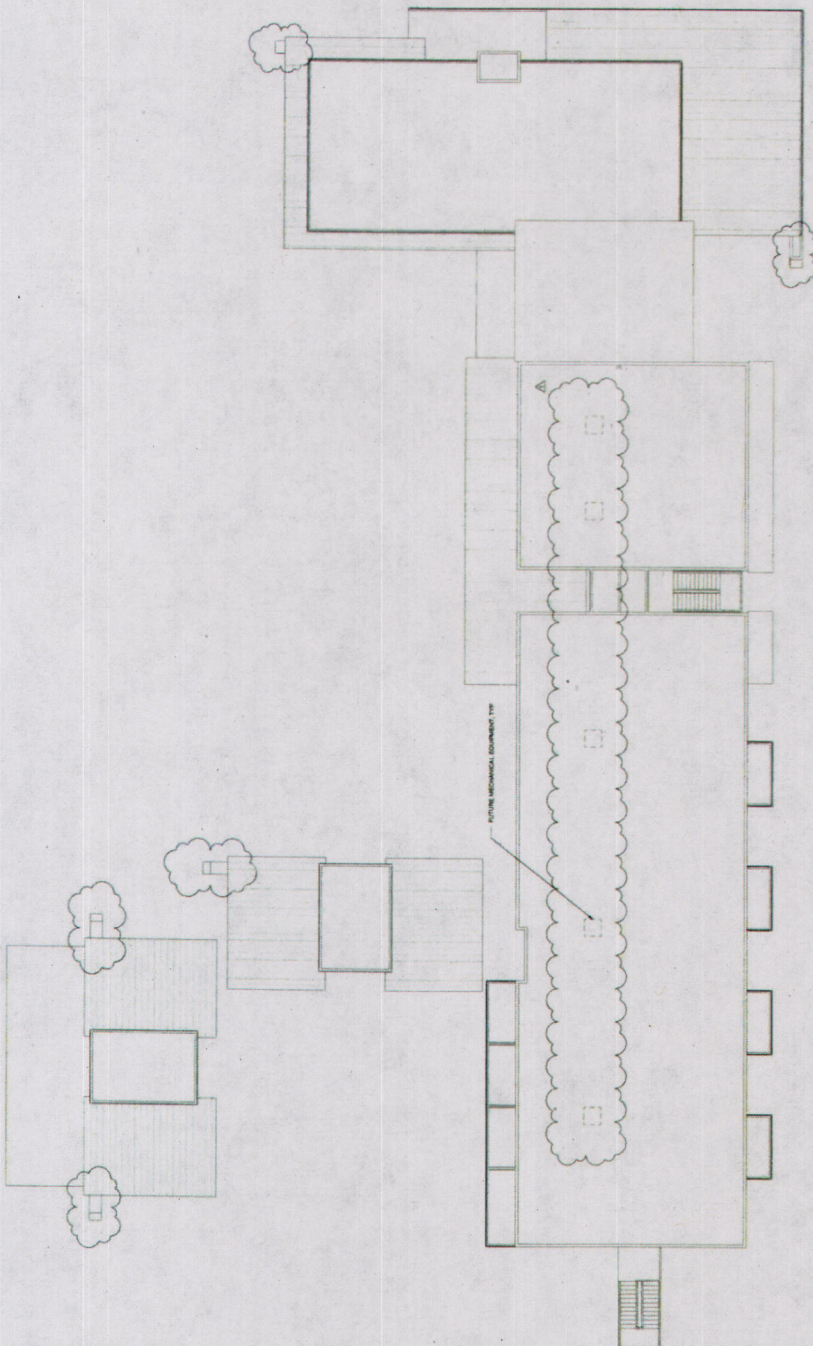
CITY: TEMECULA

FOR: 101751C

ROOF PLAN
BLOCK #

APPLICANT	DEVELOPMENT
OWNER	DEVELOPMENT
DESIGNER	DEVELOPMENT
DATE	10/10/09
PROJECT	ESTATE WINERY
ADDRESS	101751C

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE



1 ROOF PLAN
SCALE: 3/32" = 1'-0"

B

a2.4



FIRE TABLE AREA

DE PORTOLA WINERY

TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



4649 Biscottan Ave.

Riverside, CA 92506

(951) 369-0700

Fax (951) 369-4039

<http://www.comworksgroup.com>



CASE: PPT180019

EXHIBIT : Hotel Renderings

PLANNER: T. Wheeler

DATE: December 4, 2018



FIRE TABLE AREA
DE PORTOLA WINERY
TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



4649 Bracton Ave

Riverside, CA 92506

(951) 369-0700

Fax (951) 369-4039

<http://www.comworktdg.com>



NORTH VIEW FROM POOL DECK
DE PORTOLA WINERY
TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



4649 Brockton Ave.
Riverside, CA 92506
(951) 369-0700
Fax (951) 369-4039
<http://www.comworkdsg.com>



4649 Brockton Ave.
Riverside, CA 92506
(951) 369-0700
Fax (951) 369-4039
<http://www.comworksdg.com>



NE VIEW FROM POOL DECK
DE PORTOLA WINERY
TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



SE VIEW FROM POOL DECK

DE PORTOLA WINERY

TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



4649 Brackton Ave

Riverside, CA 92506

(951) 369-0700

Fax (951) 369-4039

<http://www.comwatedg.com>



4649 Breechton Ave.

Riverside, CA 92506

(951) 369-0700

Fax: (951) 369-4039

<http://www.comworktdg.com>



SUNKEN FIRE PIT AREA
DE PORTOLA WINERY
TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



4649 Brockton Ave
Riverside, CA 92506
(951) 369-0700
Fax (951) 369-4039
<http://www.comworkdsg.com>



SUNKEN FIRE PIT AREA
DE PORTOLA WINERY
TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



4649 Blackton Ave.
Riverside, CA 92506
(951) 369-0700
Fax (951) 369-4039
<http://www.comworktdg.com>



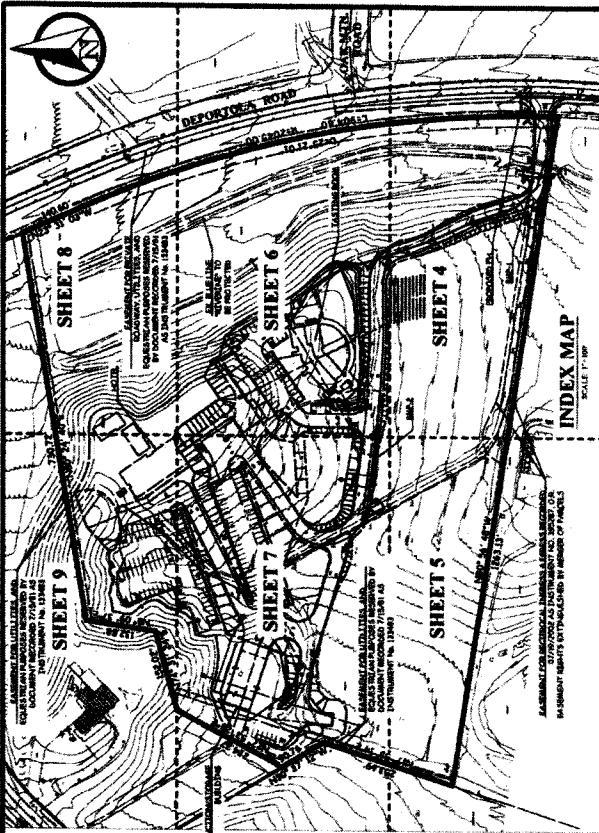
SUNKEN FIRE PIT AREA
DE PORTOLA WINERY
TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



4649 Brockton Ave.
Riverside, CA 92506
(951) 369-0700
Fax (951) 369-4039
<http://www.comworksgroup.com>



SUNKEN FIRE PIT AREA
DE PORTOLA WINERY
TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



CONSTRUCTION NOTES

NO.	DESCRIPTION	QUANTITY	UNIT
1	CONSTRUCT P.C. OVER P.A.S. PAVEMENT	141	31.000 SF
2	CONSTRUCT CONC. FINISH OVER TOP SHALLOWS OF AS PAVEMENT	141	31.000 SF
3	CONSTRUCT TRASH ENCLOSURE FOR STRUCTURE'S IN LINE	1	1 EACH
4	CONSTRUCT P.C. OVER P.A.S.	141	31.000 SF
5	CONSTRUCT P.A.S. ROAD (DPS COMPACTORS)	141	31.000 SF
6	CONSTRUCT MOUNTAIN A.C. SIDE FOR DETAIL SHEET 7	141	31.000 SF
7	CONSTRUCT OF CONC. WHEELSTOP	1	1 EACH
8	CONSTRUCT RETAINING WALL FOR DETAIL SHEET 7	141	31.000 SF
9	CONSTRUCT 12" WIDE P.C. OVER P.A.S. BORDER ROAD PAVED	141	31.000 SF
10	CONSTRUCT P.C. P.C. FAIRWAY AND IN T/O	141	31.000 SF
11	STORM DRAIN	17	17 EACH
12	CONSTRUCT 12" P.C. OVER 18" SAND FILL	17	17 EACH
13	CONSTRUCT 12" P.C. OVER 18" SAND FILL	17	17 EACH
14	CONSTRUCT 12" P.C. OVER 18" SAND FILL	17	17 EACH
15	CONSTRUCT 12" P.C. OVER 18" SAND FILL	17	17 EACH
16	CONSTRUCT 12" P.C. OVER 18" SAND FILL	17	17 EACH
17	CONSTRUCT 12" P.C. OVER 18" SAND FILL	17	17 EACH
18	CONSTRUCT 12" P.C. OVER 18" SAND FILL	17	17 EACH
19	CONSTRUCT 12" P.C. OVER 18" SAND FILL	17	17 EACH
20	CONSTRUCT 12" P.C. OVER 18" SAND FILL	17	17 EACH

BMP 100000
BOB 100000

WDDA

COUNTY OF RIVERSIDE
ROUGH / PRELIMINARY GRADING PLANS
DETAILS & INDEX MAP

PROJECT NO. **2**

DATE: **11/11/11**

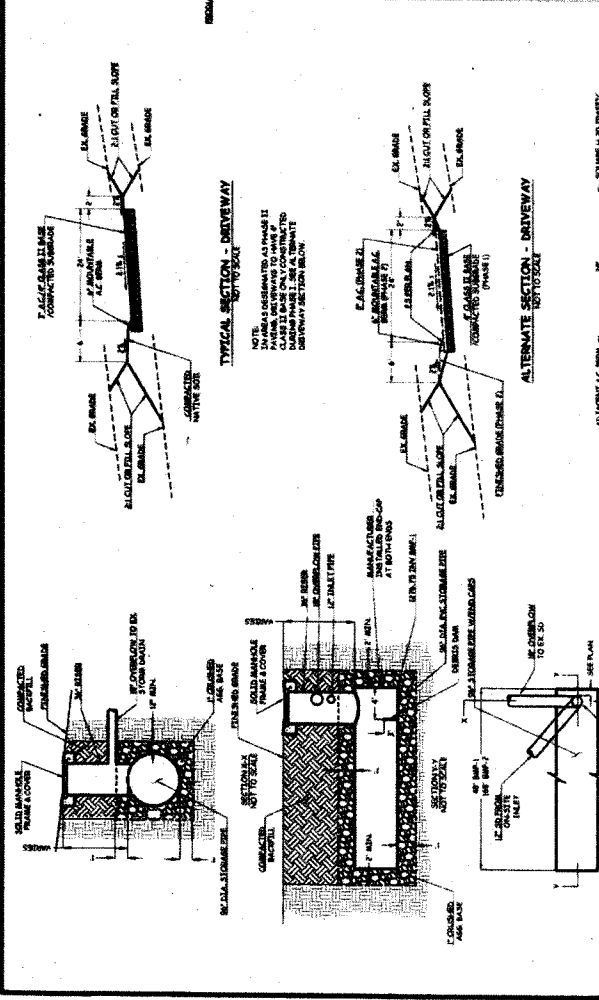
SCALE: **AS SHOWN**

PROJECT LOCATION: **17400 DEPORTOLA ROAD, TEMECULA, CA**

PREPARED BY: **MLB**

DATE: **11/11/11**

SCALE: **AS SHOWN**



CONSTRUCTION NOTES

1. CONSTRUCT CONC. FINISH OVER TOP SHALLOWS OF AS PAVEMENT

2. CONSTRUCT TRASH ENCLOSURE FOR STRUCTURE'S IN LINE

3. CONSTRUCT P.C. OVER P.A.S.

4. CONSTRUCT P.A.S. ROAD (DPS COMPACTORS)

5. CONSTRUCT MOUNTAIN A.C. SIDE FOR DETAIL SHEET 7

6. CONSTRUCT OF CONC. WHEELSTOP

7. CONSTRUCT RETAINING WALL FOR DETAIL SHEET 7

8. CONSTRUCT 12" WIDE P.C. OVER P.A.S. BORDER ROAD PAVED

9. CONSTRUCT P.C. P.C. FAIRWAY AND IN T/O

10. STORM DRAIN

11. CONSTRUCT 12" P.C. OVER 18" SAND FILL

12. CONSTRUCT 12" P.C. OVER 18" SAND FILL

13. CONSTRUCT 12" P.C. OVER 18" SAND FILL

14. CONSTRUCT 12" P.C. OVER 18" SAND FILL

15. CONSTRUCT 12" P.C. OVER 18" SAND FILL

16. CONSTRUCT 12" P.C. OVER 18" SAND FILL

17. CONSTRUCT 12" P.C. OVER 18" SAND FILL

18. CONSTRUCT 12" P.C. OVER 18" SAND FILL

19. CONSTRUCT 12" P.C. OVER 18" SAND FILL

20. CONSTRUCT 12" P.C. OVER 18" SAND FILL

BMP 100000
BOB 100000

WDDA

COUNTY OF RIVERSIDE
ROUGH / PRELIMINARY GRADING PLANS
DETAILS & INDEX MAP

PROJECT NO. **2**

DATE: **11/11/11**

SCALE: **AS SHOWN**

PROJECT LOCATION: **17400 DEPORTOLA ROAD, TEMECULA, CA**

PREPARED BY: **MLB**

DATE: **11/11/11**

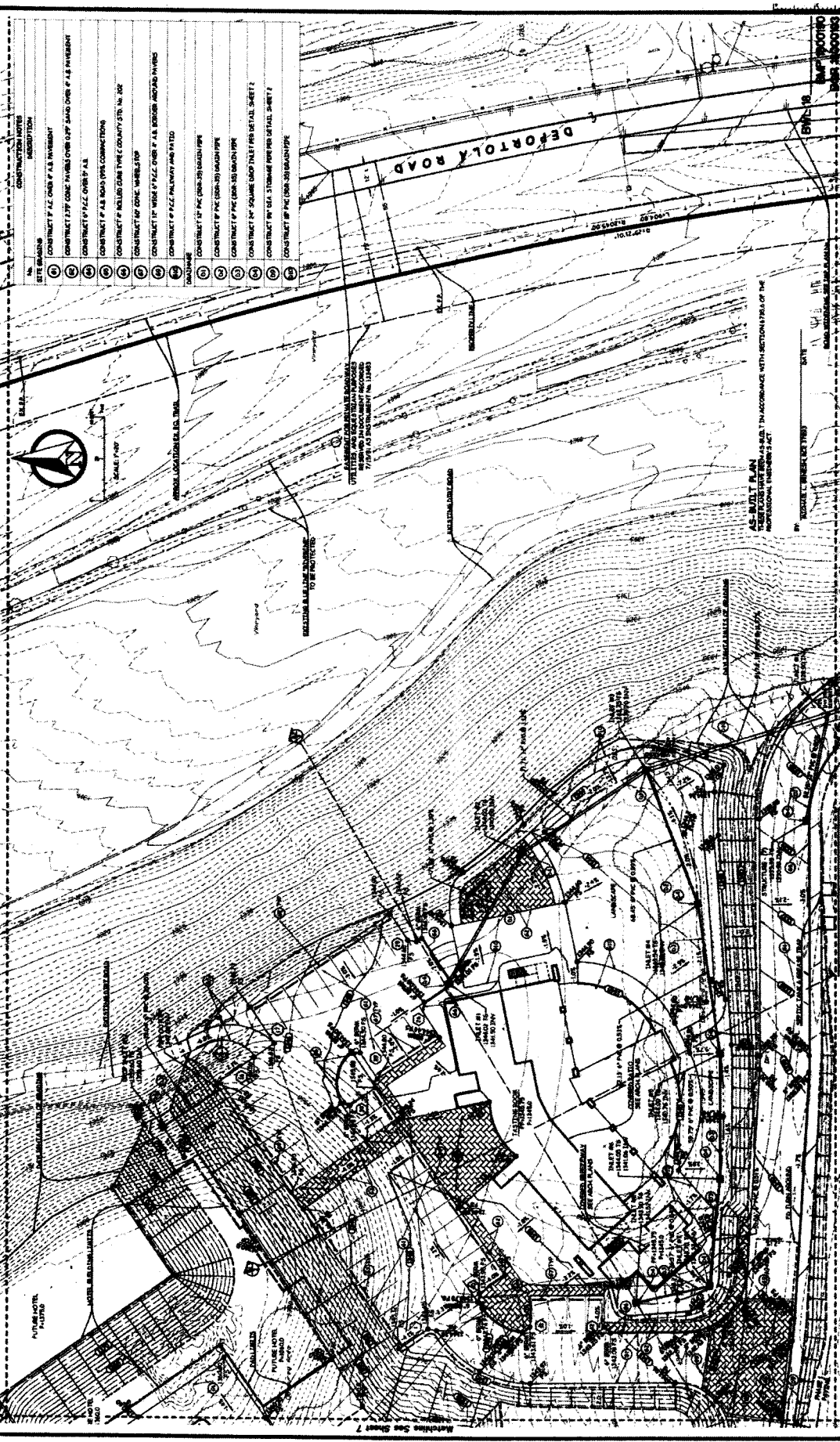
SCALE: **AS SHOWN**

MLB
Engineering
17400 DEPORTOLA ROAD, TEMECULA, CA 92592
TEL: 951-261-1111
WWW.MLB-ENGINEERS.COM

81
Never wait's below.
Call before you dig.

Matching See Sheet 8

Matching See Sheet 7



NO.	ITEMS	CONSTRUCTION NOTES
1	CONSTRUCT 12\"/>	
2	CONSTRUCT 12\"/>	
3	CONSTRUCT 12\"/>	
4	CONSTRUCT 12\"/>	
5	CONSTRUCT 12\"/>	
6	CONSTRUCT 12\"/>	
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49	CONSTRUCT 12\"/>	
50	CONSTRUCT 12\"/>	



SCALE: 1" = 40'

GENERAL LOCATION OF ALL UTILITIES TO BE PROTECTED

ALL UTILITIES TO BE PROTECTED SHALL BE MARKED WITH REFLECTOR PINS AT 10' INTERVALS

AS-BUILT PLAN
 TO BE SUBMITTED TO THE CITY ENGINEER WITHIN 30 DAYS OF THE COMPLETION OF THE PROJECT

BY: [Signature]

DEPORTOLA WISNERY
 ROUGH/7 PAVING GRADING PLANS
 GRADING PLAN

SHEET NO. **6**

DATE: 10/27/2011

PROJECT NO. 11-0000

SCALE: 1" = 40'

DATE: 10/27/2011

PROJECT NO. 11-0000

SCALE: 1" = 40'

DATE: 10/27/2011

PROJECT NO. 11-0000

SCALE: 1" = 40'

DATE: 10/27/2011

PROJECT NO. 11-0000

SCALE: 1" = 40'

DATE: 10/27/2011

PROJECT NO. 11-0000

SCALE: 1" = 40'

DATE: 10/27/2011

PROJECT NO. 11-0000

SCALE: 1" = 40'

DATE: 10/27/2011

Call before you dig

800-4-A-DIG

THIS PLAN CONTAINS WITHIN THESE PLANS
 ALL INFORMATION NECESSARY FOR THE
 PROPER CONSTRUCTION OF THE PROJECT
 SHOWN HEREON.

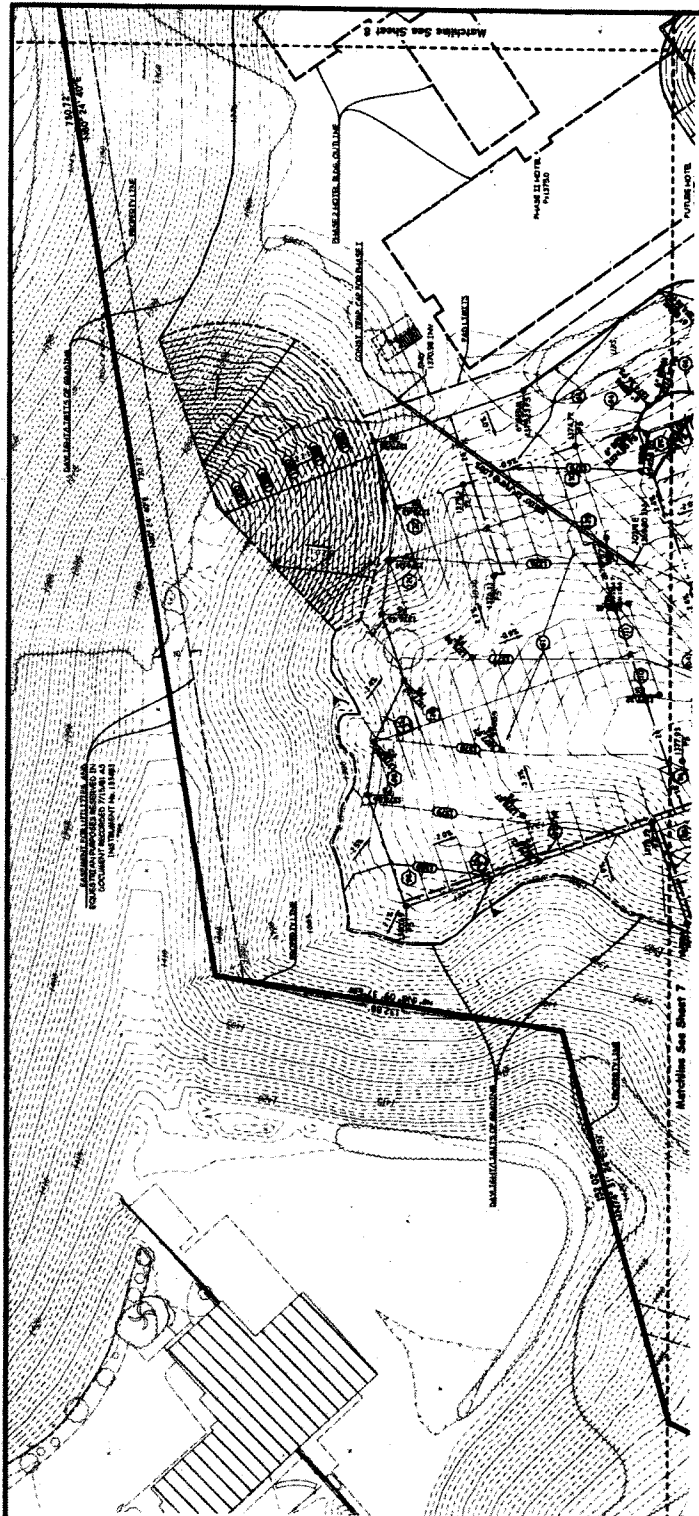
MLB
 ENGINEERING

DEPORTOLA WISNERY
 11000 DEPORTOLA ROAD, TOMBOLA, CA
 95128

DEPORTOLA WISNERY
 ROUGH/7 PAVING GRADING PLANS
 GRADING PLAN

SHEET NO. **6**

DATE: 10/27/2011



NO.	CONSTRUCTION METHOD
1	CONSTRUCT P.C. OVER 7' AS A VARIATION
2	CONSTRUCT P.C. OVER 7' AS A VARIATION
3	CONSTRUCT P.C. OVER 7' AS A VARIATION
4	CONSTRUCT P.C. OVER 7' AS A VARIATION
5	CONSTRUCT P.C. OVER 7' AS A VARIATION
6	CONSTRUCT P.C. OVER 7' AS A VARIATION
7	CONSTRUCT P.C. OVER 7' AS A VARIATION

AS-BUILT PLAN
 PREPARED BY THE ENGINEER IN ACCORDANCE WITH SECTIONS 97A OF THE
 PROFESSIONAL ENGINEERS ACT

BY: [Signature] DATE: _____

SCALE: 1" = 50'

PROJECT NO. BWP 100090
 BCP 100099

WIDEN

DEPORTOLA WATERY
 ROUGH / PRECISE GRADING PLANS

2740 DEPORTOLA ROAD, THERESA, CA 95758

18

Know what's below. Call before you dig.

SEAL ENGINEER

MLB

Engineering

2740 DEPORTOLA ROAD, THERESA, CA 95758

PROJECT NO. BWP 100090
 BCP 100099

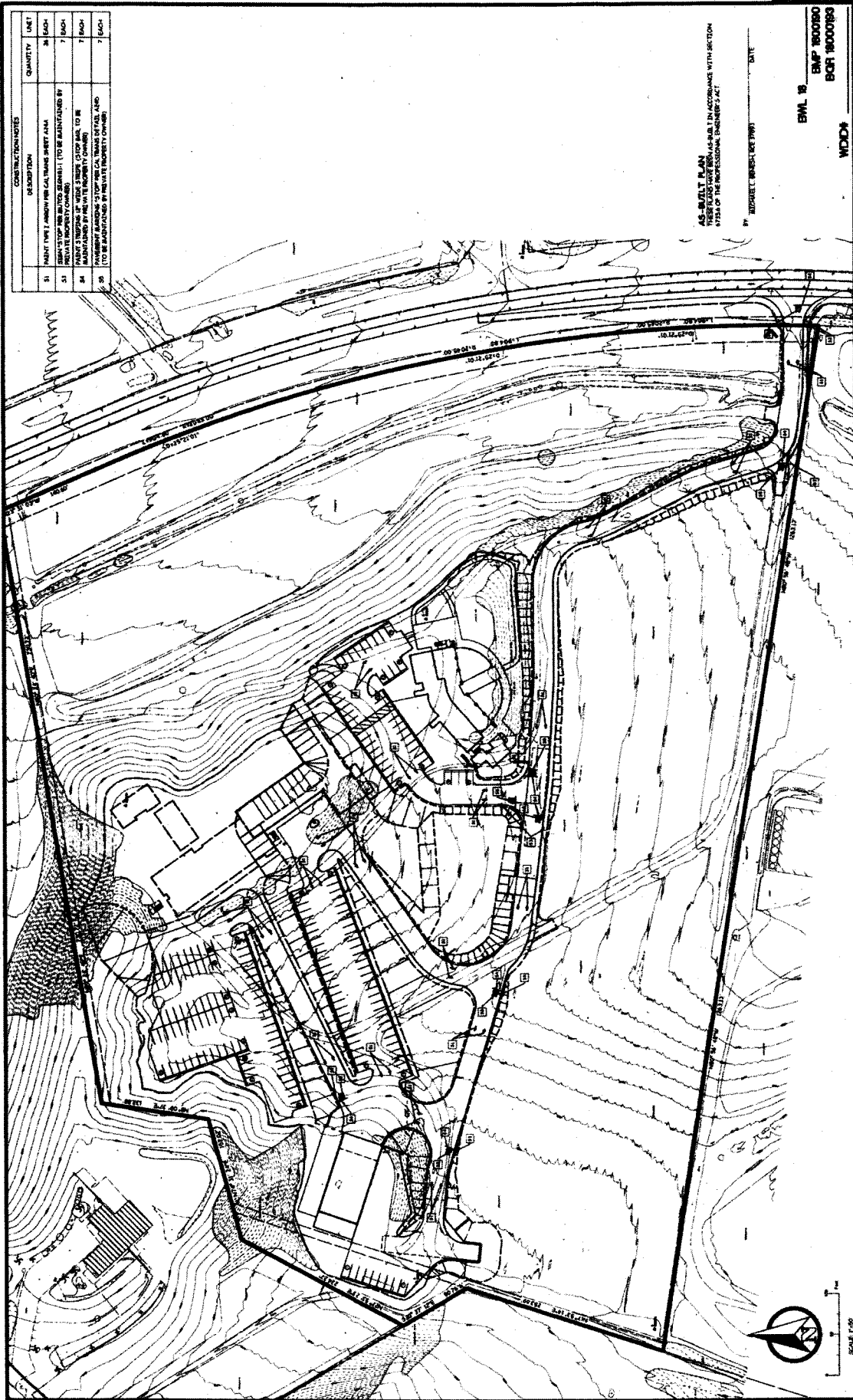
DATE: _____

SCALE: _____

PROJECT NO. 9

DEPORTOLA WATERY
 ROUGH / PRECISE GRADING PLANS

2740 DEPORTOLA ROAD, THERESA, CA 95758



NO.	DESCRIPTION	QUANTITY	UNIT
31	PAVEMENT 1" SANDY GRAVEL TRANSVERSE CURBS	34	EACH
32	PAVEMENT 1" SANDY GRAVEL TRANSVERSE CURBS	7	EACH
33	PAVEMENT 1" SANDY GRAVEL TRANSVERSE CURBS	7	EACH
34	PAVEMENT 1" SANDY GRAVEL TRANSVERSE CURBS	7	EACH
35	PAVEMENT 1" SANDY GRAVEL TRANSVERSE CURBS	7	EACH

AS SHOWN IN PLAN
 SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION
 10700 OF THE PROFESSIONAL ENGINEER'S ACT

BY: MICHAEL J. WOODS, P.E.
 DATE: _____

BWL 19
 BWP 1000060
 BOR 1000063

WDD#4

SHEET NO. 10
 OF 13 SHEETS
 PROJECT: 1000060
 DATE: 10/12/06
 DRAWN BY: WDD#4
 CHECKED BY: _____
 APPROVED BY: _____

CONSTRUCTION NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE ORDINANCES.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE AND ALL APPLICABLE ORDINANCES.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE AND ALL APPLICABLE ORDINANCES.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE CODE AND ALL APPLICABLE ORDINANCES.
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LAND DEVELOPMENT CODE AND ALL APPLICABLE ORDINANCES.
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND ALL APPLICABLE ORDINANCES.
 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA WATER RESOURCES DIVISION REGULATIONS AND ALL APPLICABLE ORDINANCES.
 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA AIR RESOURCES BOARD REGULATIONS AND ALL APPLICABLE ORDINANCES.
 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SOIL CONSERVATION SERVICE REGULATIONS AND ALL APPLICABLE ORDINANCES.

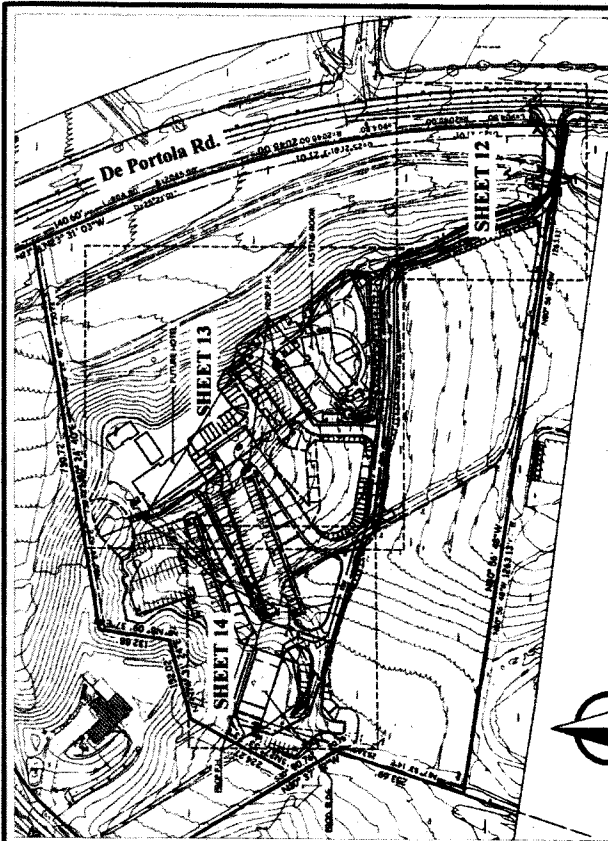
MLB
 ENGINEERING
 1000060
 10/12/06



DATE: 10/12/06
 SCALE: 1" = 40'
 SHEET NO. 10 OF 13

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES.
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE ORDINANCES.
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 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA AIR RESOURCES BOARD REGULATIONS AND ALL APPLICABLE ORDINANCES.
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SOIL CONSERVATION SERVICE REGULATIONS AND ALL APPLICABLE ORDINANCES.

81
 Never what's Broken.
 Call before you dig.
 811



ON-SITE WATER INDEX MAP

SCALE 1"=20'



NO.	DESCRIPTION	QUANTITY	UNIT
1	ON-SITE WATER IMPROVEMENTS		
1.1	CONSTRUCT 1" PVC 200 OR 14" PIPE SERVICE MAINS W/STAINLESS STEEL FITTINGS AND 1/2" WATER STANDARD DRAWING	785	LF
1.2	CONSTRUCT 1" PVC 200 OR 14" PIPE SERVICE MAINS W/STAINLESS STEEL FITTINGS AND 1/2" WATER STANDARD DRAWING	11	EACH
1.3	CONSTRUCT 1" PVC 200 OR 14" PIPE SERVICE MAINS W/STAINLESS STEEL FITTINGS AND 1/2" WATER STANDARD DRAWING	24	EACH
1.4	CONSTRUCT 1" PVC 200 OR 14" PIPE SERVICE MAINS W/STAINLESS STEEL FITTINGS AND 1/2" WATER STANDARD DRAWING	98	LF
1.5	CONSTRUCT 1" PVC 200 OR 14" PIPE SERVICE MAINS W/STAINLESS STEEL FITTINGS AND 1/2" WATER STANDARD DRAWING	2	EACH
1.6	CONSTRUCT 1" PVC 200 OR 14" PIPE SERVICE MAINS W/STAINLESS STEEL FITTINGS AND 1/2" WATER STANDARD DRAWING	14	EACH
1.7	CONSTRUCT 1" PVC 200 OR 14" PIPE SERVICE MAINS W/STAINLESS STEEL FITTINGS AND 1/2" WATER STANDARD DRAWING	1	EACH
1.8	CONSTRUCT 1" PVC 200 OR 14" PIPE SERVICE MAINS W/STAINLESS STEEL FITTINGS AND 1/2" WATER STANDARD DRAWING	84	LF
1.9	CONSTRUCT 1" PVC 200 OR 14" PIPE SERVICE MAINS W/STAINLESS STEEL FITTINGS AND 1/2" WATER STANDARD DRAWING	3	EACH

CONSTRUCTION NOTES

1. ON-SITE WATER IMPROVEMENTS
2. CONSTRUCT 1" PVC 200 OR 14" PIPE SERVICE MAINS W/STAINLESS STEEL FITTINGS AND 1/2" WATER STANDARD DRAWING
3. CONSTRUCT 1" PVC 200 OR 14" PIPE SERVICE MAINS W/STAINLESS STEEL FITTINGS AND 1/2" WATER STANDARD DRAWING
4. CONSTRUCT 1" PVC 200 OR 14" PIPE SERVICE MAINS W/STAINLESS STEEL FITTINGS AND 1/2" WATER STANDARD DRAWING
5. CONSTRUCT 1" PVC 200 OR 14" PIPE SERVICE MAINS W/STAINLESS STEEL FITTINGS AND 1/2" WATER STANDARD DRAWING
6. CONSTRUCT 1" PVC 200 OR 14" PIPE SERVICE MAINS W/STAINLESS STEEL FITTINGS AND 1/2" WATER STANDARD DRAWING
7. CONSTRUCT 1" PVC 200 OR 14" PIPE SERVICE MAINS W/STAINLESS STEEL FITTINGS AND 1/2" WATER STANDARD DRAWING
8. CONSTRUCT 1" PVC 200 OR 14" PIPE SERVICE MAINS W/STAINLESS STEEL FITTINGS AND 1/2" WATER STANDARD DRAWING
9. CONSTRUCT 1" PVC 200 OR 14" PIPE SERVICE MAINS W/STAINLESS STEEL FITTINGS AND 1/2" WATER STANDARD DRAWING

AS-BUILT PLAN
 VERIFY FOR CORRECTIONS AS PER THE ACCORDANCE WITH SECTIONS 9.1.1 OF THE
 PROFESSIONAL ENGINEER'S ACT
 PROJECT NO. 100000000
 SHEET NO. 11
 COUNTY OF RIVERSIDE
 SOUTHERN CALIFORNIA GAS COMPANY
 ON-SITE WATER DETAILS & INDEX MAP
 3740 UNIVERSITY AVENUE, TEMECULA, CA
 92592
 MICHAEL L. BENSEN, P.E. (1989) CIVIL ENGINEER
 WDD/D

MLB
 Engineering
 Professional Seal
 MICHAEL L. BENSEN, P.E.
 100000000
 11
 COUNTY OF RIVERSIDE
 SOUTHERN CALIFORNIA GAS COMPANY
 ON-SITE WATER DETAILS & INDEX MAP
 3740 UNIVERSITY AVENUE, TEMECULA, CA
 92592
 MICHAEL L. BENSEN, P.E. (1989)

NOTE: THESE AS-BUILT WATER IMPROVEMENT PLANS SHALL NOT CONSTITUTE A CONTRACT. THE CONTRACT SHALL BE THE CONTRACT BETWEEN THE CLIENT AND THE PROFESSIONAL ENGINEER. THE PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE AS-BUILT PLANS. THE PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE AS-BUILT PLANS. THE PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE AS-BUILT PLANS.

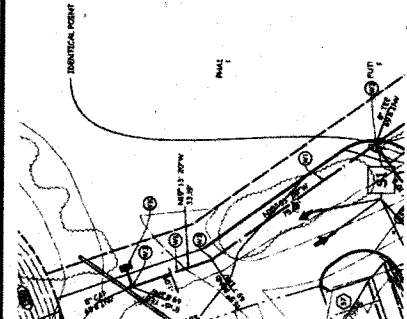
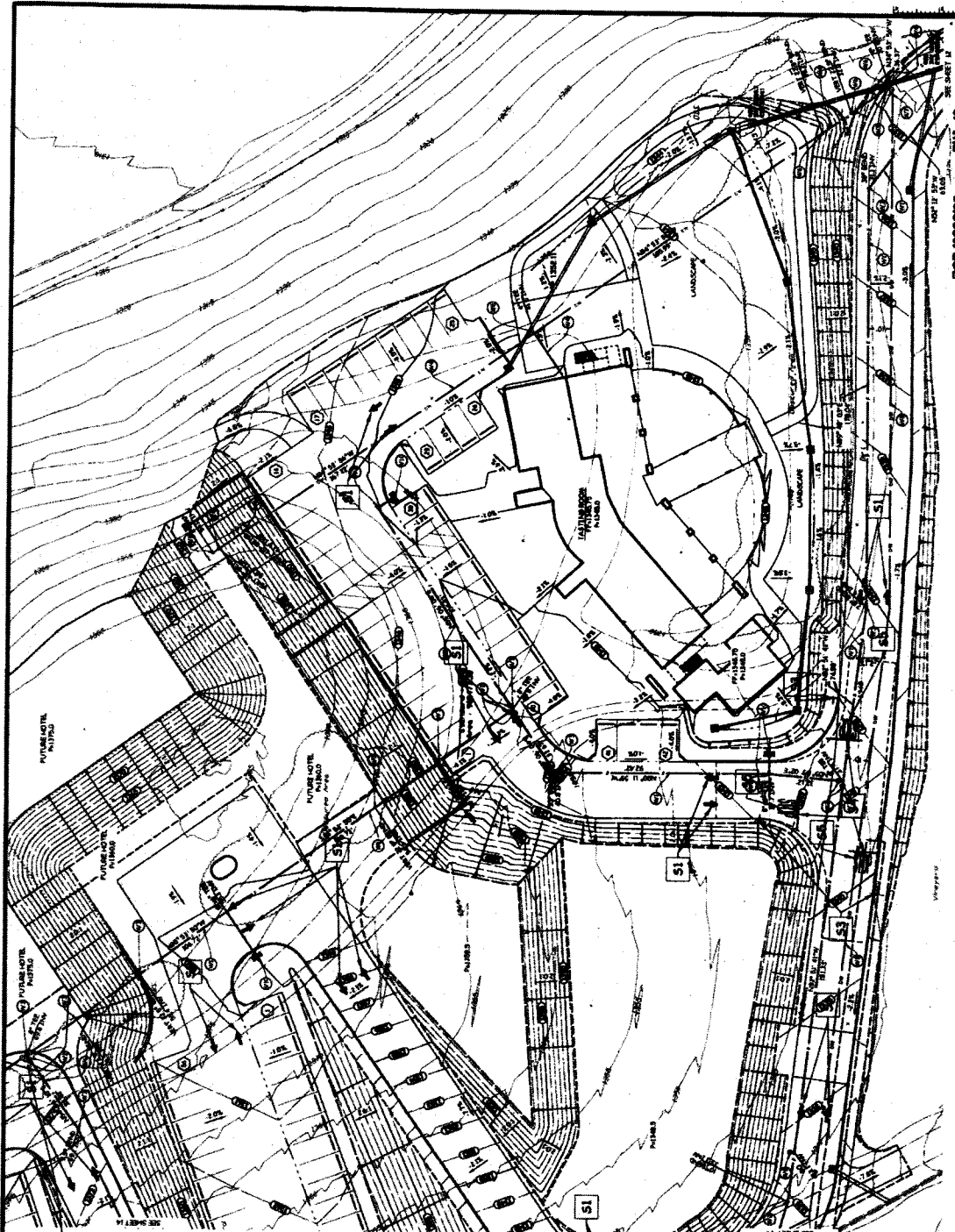
DATE: 10/15/13
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 DATE: 10/15/13

DATE: 10/15/13
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
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 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 DATE: 10/15/13

81
 Know what's below?
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CONSTRUCTION NOTES

NO.	DESCRIPTION
1	CONSTRUCT WATER TREATMENT PLANT
2	CONSTRUCT 10" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
3	CONSTRUCT 12" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
4	CONSTRUCT 18" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
5	CONSTRUCT 24" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
6	CONSTRUCT 30" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
7	CONSTRUCT 36" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
8	CONSTRUCT 42" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
9	CONSTRUCT 48" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
10	CONSTRUCT 54" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
11	CONSTRUCT 60" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
12	CONSTRUCT 66" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
13	CONSTRUCT 72" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
14	CONSTRUCT 78" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
15	CONSTRUCT 84" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
16	CONSTRUCT 90" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
17	CONSTRUCT 96" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
18	CONSTRUCT 102" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
19	CONSTRUCT 108" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
20	CONSTRUCT 114" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
21	CONSTRUCT 120" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
22	CONSTRUCT 126" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
23	CONSTRUCT 132" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
24	CONSTRUCT 138" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
25	CONSTRUCT 144" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
26	CONSTRUCT 150" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
27	CONSTRUCT 156" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
28	CONSTRUCT 162" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
29	CONSTRUCT 168" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
30	CONSTRUCT 174" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
31	CONSTRUCT 180" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
32	CONSTRUCT 186" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
33	CONSTRUCT 192" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
34	CONSTRUCT 198" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
35	CONSTRUCT 204" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
36	CONSTRUCT 210" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
37	CONSTRUCT 216" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
38	CONSTRUCT 222" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
39	CONSTRUCT 228" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
40	CONSTRUCT 234" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
41	CONSTRUCT 240" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
42	CONSTRUCT 246" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
43	CONSTRUCT 252" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
44	CONSTRUCT 258" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
45	CONSTRUCT 264" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
46	CONSTRUCT 270" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
47	CONSTRUCT 276" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
48	CONSTRUCT 282" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
49	CONSTRUCT 288" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
50	CONSTRUCT 294" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108
51	CONSTRUCT 300" PVC COOR ON 4" FINE GRADE EACH WHERE SHOWN. IDENTIFY PER MANHO WATER STANDARD DRAWING SW-108

AS-BUILT PLAN
 THIS PLAN IS TO BE USED IN ACCORDANCE WITH SECTIONS 91.01 AND 91.02 OF THE PROFESSIONAL ENGINEERING ACT.

BY: ROBERT L. WENNER, P.E. CITY: _____

SCALE: 1" = 40'



DATE: _____

PROJECT: _____

NO. _____

DATE: _____

BY: _____

CHECKED BY: _____

MLB
 Engineering and Land Surveying
 10000 W. 10th Street, Suite 100
 Denver, CO 80202
 Phone: (303) 751-1111
 Fax: (303) 751-1112
 Website: www.mlb-engineering.com

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 ENGINEERING AND LAND SURVEYING
 10000 W. 10th Street, Suite 100
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 Fax: (303) 751-1112
 Website: www.mlb-engineering.com

DATE: _____

More what's below.
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BCR 100098 EWL 18 EWP 100098
 WDCIA
 REPORT A WINDY
 ROUGH / PRECISE GRASS PLANS
 ON-SITE WATER

BY: _____
 DATE: _____
 PROJECT: _____

NO. _____
 DATE: _____
 BY: _____

CHECKED BY: _____

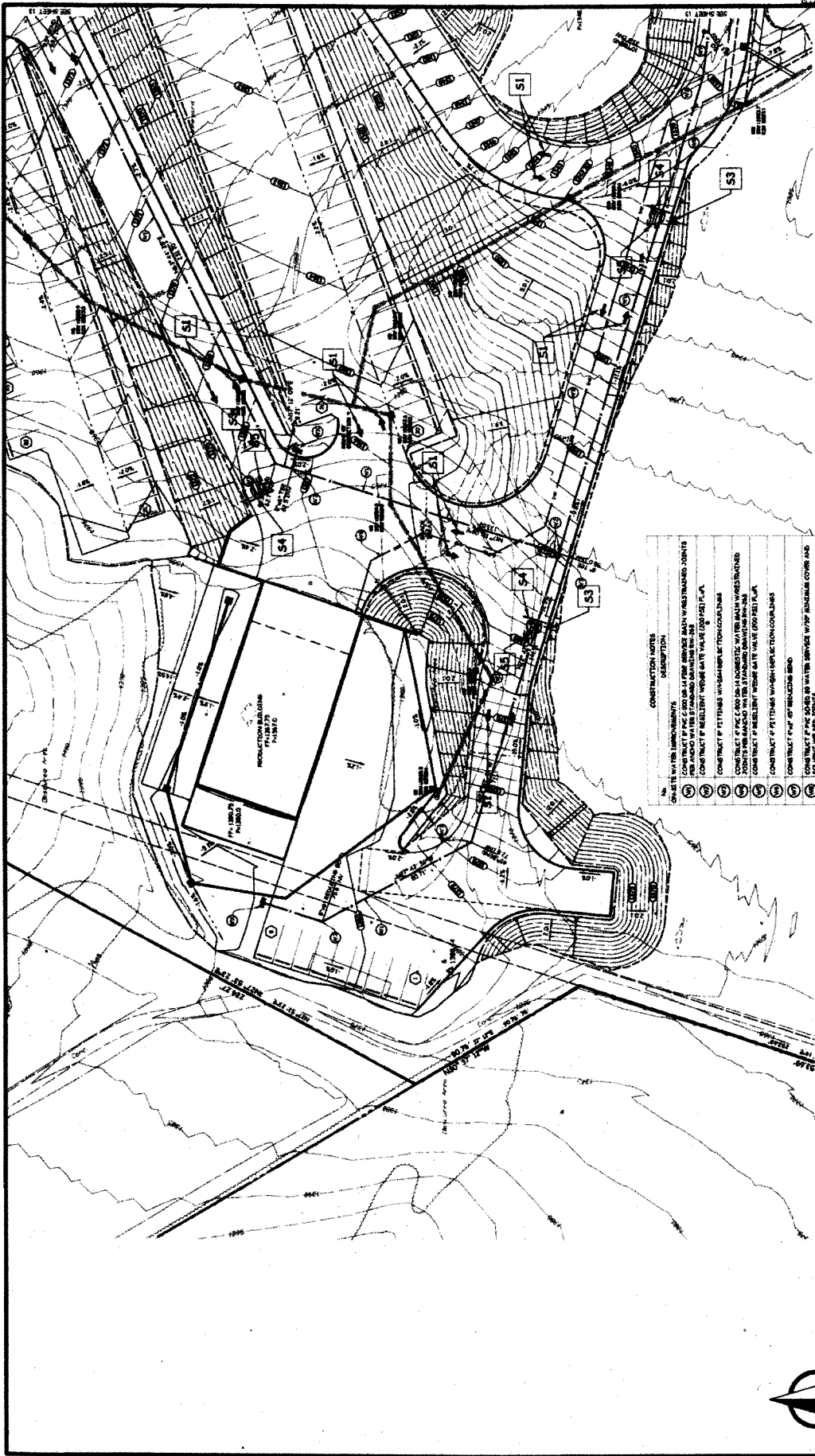
DATE: _____

NO. _____

DATE: _____

NO. _____

13
 OF 13 SHEETS



AS-BUILT PLAN
 THESE PLANS SHALL BE AS-BUILT IN ACCORDANCE WITH SECTION 855 OF THE
 PROFESSIONAL ENGINEER'S ACT.
 PROJECT NO. 14
 SHEET NO. 14
 OF 15 SHEETS

NO.	CONSTRUCTION NOTES	DESCRIPTION
1	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS
2	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS
3	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS
4	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS
5	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS
6	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS
7	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS
8	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS
9	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS
10	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS
11	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS
12	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS
13	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS
14	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS
15	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS	CONSTRUCT 18" PVC 20' TO 30' DIAMETER WATER SERVICE MAIN WITH STANDARD JOINTS



PROFESSIONAL ENGINEER'S ACT
 SECTION 855
 THESE PLANS SHALL BE AS-BUILT IN ACCORDANCE WITH SECTION 855 OF THE
 PROFESSIONAL ENGINEER'S ACT.

PROJECT NO. 14
 SHEET NO. 14
 OF 15 SHEETS

INDUSTRIAL WATER SERVICE PLANT
 ROUGH AND FINISH PLANS
 ON-SITE WATER

DATE: 11/15/19
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

SCALE: 1" = 40'

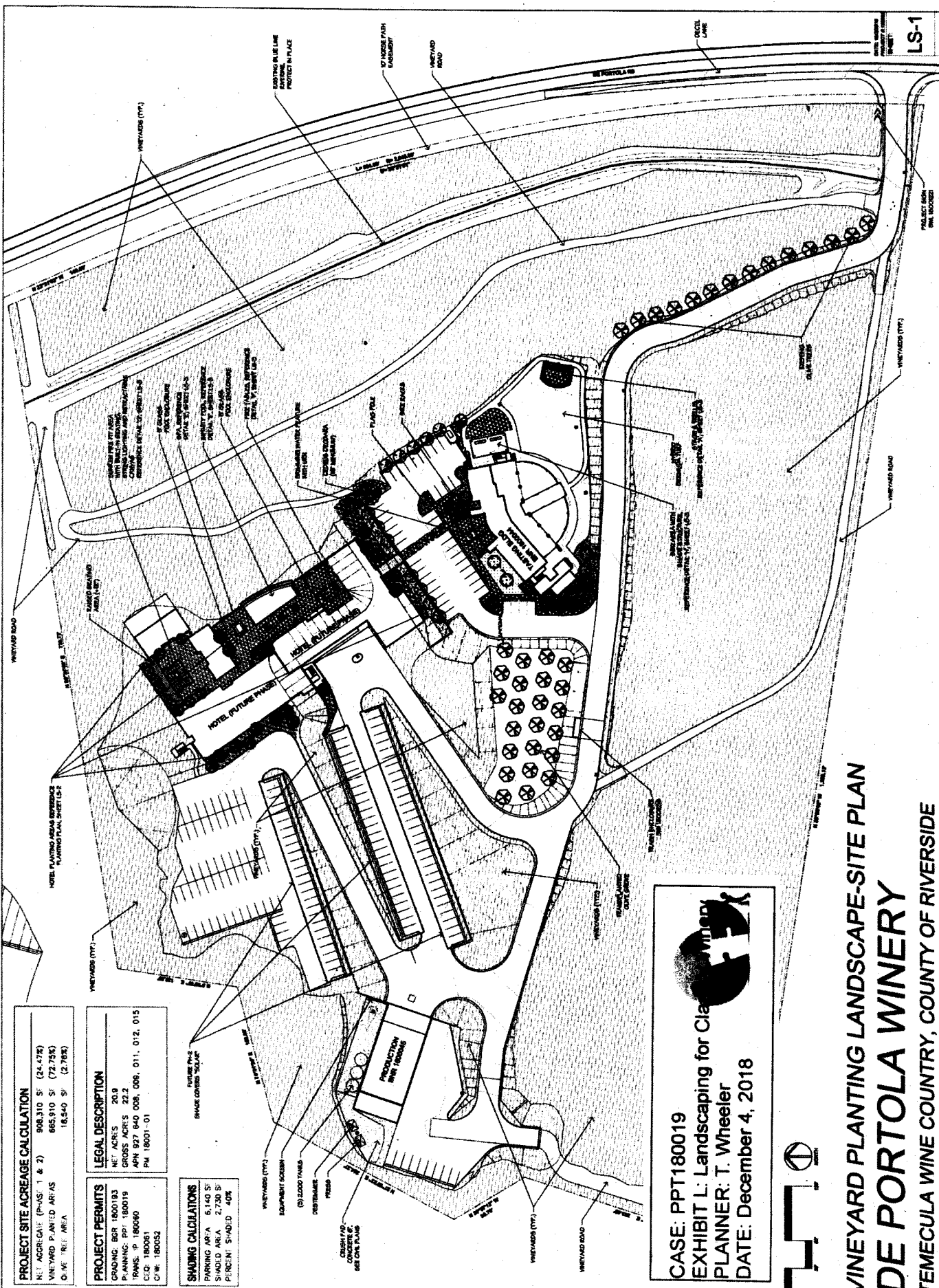
INDUSTRIAL WATER SERVICE PLANT
 ROUGH AND FINISH PLANS
 ON-SITE WATER

INDUSTRIAL WATER SERVICE PLANT
 ROUGH AND FINISH PLANS
 ON-SITE WATER

INDUSTRIAL WATER SERVICE PLANT
 ROUGH AND FINISH PLANS
 ON-SITE WATER

MLB Engineering
 Professional Engineers
 11111 111th Street, Suite 100
 Dallas, TX 75244
 Phone: (214) 343-1111
 Fax: (214) 343-1112
 Email: info@mlbeng.com

**More what's below.
 Call before you dig.**



PROJECT SITE ACREAGE CALCULATION

NET ACREAGE (P=AS: 1 & 2)	908,310 SF (24.47%)
VINEYARD PLANTED ARI/AS	665,910 SF (72.75%)
O.K.E. REE AREA	18,540 SF (2.78%)

LEGAL DESCRIPTION

NET ACRES 20.9
GROSS ACRES 22.2
APN 937 640 008, 009, 011, 012, 015
PM 18001-01

PROJECT PERMITS

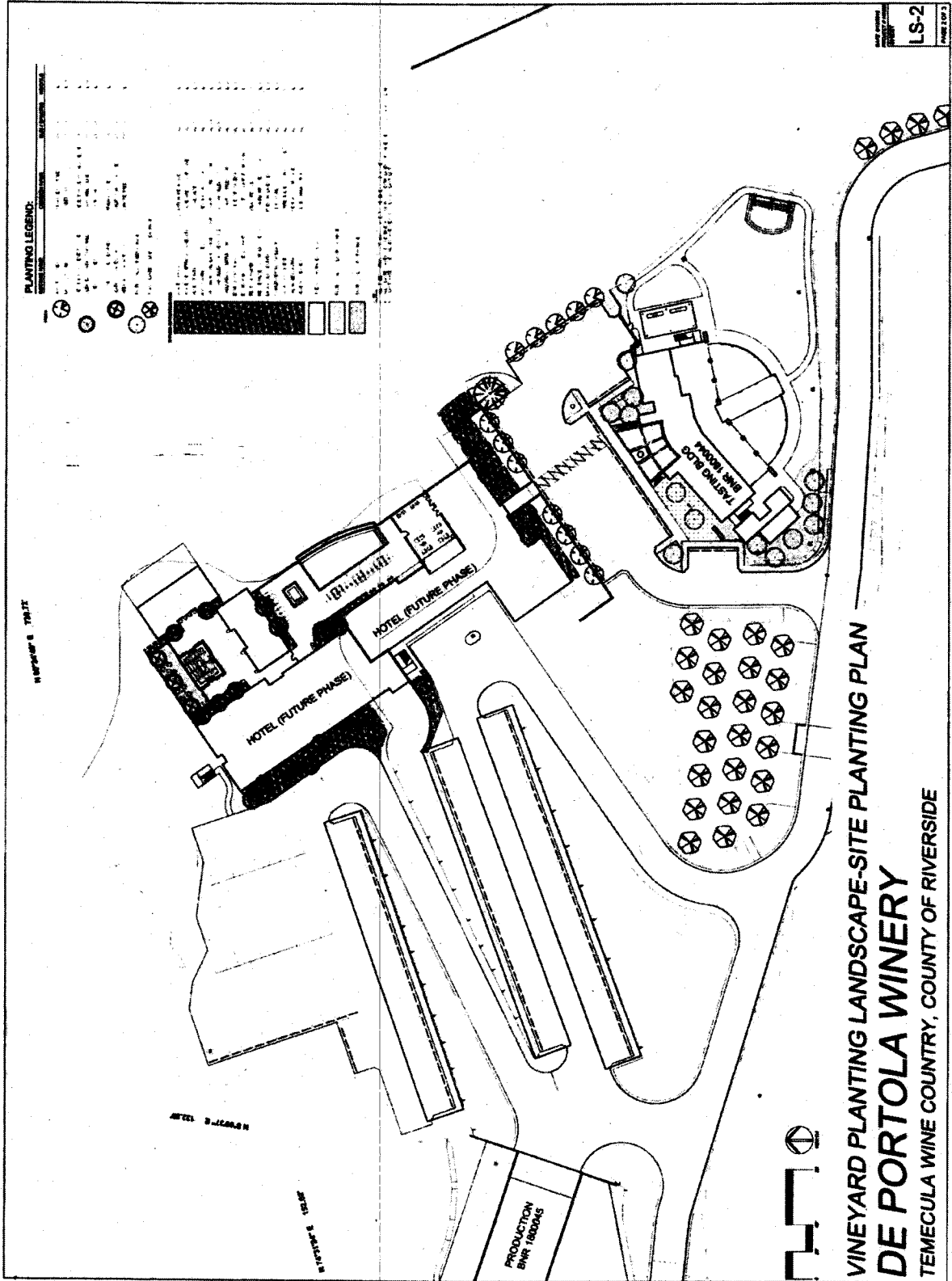
GRADING: BGR 1800183
PLANNING: PFI 180019
TRANS: P 180080
C/O: 180061
C/W: 180032

SHADING CALCULATIONS

PARKING AREA	5,140 SF
SHADING AREA	2,730 SF
PERCENT SHADING	40%

CASE: PPT180019
EXHIBIT L: Landscaping for Client
PLANNER: T. Wheeler
DATE: December 4, 2018

VINEYARD PLANTING LANDSCAPE-SITE PLAN
DE PORTOLA WINERY
TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE



PLANTING LEGEND:

SYMBOL	PLANT SPECIES	PLANTING DENSITY
(Circle with cross)	GRAPES	10000
(Circle with dot)	GRAPES	15000
(Circle with horizontal lines)	GRAPES	20000
(Circle with vertical lines)	GRAPES	25000
(Circle with diagonal lines)	GRAPES	30000
(Circle with wavy lines)	GRAPES	35000
(Circle with concentric circles)	GRAPES	40000
(Circle with star)	GRAPES	45000
(Circle with cross-hatch)	GRAPES	50000
(Circle with diagonal lines)	GRAPES	55000
(Circle with wavy lines)	GRAPES	60000
(Circle with concentric circles)	GRAPES	65000
(Circle with star)	GRAPES	70000
(Circle with cross-hatch)	GRAPES	75000
(Circle with diagonal lines)	GRAPES	80000
(Circle with wavy lines)	GRAPES	85000
(Circle with concentric circles)	GRAPES	90000
(Circle with star)	GRAPES	95000
(Circle with cross-hatch)	GRAPES	100000
(Circle with diagonal lines)	GRAPES	105000
(Circle with wavy lines)	GRAPES	110000
(Circle with concentric circles)	GRAPES	115000
(Circle with star)	GRAPES	120000
(Circle with cross-hatch)	GRAPES	125000
(Circle with diagonal lines)	GRAPES	130000
(Circle with wavy lines)	GRAPES	135000
(Circle with concentric circles)	GRAPES	140000
(Circle with star)	GRAPES	145000
(Circle with cross-hatch)	GRAPES	150000
(Circle with diagonal lines)	GRAPES	155000
(Circle with wavy lines)	GRAPES	160000
(Circle with concentric circles)	GRAPES	165000
(Circle with star)	GRAPES	170000
(Circle with cross-hatch)	GRAPES	175000
(Circle with diagonal lines)	GRAPES	180000
(Circle with wavy lines)	GRAPES	185000
(Circle with concentric circles)	GRAPES	190000
(Circle with star)	GRAPES	195000
(Circle with cross-hatch)	GRAPES	200000
(Circle with diagonal lines)	GRAPES	205000
(Circle with wavy lines)	GRAPES	210000
(Circle with concentric circles)	GRAPES	215000
(Circle with star)	GRAPES	220000
(Circle with cross-hatch)	GRAPES	225000
(Circle with diagonal lines)	GRAPES	230000
(Circle with wavy lines)	GRAPES	235000
(Circle with concentric circles)	GRAPES	240000
(Circle with star)	GRAPES	245000
(Circle with cross-hatch)	GRAPES	250000
(Circle with diagonal lines)	GRAPES	255000
(Circle with wavy lines)	GRAPES	260000
(Circle with concentric circles)	GRAPES	265000
(Circle with star)	GRAPES	270000
(Circle with cross-hatch)	GRAPES	275000
(Circle with diagonal lines)	GRAPES	280000
(Circle with wavy lines)	GRAPES	285000
(Circle with concentric circles)	GRAPES	290000
(Circle with star)	GRAPES	295000
(Circle with cross-hatch)	GRAPES	300000
(Circle with diagonal lines)	GRAPES	305000
(Circle with wavy lines)	GRAPES	310000
(Circle with concentric circles)	GRAPES	315000
(Circle with star)	GRAPES	320000
(Circle with cross-hatch)	GRAPES	325000
(Circle with diagonal lines)	GRAPES	330000
(Circle with wavy lines)	GRAPES	335000
(Circle with concentric circles)	GRAPES	340000
(Circle with star)	GRAPES	345000
(Circle with cross-hatch)	GRAPES	350000
(Circle with diagonal lines)	GRAPES	355000
(Circle with wavy lines)	GRAPES	360000
(Circle with concentric circles)	GRAPES	365000
(Circle with star)	GRAPES	370000
(Circle with cross-hatch)	GRAPES	375000
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(Circle with wavy lines)	GRAPES	485000
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(Circle with star)	GRAPES	495000
(Circle with cross-hatch)	GRAPES	500000

VINEYARD PLANTING LANDSCAPE-SITE PLANTING PLAN
DE PORTOLA WINERY
 TEMECULA WINE COUNTRY, COUNTY OF RIVERSIDE

LS-2
 PAGE 1 OF 2



JALICE GROUP
LANDSCAPE ARCHITECTURE
4441 Buckner Ave.
Brentwood, TN 37026
Phone: (615) 394-4700
Fax: (615) 394-4839
www.jalicegroup.com

DE PORTOLA WINERY
RTN DEVELOPMENT
28465 Old Tom Front St. R111
Tombala, CA 92080

JOB NUMBER: 180032
DRAWN BY: AMR
CHECKED BY: SMR
DATE: 7/14/18
REVISIONS:

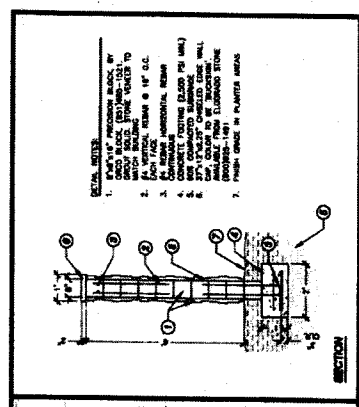


CONSTRUCTION DETAILS

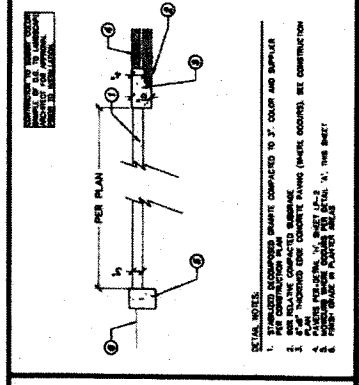
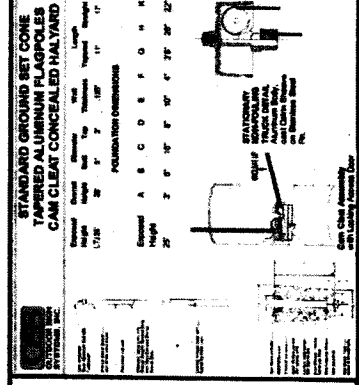
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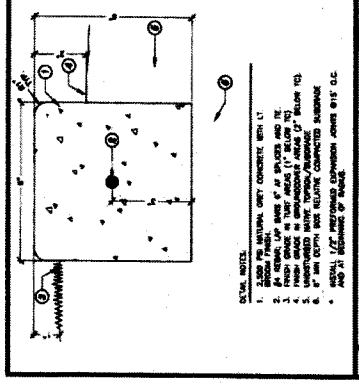
LC-3
SHEET 4 OF 9



- DETAIL NOTES:**
1. 6" DIA. VERTICAL REINFORCING BARS BY CONCRETE SUPPLIER TO BE SPACED TO MATCH TO MATCH WITH REINFORCING BARS IN ADJACENT WALLS.
 2. 6" DIA. VERTICAL REINFORCING BARS TO BE SPACED TO MATCH TO MATCH WITH REINFORCING BARS IN ADJACENT WALLS.
 3. 6" DIA. VERTICAL REINFORCING BARS TO BE SPACED TO MATCH TO MATCH WITH REINFORCING BARS IN ADJACENT WALLS.
 4. 6" DIA. VERTICAL REINFORCING BARS TO BE SPACED TO MATCH TO MATCH WITH REINFORCING BARS IN ADJACENT WALLS.
 5. 6" DIA. VERTICAL REINFORCING BARS TO BE SPACED TO MATCH TO MATCH WITH REINFORCING BARS IN ADJACENT WALLS.
 6. 6" DIA. VERTICAL REINFORCING BARS TO BE SPACED TO MATCH TO MATCH WITH REINFORCING BARS IN ADJACENT WALLS.
 7. FINISH GRADE IN PLANTER AREAS.



- DETAIL NOTES:**
1. TAPERED DECOMPOSED GRANITE COMPACTED TO 3" COVER AND SURFACE.
 2. 6" DIA. VERTICAL REINFORCING BARS BY CONCRETE SUPPLIER TO BE SPACED TO MATCH TO MATCH WITH REINFORCING BARS IN ADJACENT WALLS.
 3. 6" DIA. VERTICAL REINFORCING BARS TO BE SPACED TO MATCH TO MATCH WITH REINFORCING BARS IN ADJACENT WALLS.
 4. 6" DIA. VERTICAL REINFORCING BARS TO BE SPACED TO MATCH TO MATCH WITH REINFORCING BARS IN ADJACENT WALLS.
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- DETAIL NOTES:**
1. 6" DIA. VERTICAL REINFORCING BARS BY CONCRETE SUPPLIER TO BE SPACED TO MATCH TO MATCH WITH REINFORCING BARS IN ADJACENT WALLS.
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 6. 6" DIA. VERTICAL REINFORCING BARS TO BE SPACED TO MATCH TO MATCH WITH REINFORCING BARS IN ADJACENT WALLS.

A	B	C	D	E	F	G	H
6'-r	6'-r	3/4'-r	6' Ht. Wall	6' Ht. Wall	6' Ht. Wall	6' Ht. Wall	6' Ht. Wall
A	B	C	D	E	F	G	H
6'-r	6'-r	3/4'-r	6' Ht. Wall	6' Ht. Wall	6' Ht. Wall	6' Ht. Wall	6' Ht. Wall
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6'-r	6'-r	3/4'-r	6' Ht. Wall	6' Ht. Wall	6' Ht. Wall	6' Ht. Wall	6' Ht. Wall
A	B	C	D	E	F	G	H
6'-r	6'-r						



PACIFIC 81889
 IRRIGATION HARDWARE
 1492 Buckeye Ave.
 Fremont, CA 94538
 Phone: (916) 344-8700
 Fax: (916) 344-8707
 www.pacific81889.com

DE PORTOLA WINERY
 RTN DEVELOPMENT
 26485 Old Town Point St. RTN
 Temecula, CA 92590

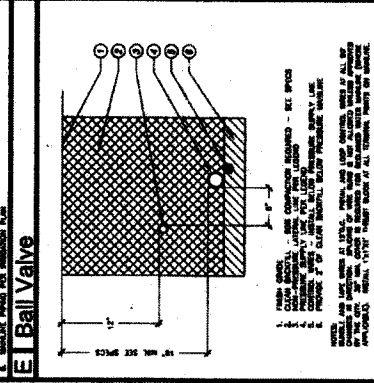
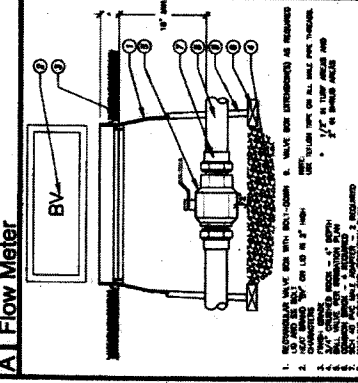
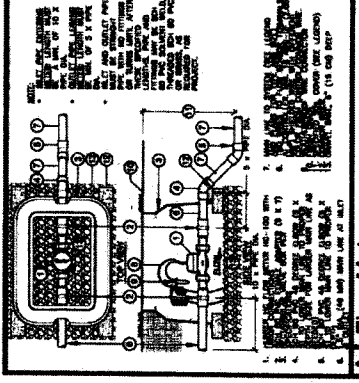
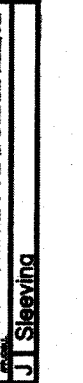
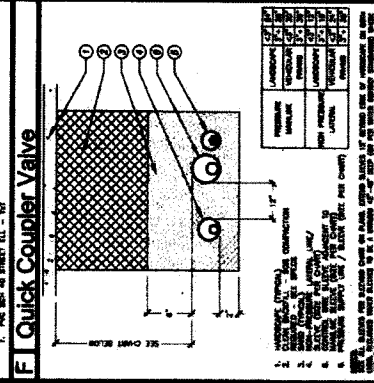
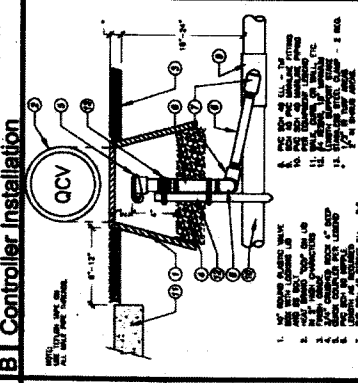
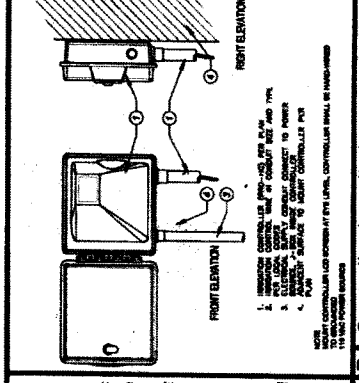
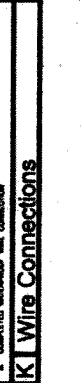
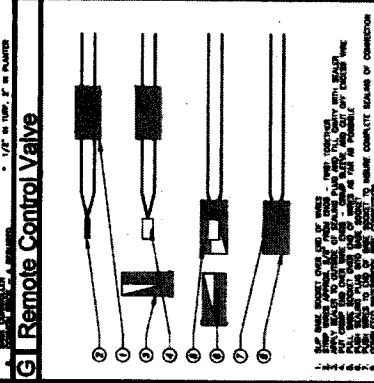
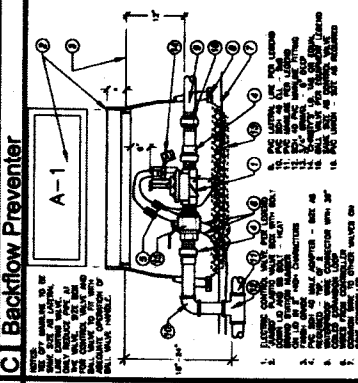
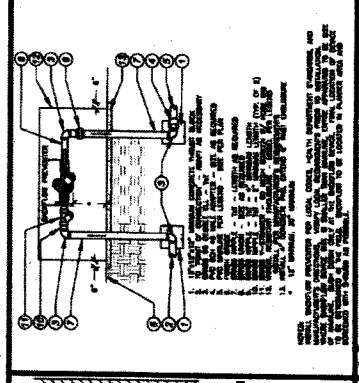
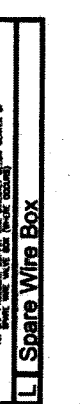
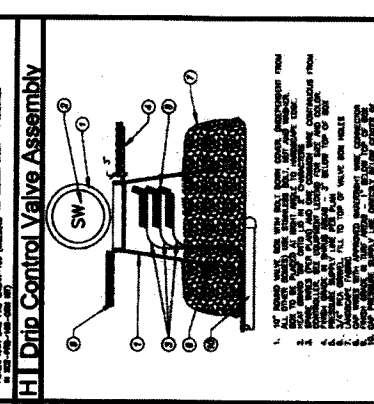
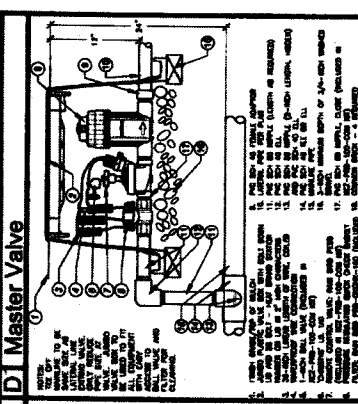
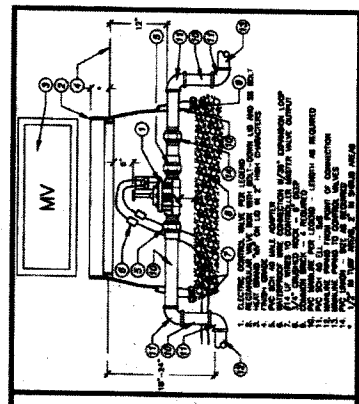
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 CHECKED BY: SAR
 DATE: 7/18/18
 REVISIONS:

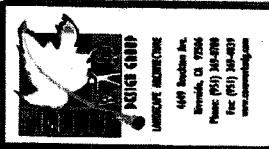


IRRIGATION DETAILS
 SCALE: AS SHOWN



L1-2
 SHEET 6 OF 6

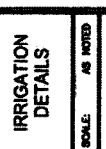




449 Boulder Ave.
Beverly Hills, CA 91205
Phone: (818) 344-8789
Fax: (818) 344-8787
www.watergroup.com

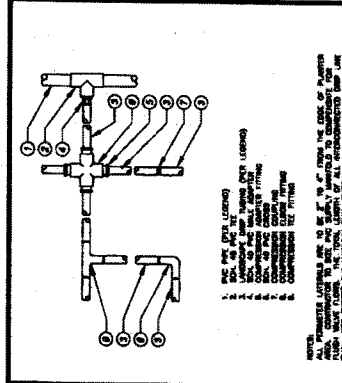
DE PORTOLA WINERY
RTH DEVELOPMENT
28465 Oak Town Road S. #111
Tennessee, CA 92680

JOB NUMBER: 188532
DRAWN BY: ROK
CHECKED BY: S.M.
DATE: 7/18/18
REVISIONS:



IRRIGATION DETAILS
SCALE: AS NOTED
811
Please call before you dig.
Call before you dig.

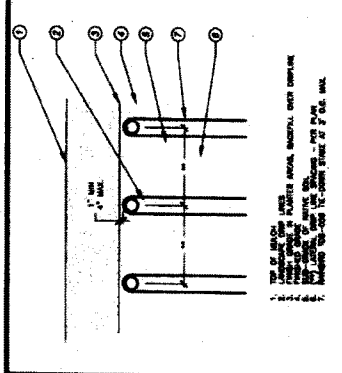
LI-3
SHEET 7 OF 9



A | Air Relief Valve

1. AIR RELIEF VALVE (PVC LINED)
2. AIR RELIEF VALVE BODY (PVC LINED)
3. AIR RELIEF VALVE SEAT (PVC LINED)
4. AIR RELIEF VALVE BALL (PVC LINED)
5. AIR RELIEF VALVE BALL SPRING (PVC LINED)
6. AIR RELIEF VALVE BALL SEAT (PVC LINED)
7. AIR RELIEF VALVE BALL SPRING SEAT (PVC LINED)
8. AIR RELIEF VALVE BALL SPRING SEAT SEAT (PVC LINED)
9. AIR RELIEF VALVE BALL SPRING SEAT SEAT SEAT (PVC LINED)
10. AIR RELIEF VALVE BALL SPRING SEAT SEAT SEAT SEAT (PVC LINED)

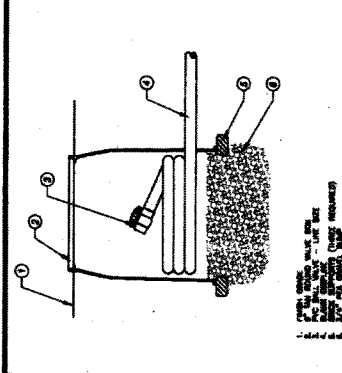
NOTE: ALL PERMITTED LATERALS ARE TO BE 1/2" TO 4" FROM THE SIDE OF PLANTED AREA. DIMENSIONS TO COMPLY WITH PLANTER'S REQUIREMENTS.



B | Dripline Flush Valve

1. FLUSH VALVE (PVC LINED)
2. FLUSH VALVE BODY (PVC LINED)
3. FLUSH VALVE SEAT (PVC LINED)
4. FLUSH VALVE BALL (PVC LINED)
5. FLUSH VALVE BALL SPRING (PVC LINED)
6. FLUSH VALVE BALL SEAT (PVC LINED)
7. FLUSH VALVE BALL SPRING SEAT (PVC LINED)
8. FLUSH VALVE BALL SPRING SEAT SEAT (PVC LINED)
9. FLUSH VALVE BALL SPRING SEAT SEAT SEAT (PVC LINED)
10. FLUSH VALVE BALL SPRING SEAT SEAT SEAT SEAT (PVC LINED)

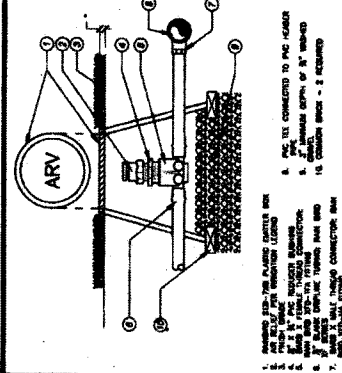
NOTE: ALL PERMITTED LATERALS ARE TO BE 1/2" TO 4" FROM THE SIDE OF PLANTED AREA. DIMENSIONS TO COMPLY WITH PLANTER'S REQUIREMENTS.



C | Dripline Burial

1. MULCH (PVC LINED)
2. DRIPLINE (PVC LINED)
3. BURIAL TRENCH (PVC LINED)
4. BURIAL TRENCH WALL (PVC LINED)
5. BURIAL TRENCH FLOOR (PVC LINED)
6. BURIAL TRENCH ROOF (PVC LINED)
7. BURIAL TRENCH SIDING (PVC LINED)
8. BURIAL TRENCH END CAP (PVC LINED)
9. BURIAL TRENCH END CAP SEAT (PVC LINED)
10. BURIAL TRENCH END CAP SEAT SEAT (PVC LINED)

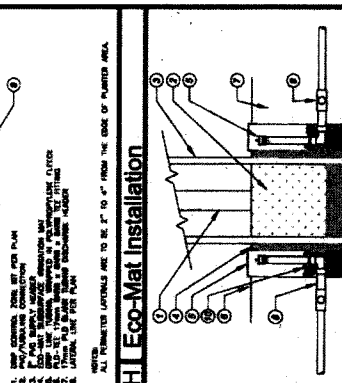
NOTE: ALL PERMITTED LATERALS ARE TO BE 1/2" TO 4" FROM THE SIDE OF PLANTED AREA. DIMENSIONS TO COMPLY WITH PLANTER'S REQUIREMENTS.



D | Dripline Fittings

1. FITTING (PVC LINED)
2. FITTING BODY (PVC LINED)
3. FITTING SEAT (PVC LINED)
4. FITTING BALL (PVC LINED)
5. FITTING BALL SPRING (PVC LINED)
6. FITTING BALL SEAT (PVC LINED)
7. FITTING BALL SPRING SEAT (PVC LINED)
8. FITTING BALL SPRING SEAT SEAT (PVC LINED)
9. FITTING BALL SPRING SEAT SEAT SEAT (PVC LINED)
10. FITTING BALL SPRING SEAT SEAT SEAT SEAT (PVC LINED)

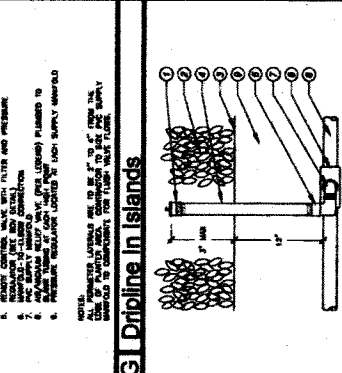
NOTE: ALL PERMITTED LATERALS ARE TO BE 1/2" TO 4" FROM THE SIDE OF PLANTED AREA. DIMENSIONS TO COMPLY WITH PLANTER'S REQUIREMENTS.



E | Dripline Center Connection

1. CENTER CONNECTION (PVC LINED)
2. CENTER CONNECTION BODY (PVC LINED)
3. CENTER CONNECTION SEAT (PVC LINED)
4. CENTER CONNECTION BALL (PVC LINED)
5. CENTER CONNECTION BALL SPRING (PVC LINED)
6. CENTER CONNECTION BALL SEAT (PVC LINED)
7. CENTER CONNECTION BALL SPRING SEAT (PVC LINED)
8. CENTER CONNECTION BALL SPRING SEAT SEAT (PVC LINED)
9. CENTER CONNECTION BALL SPRING SEAT SEAT SEAT (PVC LINED)
10. CENTER CONNECTION BALL SPRING SEAT SEAT SEAT SEAT (PVC LINED)

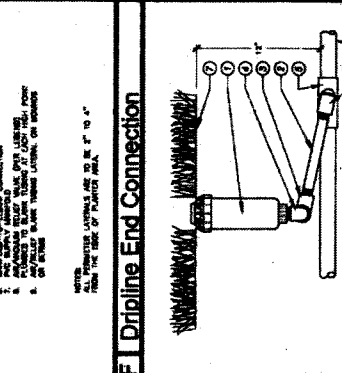
NOTE: ALL PERMITTED LATERALS ARE TO BE 1/2" TO 4" FROM THE SIDE OF PLANTED AREA. DIMENSIONS TO COMPLY WITH PLANTER'S REQUIREMENTS.



F | Dripline End Connection

1. END CONNECTION (PVC LINED)
2. END CONNECTION BODY (PVC LINED)
3. END CONNECTION SEAT (PVC LINED)
4. END CONNECTION BALL (PVC LINED)
5. END CONNECTION BALL SPRING (PVC LINED)
6. END CONNECTION BALL SEAT (PVC LINED)
7. END CONNECTION BALL SPRING SEAT (PVC LINED)
8. END CONNECTION BALL SPRING SEAT SEAT (PVC LINED)
9. END CONNECTION BALL SPRING SEAT SEAT SEAT (PVC LINED)
10. END CONNECTION BALL SPRING SEAT SEAT SEAT SEAT (PVC LINED)

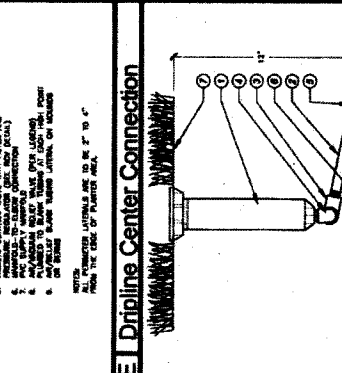
NOTE: ALL PERMITTED LATERALS ARE TO BE 1/2" TO 4" FROM THE SIDE OF PLANTED AREA. DIMENSIONS TO COMPLY WITH PLANTER'S REQUIREMENTS.



G | Dripline in Islands

1. ISLAND (PVC LINED)
2. DRIPLINE (PVC LINED)
3. ISLAND WALL (PVC LINED)
4. ISLAND FLOOR (PVC LINED)
5. ISLAND ROOF (PVC LINED)
6. ISLAND SIDING (PVC LINED)
7. ISLAND END CAP (PVC LINED)
8. ISLAND END CAP SEAT (PVC LINED)
9. ISLAND END CAP SEAT SEAT (PVC LINED)
10. ISLAND END CAP SEAT SEAT SEAT (PVC LINED)

NOTE: ALL PERMITTED LATERALS ARE TO BE 1/2" TO 4" FROM THE SIDE OF PLANTED AREA. DIMENSIONS TO COMPLY WITH PLANTER'S REQUIREMENTS.



H | Eco-Mat Installation

1. ECO-MAT (PVC LINED)
2. ECO-MAT BODY (PVC LINED)
3. ECO-MAT SEAT (PVC LINED)
4. ECO-MAT BALL (PVC LINED)
5. ECO-MAT BALL SPRING (PVC LINED)
6. ECO-MAT BALL SEAT (PVC LINED)
7. ECO-MAT BALL SPRING SEAT (PVC LINED)
8. ECO-MAT BALL SPRING SEAT SEAT (PVC LINED)
9. ECO-MAT BALL SPRING SEAT SEAT SEAT (PVC LINED)
10. ECO-MAT BALL SPRING SEAT SEAT SEAT SEAT (PVC LINED)

NOTE: ALL PERMITTED LATERALS ARE TO BE 1/2" TO 4" FROM THE SIDE OF PLANTED AREA. DIMENSIONS TO COMPLY WITH PLANTER'S REQUIREMENTS.



I | Tree Bubblers

1. TREE BUBBLER (PVC LINED)
2. TREE BUBBLER BODY (PVC LINED)
3. TREE BUBBLER SEAT (PVC LINED)
4. TREE BUBBLER BALL (PVC LINED)
5. TREE BUBBLER BALL SPRING (PVC LINED)
6. TREE BUBBLER BALL SEAT (PVC LINED)
7. TREE BUBBLER BALL SPRING SEAT (PVC LINED)
8. TREE BUBBLER BALL SPRING SEAT SEAT (PVC LINED)
9. TREE BUBBLER BALL SPRING SEAT SEAT SEAT (PVC LINED)
10. TREE BUBBLER BALL SPRING SEAT SEAT SEAT SEAT (PVC LINED)

NOTE: ALL PERMITTED LATERALS ARE TO BE 1/2" TO 4" FROM THE SIDE OF PLANTED AREA. DIMENSIONS TO COMPLY WITH PLANTER'S REQUIREMENTS.



J | Turf Rotor Head

1. TURF ROTOR HEAD (PVC LINED)
2. TURF ROTOR HEAD BODY (PVC LINED)
3. TURF ROTOR HEAD SEAT (PVC LINED)
4. TURF ROTOR HEAD BALL (PVC LINED)
5. TURF ROTOR HEAD BALL SPRING (PVC LINED)
6. TURF ROTOR HEAD BALL SEAT (PVC LINED)
7. TURF ROTOR HEAD BALL SPRING SEAT (PVC LINED)
8. TURF ROTOR HEAD BALL SPRING SEAT SEAT (PVC LINED)
9. TURF ROTOR HEAD BALL SPRING SEAT SEAT SEAT (PVC LINED)
10. TURF ROTOR HEAD BALL SPRING SEAT SEAT SEAT SEAT (PVC LINED)

NOTE: ALL PERMITTED LATERALS ARE TO BE 1/2" TO 4" FROM THE SIDE OF PLANTED AREA. DIMENSIONS TO COMPLY WITH PLANTER'S REQUIREMENTS.



K | Bubblers

1. BUBBLER (PVC LINED)
2. BUBBLER BODY (PVC LINED)
3. BUBBLER SEAT (PVC LINED)
4. BUBBLER BALL (PVC LINED)
5. BUBBLER BALL SPRING (PVC LINED)
6. BUBBLER BALL SEAT (PVC LINED)
7. BUBBLER BALL SPRING SEAT (PVC LINED)
8. BUBBLER BALL SPRING SEAT SEAT (PVC LINED)
9. BUBBLER BALL SPRING SEAT SEAT SEAT (PVC LINED)
10. BUBBLER BALL SPRING SEAT SEAT SEAT SEAT (PVC LINED)

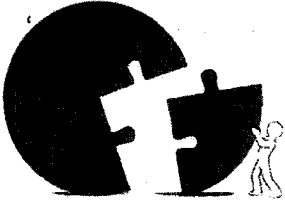
NOTE: ALL PERMITTED LATERALS ARE TO BE 1/2" TO 4" FROM THE SIDE OF PLANTED AREA. DIMENSIONS TO COMPLY WITH PLANTER'S REQUIREMENTS.



L | Tree Bubblers

1. TREE BUBBLER (PVC LINED)
2. TREE BUBBLER BODY (PVC LINED)
3. TREE BUBBLER SEAT (PVC LINED)
4. TREE BUBBLER BALL (PVC LINED)
5. TREE BUBBLER BALL SPRING (PVC LINED)
6. TREE BUBBLER BALL SEAT (PVC LINED)
7. TREE BUBBLER BALL SPRING SEAT (PVC LINED)
8. TREE BUBBLER BALL SPRING SEAT SEAT (PVC LINED)
9. TREE BUBBLER BALL SPRING SEAT SEAT SEAT (PVC LINED)
10. TREE BUBBLER BALL SPRING SEAT SEAT SEAT SEAT (PVC LINED)

NOTE: ALL PERMITTED LATERALS ARE TO BE 1/2" TO 4" FROM THE SIDE OF PLANTED AREA. DIMENSIONS TO COMPLY WITH PLANTER'S REQUIREMENTS.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PPT180019 / NE1800002 / CEQ180061

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: October 2, 2018

Applicant/Project Sponsor: RTN Development- Rick Neugebauer Date Submitted: June 21, 2018

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Tim Wheeler Date: November 6, 2018

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

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

For additional information, please contact Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZCEQ180016 ZCFW180052

FOR COUNTY CLERK'S USE ONLY

INITIAL STUDY

for

Plot Plan No. 180019

Lead Agency:

County of Riverside

4080 Lemon Street, 12th Floor
Riverside, CA 92502
951.955.6060

Point of Contact: Tim Wheeler, Urban Regional Planner III
twheeler@rivco.org

Project Proponent:

RTN Development

28465 Old Town Front Street, Suite 311
Temecula, CA 92590

Point of Contact: Rick Neugebauer
rneuge@gmail.com

Prepared by:

Matthew Fagan Consulting Services, Inc.

42011 Avenida Vista Ladera
Temecula, CA 92591
951.265.5428

Point of Contact: Matthew Fagan, Owner
matthewfagan@roadrunner.com

October 2018

APPENDICES See Enclosed CD

Appendix A: *Map My County*, prepared July 27, 2018.

Appendix B: *Site Photos*, prepared August 30, 2018.

Appendix C: *De Portola Estate Winery Air Quality and Greenhouse Gas Analysis*, prepared by RK Engineering Group, Inc., August 9, 2018.

Appendix D: *HANS 170001 Western Riverside County MSHCP Compliance Document* prepared by Searl Biological Services, August 30, 2018.

Appendix E: *Phase I Historical/Archaeological Resources Survey De Portola Estate Winery Project*, prepared by CRM TECH, August 27, 2018.

Appendix F1: *Revised Preliminary Geotechnical Interpretive Report, Proposed De Portola Winery, Parcel 1 of Parcel Merger No 180006, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California*, prepared by CW Soils, June 11, 2018.

Appendix F2: *Onsite Wastewater Treatment System Report, Proposed De Portola Winery, Phase I Wine Tasting Building, Assessor's Parcel Numbers 927-640-008, -009, -011, -012, & -015, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California*, prepared by CW Soils, May 22, 2018.

Appendix F3: *Onsite Wastewater Treatment System Report, Proposed De Portola Winery, Phase II Hotel, Assessor's Parcel Numbers 927-640-008, -009, -011, -012, & -015, West of De Portola Road and Pulgas Creek Road, Temecula Area, Riverside County, California*, prepared by CW Soils, June 4, 2018.

Appendix G: *Phase I Environmental Site Assessment of an Agricultural Property, 37440 De Portola Road, Temecula, California 92592*, prepared by CW Soils, January 31, 2018.

Appendix H1: *Project Specific Water Quality Management Plan for De Portola Winery*, prepared by MLB Engineering, June 15, 2018.

Appendix H2: *Drainage Study for De Portola Winery*, prepared by MLB Engineering, August 20, 2018.

Appendix I: *De Portola Estate Winery Special Event Noise Analysis, County of Riverside*, prepared by RK Engineering Group, Inc., May 31, 2018.

Appendix J: *Assembly Bill 52 (AB 52) Formal Notification (PPT 180019)*, prepared by County of Riverside, July 24, 2018.

Appendix K: *Project Application Materials*, June 2018.

Commonly Used Abbreviations and Acronyms

A-1-5	Light Agriculture, 5-acre minimum
A-2	Heavy Agriculture
A-2-10	Heavy Agriculture, 10-Acre Minimum
A-P	Light Agriculture
AAQS	Ambient Air Quality Standards
AASHTO	American Association of State Highway and Transportation Officials
AB	Assembly Bill
AC	Acre
A.C.	Asphalt Concrete
ACM	Asbestos Containing Materials
ACOE	U.S. Army Corps of Engineers
ACS	US Census American Community Survey
Act	Alquist-Priolo Earthquake Fault Zoning Act
ADP	Area Drainage Plans
ADT	Average Daily Traffic
AEP	Association of Environmental Professionals
af	Acre-Feet
Afu	Undocumented Artificial Fill
AFY	Acre-Feet Per Year
AG	Agriculture
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
AM	Morning
AMSL	Above Mean Sea Level
AOC	Area of Concern
APE	Area of Potential Effect
APN	Assessor's Parcel Number
APs	Area Plans
APS	Alternative Planning Strategy
AQ/GHG	Air Quality/Green House Gas
AQIA	Air Quality Impact Analysis
AQMP	Air Quality Management Plans
ARB	Air Resources Board
ARB Handbook	ARB Air Quality and Land Use Handbook
BAAQMD	Bay Area Air Quality Management District
BACMs	Best Available Control Measures
Basin	South Coast Air Basin
BAU	Business-As-Usual
BGS	Below Ground Surface

BMPs	Best Management Practices
BP	Business Park
BUOW	Burrowing Owl
C&D	Construction and Demolition
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CalARP	California Accidental Release Prevention Program
CalEEMod™	California Emissions Estimator Model™
Cal/EPA	California Environmental Protection Agency
CalFire	Riverside County Fire Department
CALGreen	California Green Building Standards Code
Cal/OSHA	California Occupational Safety and Health Administration
Caltrans	California Department of Transportation
Calveno	California Vehicle Noise
CAO	Cleanup and Abatement Order
CAP	Climate Action Plan
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBC	California Building Code
CBIA	California Building Industry Association
CCAR	California Climate Action Registry
CCR	California Code of Regulations
CD	Community Development
CDC	California Department of Conservation
CDF	California Department of Forestry
CDFW	California Department of Fish and Wildlife
CD: MDR	Community Development: Medium Density Residential
CDO	Cease and Desist Order
CDOGG	California Division of Oil, Gas and Geothermal Resources
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response Compensation and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System list
CESA	California Endangered Species Act
CETAP	Community Environmental Transportation Acceptability Program
CFR	Code of Federal Regulations
CH₄	Methane
CHHSLs	California Human Health Screening Levels
CHP	California Highway Patrol

CIP	Capital Improvement Program
CIWMP	Countywide Integrated Waste Management Plan
CLUP	Airport Land Use Compatibility Plan
CMA	Congestion Management Agency
CML&C	Concrete-Mortar Lined and Coated
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
CO ₂	Carbon Dioxide
CO _{2e}	Carbon Dioxide Equivalent
COA	Conditions of Approval
CPTED	Crime Prevention through Environmental Design
CPUC	California Public Utilities Commission
CR	Commercial Retail
CRA	Cultural Resources Assessment
CRDEH	County of Riverside Department of Environmental Health
CRMP	Cultural Resources Management Plan
CSA	County Service Area
CUP	Conditional Use Permit
CUPA	Certified Unified Program Agency
CVC	California Vehicle Code
CWA	Federal Clean Water Act
CY	Cubic Yards
CZ	Change of Zone
dB	Decibel
dBA	A-Weighted Decibel
dBA CNEL	A-weighted decibel Community Noise Equivalent Level
dBA Leq	A-weighted decibel equivalent noise level
DBESP	Determination of Biologically Equivalent or Superior Preservation
DEIR	Draft Environmental Impact Report
DG	Decomposed Granite
DIF	Development Impact Fee
DMA	Drainage Management Area
DNL	Day/Night Average Sound Level
DOT	Department of Transportation
Dt	Domino Fine Sandy Loam, Saline-Alkali
DTSC	Department of Toxic Substance Control
DU	Dwelling Units
DU/AC	Dwelling Units Per Acre
Dv	Domino Silt Loam, Saline-Alkali