

Plan: TR37377

Parcel: 964160004

70. Prior To Grading Final Inspection
Planning-CUL

070 - Planning-CUL. 2 PHASE IV MONITORING REPORT REQUIRED Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance
BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

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

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

Fire

080 - Fire. 1 Prior to permit Not Satisfied

1. The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, traffic and population. The project

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Prior to permit (cont.) Not Satisfied

proponents/developers will be expected to provide for a proportional mitigation to these impacts via capital improvements and/or impact fees. 2. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. 3. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. 4. The project is located in the "SRA- State Responsibility Area, High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied

Tract Map 37377 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Planning

080 - Planning. 1 0080-Planning-MAP - BUILDING SEPARATION Not Satisfied

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

080 - Planning. 2 0080-Planning-MAP - FEE BALANCE Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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80. Prior To Building Permit Issuance
Planning

080 - Planning. 3

0080-Planning-MAP - MODEL HOME COMPLEX

Not Satisfied

If Single / Separate Builders for Tract Development - If Tract Map No. 37377 is to be developed by a single builder or phases sold off to separate builders, the project must comply with the following:

- i. A plot plan application shall be submitted to the County Planning Department (for a Model Home Complex) pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The Model Home Complex plot plan shall contain the following elements: 1) An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow. 2) Show front, side and rear yard setbacks. 3) Provide two de-mentioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space. 4) Show detailed fencing plan including height and location. 5) Show typical model tour sign locations and elevation. 6) Three (3) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Three (3) matrix sheets showing structure colors and texture schemes shall be submitted. 7) Provide a Model Home Complex landscape and irrigation plan.
- ii. A plot plan application shall be submitted to the County Planning Department (for a Final Site Development Plan) pursuant to Section 18.30 a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the Wine Country Community Plan (WCCP). The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan. The plot plan shall contain the following elements: 1) A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots. 2) Each model floor plan and elevations (all sides). 3) Three (3) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Three (3) matrix sheets showing structure colors and texture schemes shall be submitted. 4) At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met. 5) Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall be 50 feet. 6) The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process. 7) All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 0080-Planning-MAP - MODEL HOME COMPLEX (cont.) Not Satisfied

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements. The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

Not Satisfied

080 - Planning. 4 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 5 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 6 0080-Planning-Map - VINEYARD PLANTING INSPECTION for CL Not Satisfied

Prior to building permit issuance of the first dwelling unit and in accordance with Ordinance 348 Section 14.93 B. 4, fifty percent (50%) of the set-aside area shall be planted in vineyards (per Exhibit V). The permit holder shall contact the Land Use Division or Planning Department to request an inspection. The County field representative shall conduct a site visit inspection to verify that vineyard planting has occurred in accordance with the approved vineyard planting plan. Once verified, the representative shall satisfy the condition of approval referring to the need for fifty percent (50%) vineyard planting. If the total seventy-five percent (75%) vineyard planting area is planted prior to building permit issuance (per Exhibit V), the County field representative can clear this condition of approval and the condition of approval for prior to final inspection for verification of vineyard planted area of a total of seventy-five percent (75%). Vineyard planting shall conform to the approved vineyard planting plan exhibit (Exhibit V) for the approved project.

080 - Planning. 7 0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN Not Satisfied

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photo-simulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 8

0080-Planning-MAP - SCHOOL MITIGATION

Not Satisfied

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

Transportation

080 - Transportation. 1

ANNEX L&LMD/OTHER DIST

Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

(1) Landscaping along Rancho California Road, Warren Road, Borel Road, and Buck Road.

(2) Trails along Rancho California Road, Warren Road, Borel Road, and Buck Road.

(3) Street lights on the following intersections:

A. Rancho California Road and E. Benton Road.

B. Rancho California Road and Buck Road.

(4) Traffic signals per traffic condition of approval.

080 - Transportation. 2

ESTABL WQMP MAINT ENTITY

Not Satisfied

A maintenance plan and signed WQMP maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization shall be established along with a funding source for the permanent maintenance. The WQMP maintenance plan shall require that all BMP facilities shall be inspected no later than October 15 each year and rendered fully functional.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

080 - Transportation. 4 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT Not Satisfied

LSP - LANDSCAPE PERMIT/PLOT PLAN REQUIRED Prior to issuance of building permits, the developer/permit holder shall apply for a Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees). Provide construction level landscape plans in PDF (all sheet compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. Drawings shall be completed on standard County Transportation Department plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org. NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valley-wide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 LSP - LANDSCAPING PROJECT SPECIFIC Not Satisfied

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

080 - Transportation. 6 MAP - IMPLEMENT WQMP Not Satisfied

The project-proponent shall construct BMP facilities described in the approved Final WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The project-proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

080 - Transportation. 7 MM TRF-1 Not Satisfied

The project would cause a significant cumulative impact in the p.m. and weekend peak hours at the Rancho California Road/I-15 Southbound Ramp. To mitigate the impact, the signal timing at the intersection would need to be optimized. The traffic signal at this location is controlled by Caltrans. To mitigate the impact, the project applicant shall provide funding to Caltrans sufficient to modify the traffic signal timing at this location to attain satisfactory LOS. Alternatively, this intersection is included in the Transportation Uniform Mitigation Fee (TUMF) program. Although the specific improvement at this intersection has not been identified, payment of the TUMF fee will contribute to future improvements at the intersection. The project shall make a fair share contribution to these improvements by paying the TUMF fee. Implementation of this mitigation measure would reduce the impact to a less-than significant level.

080 - Transportation. 8 MM TRF-2 Not Satisfied

The project would cause a significant cumulative impact at four intersections that will be included in the fee program currently being prepared for the WCCP (WCCP EIR Mitigation Measure TRF-3). The required improvement at each intersection, noted below, will be included in the WCCP traffic fee. • Intersection 8, Rancho California Road/Calle Contento: Improve the intersection to be a multi-lane roundabout with 2-lane approaches from the eastbound and westbound directions. • Intersection 9, Rancho California Road/Anza Road: Improve the intersection to be a multi-lane roundabout with two lane approaches at the northbound, westbound and eastbound legs. • Intersection 10, Rancho California Road/Monte De Oro Road: Improve the intersection to a roundabout. • Intersection 11, Rancho California Road/Glen Oaks Road: Improve the intersection to a roundabout. • Intersection 18, Anza Road/Temecula Parkway (SR-79): Improve the eastbound approach by adding one left-turn lane.

Since the development of the funding program is ongoing, the fee program may not be in place prior to the development of the project. Therefore, to satisfy the mitigation requirement, the project shall participate in the implementation of the above-named improvements via one of the three options below:

- 1) The project shall pay the proportionate fair share attributable to the project prior to issuance of 50% of the building permits on the project. The project's fair share contribution has been determined based on the ratio of the project's trip generation to the total forecast trip generation of the WCCP. The project's estimated share of traffic is summarized below. • Rancho California Road/Calle Contento – 18% • Rancho California Road/Anza Road – 13.7% • Rancho California Road/Monte De Oro Road – 13.7% • Rancho California Road/Glen Oaks Road – 13.7% • Anza Road/Temecula Parkway (SR-79) – 13.7%.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 8

MM TRF-2 (cont.)

Not Satisfied

Project components may be developed independently of one another. Should that be the case, then each project component would be responsible for payment of the fair share or fees as outlined below.

• Rancho California Road/Calle Contento – Winery 33%, Hotel 30%, Single Family Homes 21%, Winery Estates 16%. • Rancho California Road/Anza Road - Winery 44%, Hotel 27%, Single Family Homes 14%, Winery Estates 15%. • Rancho California Road/Glen Oaks Road - Winery 44%, Hotel 27%, Single Family Homes 14%, Winery Estates 15%. • Anza Road/Temecula Parkway - Winery 44%, Hotel 27%, Single Family Homes 14%, Winery Estates 15%.

Or:

2) In the event the funding program for the WCCP is established through an update to the DIF, then the project shall pay its fees into said funding program through DIF payments in place of the fair share contribution described above;

Or:

3) The project applicant shall construct the improvements prior to occupancy of the project.

Waste Resources

080 - Waste Resources. 1

0080-Waste Resources-MAP - WASTE RECYCLE PLAN (WRP

Not Satisfied

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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Planning

090 - Planning. 1 0090-Planning-MAP - FENCING COMPLIANCE Not Satisfied

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 2 0090-Planning-Map - VINEYARD PLANTING INSPECTION for CL Not Satisfied

Prior to building permit final of the first dwelling unit and in accordance with Ordinance 348 Section 14.93 B. 4, the remaining twenty-five percent (25%) of the vineyard requirement shall be planted (per Exhibit V). The permit holder shall contact the Land Use Division or Planning Department to request an inspection. The County field representative shall conduct a site visit inspection to verify that vineyard planting has occurred in accordance with the approved vineyard planting plan. Once verified, the representative shall satisfy the condition of approval referring to the need for the remaining twenty-five percent (25%) vineyard planting. Vineyard planting shall conform to the approved vineyard planting plan exhibit (Exhibit V) for the approved project.

090 - Planning. 3 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied

All residences shall have automatic roll-up garage doors.

090 - Planning. 4 0090-Planning-MAP - QUIMBY FEES Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Paid certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 149.

090 - Planning. 5 0090-Planning-MAP - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 5 0090-Planning-MAP - SKR FEE CONDITION (cont.) Not Satisfied

Said fee shall be calculated on the approved development project which is anticipated to be 627.32 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Transportation

090 - Transportation. 1 80% COMPLETION Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 T/S - Installation Not Satisfied

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

If the planned improvements are not constructed by others the following intersection shall be improved with a modified traffic signal.

Butterfield Stage Road (NS) at Rancho California Road (EW) or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

090 - Transportation. 7 UTILITY INSTALL Not Satisfied

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

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

090 - Transportation. 8 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the project-proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established.

090 - Transportation. 9 WQMP REGISTRATION Not Satisfied

Prior to Building Final Inspection, if the project is proposing a business, the project-proponent is required to register the project with the Transportation Department's Business Registration Division.

090 - Transportation. 10 WRCOG TUMF Not Satisfied

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

03/06/19
11:17

Riverside County PLUS
CONDITIONS OF APPROVAL

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90. Prior to Building Final Inspection

Waste Resources

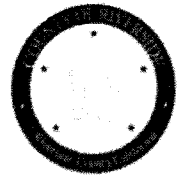
090 - Waste Resources. 1 .0090-Waste Resources-MAP - WASTE REPORTING FORM Not Satisfied

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



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



03/06/19, 2:36 pm

CUP03719

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03719. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP03719) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Conditional Use Permit No. 3719 is a proposal for a Class VI Winery on 126.62 gross acres (Lot 99 of TR37377), that includes a Wine Country Resort. The Wine Country Resort is grouped into 5 Master Plan Areas. Area 1 - includes a winery with a wine tasting area, retail sales, and a picnic area with an outdoor kitchen; barrel storage buildings, and an administration building. Area 2 - includes a wedding pavilion, a bride's dressing room/restroom building, and an event barn. Area 3 - includes a marketplace area consisting of a specialty restaurant, a formal dining restaurant, a private lounge, and a wine country resort retail/event hall building with outdoor areas for possible bocce courts and live music. Area 4 - consists of a three-story 247 guest room hotel with 4 vineyard suites, a restaurant, an adult pool with pool bar, a kid's pool/play area and spa/fitness center with yoga area and a salon. Area 5 - includes an event center including two ballrooms, a reception hall, and three meeting rooms all for special occasions. The special occasion facility events include, but not limited to, weddings, public events, private events, and corporate events. Total building area for the Wine Country Resort is approximately 358,724 sq. ft. The project will provide 957 parking spaces, including 20 ADA and 21 electric vehicle parking spaces. Vineyard planting consists of 86.7 net acres of vineyard and 4.1 net acres of olive trees for a total of 90.8 net acres of vineyard planting; meeting the 75% vineyard planting requirement per Ordinance No. 348, Section 14.93.E.1.

Noise Exception No. 1800003 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.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
 - Temecula Valley Wine Country (Adopted 3/11/2014)

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S):

Exhibit A (Site Plan), dated November 28, 2018.

Exhibit B (Elevations), dated November 28, 2018.

Exhibit C (Floor Plans), dated November 28, 2018.

Exhibit G (Conceptual Grading Plan), dated November 28, 2018.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated September 27, 2017.

Exhibit M (Colors and Materials), dated November 28, 2018.

Exhibit V (Vineyard Planting Plan), dated November 28, 2018.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
 - Current California Building Code (CBC)
 - California Alcoholic Beverage Control License (type 02 & 42 ABC licenses and/or others)
3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 625 (Right to Farm)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 6 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE TRACT MAP, CONDITIONAL USE PERMIT, and NOISE EXCEPTION; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE TRACT MAP, CONDITIONAL USE PERMIT, and NOISE EXCEPTION, including, but not limited to, decisions made in response to California Public Records Act requests. The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)
be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - 2:1 MAX SLOPE RATIO

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

BS-Grade. 2 0010-BS-Grade-USE - DISTURBS NEED G/PMT

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

BS-Grade. 3 0010-BS-Grade-USE - DUST CONTROL

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

BS-Grade. 4 0010-BS-Grade-USE - EROSION CNTRL PROTECT

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 10 0010-BS-Grade-USE - OFFST. PAVED PKG

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

BS-Grade. 11 0010-BS-Grade-USE - SLOPE SETBACKS

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

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S-SUBMITTAL REQUIREMENTS

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

William Peppas
Senior Building Inspector
Riverside County Building & Safety
(951) 955-1440

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 WATER & SEWER PROVIDERS

CUP3719 is proposing to receive potable water service from Rancho California Water District (RCWD) and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with both RCWD and EMWD as well as all other applicable agencies.

Fire

Fire. 1 0010-Fire-USE - #005-BUILDING MATERIAL

All buildings shall be constructed per Chapter 7A of the California Building Code.

Fire. 2 0010-Fire-USE - #20-SUPER FIRE HYDRANT

Super fire hydrants, (6"x4"x 2-2 1/2") shall be located no more than 400 feet from any portion of the building as measured along approved vehicular travel ways.

Fire. 3 0010-Fire-USE - #21-HAZARDOUS FIRE AREA

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.8.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1

0010-Planning-USE - BASIS FOR PARKING

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

a. For the wine production/barrel rooms and office area parking spaces will be based on industrial uses; i.If the number of employees are known, the number of parking will be calculated using the parking ratio 1 space per 2 employees; or ii.If the number of employees are unknown, use the following parking ratios:

1. Office area use 1 space per 250 s.f. of office area
2. Storage area use 1 space per 1,000 s.f. of storage area
3. Production/barrel fermentation area (fabrication) use 1 space per 500 s.f.
4. Uncommitted to any type of use 1 space per 500 s.f.

b. For restaurant, serving areas, bars, and tasting area use 1 space per 45 s.f. of serving area plus 1 space per 2 employees

c. Hotels and motels use 1 space per room and two spaces for manager

d. Market Place use general retail 1 space per 200 square feet of gross floor area.

e. Events area without fixed seats 1 space per 30 square feet of net assembly area, or with fixed 1 space per 3 seats.

f. Spas and health studios use 1 space per 200 sq. ft of gross floor area.

g. commercial swimming pools use 1 space per 250 sq. ft. of pool area

*The Planning Director has allowed for a modification to the parking requirements due to Special Review of Parking per Ordinance No. 348, Section 18.12.h.1a. This section permits the Planning Director the ability to reduce the parking requirements otherwise

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 0010-Planning-USE - EXTERIOR NOISE LEVELS

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847. Outdoor amplified sounds were approved in conjunction with this Conditional Use Permit under a Noise Exception case (NE1800003).

Planning. 5 0010-Planning-USE - FEES FOR REVIEW

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

Planning. 6 0010-Planning-USE - HOURS OF OPERATION

The hours of operation for the winery resort approved through Conditional Use Permit No. 3719 shall be as follows: Winery Tasting Room (open to public) - 11:00 a.m. to 7:00 p.m., 7 days a week. *Support facility hours associated with the winery - operational (Tasting, Production, and/or Administration Buildings) will be limited to 9:00 a.m. to 8:00 p.m.* Restaurant hours - 11:00 a.m. to 10:00 p.m., 7 days a week. The Hotel will be open 24 hours a day; 7 days a week. Special Occasions or Events - 8:00 a.m. to 10:00 p.m. *No special occasions or events will occur after 10 p.m. for any reason.*

Planning. 7 0010-Planning-USE - LIGHTING HOODED/DIRECTED

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 PDA06041 ACCEPTED (cont.)

PDA06041 recommends:

The project has been designed to avoid impacts to cultural resources. Grading and other project features all occur outside the archaeological sites. A buffer of 20 to 50 feet separates each site from direct impacts, and all the sites are located in open space areas. Deed restrictions will be placed on individual lots in order to ensure that no ground-disturbing activity will be permitted within the setbacks around these sites. An open space area was designated to be used as a reburial location in the event that cultural material is recovered that the Tribe determines should be reburied. Based on this the project will have no effects on historical resources or historic properties. These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3 UNANTICIPATED RESOURCES

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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

Planning-EPD

Planning-EPD. 1 MSHCP Riverine and DBESP

This project is not currently compliant with Section 6.1.2 of the MSHCP because the project is impacting a Riverine feature; therefore, the project must show avoidance of the feature or prepare a Determination of Biologically Equivalent or Superior Preservation (DBESP) that outlines appropriate mitigation for MSHCP Riparian/Riverine impacts.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180010 ACCEPTED

County Geologic Report GEO No. 180010, submitted for the project TR37377, was prepared by NMG Geotechnical, and is titled; "Geotechnical Review of the Twelve Oaks Development, Tentative Tract Map No. 37377, Temecula Area, County of Riverside, California," dated March 9, 2018. In addition, the consultant has submitted the following document: "Geotechnical Response Report to County of Riverside Comments for NMG Geotechnical, Inc. Report dated March 9, 2018, Twelve Oaks Development, Tentative Tract Map No. 37377, Temecula Area, County of Riverside, California," dated October 2, 2018. These documents are herein incorporated into GEO180010.

GEO180010 concluded:

1. NMG is taking over as Geotechnical Consultant-of-Record for the project.
2. The preliminary recommendations herein are provided for initial review purposes pending the results from further geotechnical investigation and analysis. Additional subsurface investigation and soil testing will be required for final confirmation of the existing geologic conditions and refinement of remedial grading measures.
3. The recommendations herein are subject to change once additional data is gathered and geotechnical analysis specific to a final plan is performed.
4. The site is not located within a State of California Earthquake Fault Zone; however, a County of Riverside Fault Hazard Zone for the Buck Mesa fault lies within the southwest corner of the property.
5. Based on previous onsite trenching performed by others, a review of historical aerial photographs and published maps, NMG concludes there are no active faults that traverse the site.
6. With the anticipated depth of groundwater (greater than 50 feet), limited thickness of younger alluvium, and recommended remedial grading, the potential for liquefaction is considered to be very low.
7. The potential for landslides or slope instabilities to occur at the site will be determined at the grading plan review stage of development. Proposed cut and fill slopes, as well as the natural slopes onsite are expected to be grossly stable at proposed design conditions.
*Note: A Condition of Approval for a slope stability report (SSR) will be placed on the project, which is to be submitted to and approved by the County Geologist prior to issuance of a grading permit.
8. Based on the anticipated geologic conditions, remedial removals, and the typical loading for residential and light commercial buildings, consolidation (static) settlement or seismic settlement is not expected to be significant concern for the site.

GEO180010 recommended:

1. Clearing and grubbing of the site should include removal of vegetation (tress, heavy brush and weeds), miscellaneous trash and debris, and disposal of this deleterious material offsite.
2. The undocumented fill, young alluvium, weathered older alluvium and weathered bedrock should be removed to expose either dense older alluvium with an in-situ relative density of at least 85% of the maximum density, or dense bedrock.
3. Removals are generally anticipated to range from 2 to 12 feet deep.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180010 ACCEPTED (cont.)

- 4. Additional subsurface exploration is needed to refine the soils characteristics across the site.
- 5. Where cut/fill transitions are planned on lots where cut lots are planned, the cut portions of lots should be over excavated a minimum depth of 5 feet.
- 6. A detailed evaluation and analysis of slope stability should be performed during future grading plan review and after additional exploratory work once final plans are available. In addition, proposed slopes will need to be further assessed for the potential for wedge type failures and/or rock fall.

GEO No. 180010 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180010 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

Transportation

Transportation. 1 0010-Transportation-USE - LC LANDSCAPE REQUIREMENT

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-USE - LC LANDSCAPE REQUIREMENT
(cont.)

1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 2 0015-Transportation USE STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 3 15-TRANS.999 USE - R-O-W EXCEEDS/VACATION

If the existing right-of-way along Buck Road and Rancho California Road exceeds that which is required for this project, the project proponent may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of- way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

Transportation. 4 T/S - General Conditions

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 T/S - General Conditions (cont.)

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

I-15 Southbound Ramps (NS) at: Rancho California Road (EW)

I-15 Northbound Ramps (NS) at: Rancho California Road (EW)

Ynez Road (NS) at: Rancho California Road (EW)

Margarita Road (NS) at: Rancho California Road (EW)

Meadow Parkway (NS) at: Rancho California Road (EW)

Butterfield Stage Road (NS) at: Rancho California Road (EW)

La Serena Way (NS) at: Rancho California Road (EW)

Calle Contento (NS) at: Rancho California Road (EW)

Anza Road (NS) at: Rancho California Road (EW)

Rancho California Road (NS) at: Monte de Oro Road (EW), Glen Oaks Road (EW),
Buck Road (EW)

Washington Street (NS) at: Benton Road (EW)

Borel Road (NS) at: Auld Road (EW)

Anza Road (NS) at: Pauba Road (EW), Temecula Parkway (SR-79) (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Waste Resources. 2 0010-Waste Resources-USE - AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 2 0010-Waste Resources-USE - AB 341 (cont.)

- Subscribe to a recycling service with waste hauler.
- Provide recycling service to tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:
www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Waste Resources. 3 0010-Waste Resources-USE - HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Waste Resources. 4 0010-Waste Resources-USE - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Plan: CUP03719

Parcel: 964160004

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-USE - APPROVED WQMP Not Satisfied

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

060 - BS-Grade. 2 0060-BS-Grade-USE - BMP CONST NPDES PERMIT Not Satisfied

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

060 - BS-Grade. 3 0060-BS-Grade-USE - DRAINAGE DESIGN Q100 Not Satisfied

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

060 - BS-Grade. 4 0060-BS-Grade-USE - GEOTECH/SOILS RPTS Not Satisfied

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

060 - BS-Grade. 5 0060-BS-Grade-USE - GRADING SECURITY Not Satisfied

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

Plan: CUP03719

Parcel: 964160004

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 6

0060-BS-Grade-USE - IMPORT / EXPORT

Not Satisfied

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

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

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

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

060 - BS-Grade. 7

0060-BS-Grade-USE - MIN. PAVING DRAINAGE

Not Satisfied

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

060 - BS-Grade. 8

0060-BS-Grade-USE - NPDES/SWPPP

Not Satisfied

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

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

Plan: CUP03719

Parcel: 964160004

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 9 0060-BS-Grade-USE - PRE-CONSTRUCTION MTG Not Satisfied

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

060 - BS-Grade. 10 0060-BS-Grade-USE - SWPPP REVIEW Not Satisfied

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

E Health

060 - E Health. 1 ECP Clearance Not Satisfied

Prior to grading permit issuance, clearance from the Environmental Cleanup Program (ECP) is required. Additional sampling will be required to investigate that Underground Storage Tank (UST) removal was conducted and no subsequent release had occurred. Please contact ECP for additional details at (951)955-8980.

Flood

060 - Flood. 1 0060-Flood-USE - MITCHARGE Not Satisfied

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

Conditional Use Permit 3719 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 50.56 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

Plan: CUP03719

Parcel: 964160004

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-USE - FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Conditional Use Permit No. 3719, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 2 0060-Planning-USE - PALEO PRIMP/MONITOR Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

Plan: CUP03719

Parcel: 964160004

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-USE - PALEO PRIMP/MONITOR (cont.) Not Satisfied

5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

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

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

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

9. Fossil identification and curation procedures to be employed.

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

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

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

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Plan: CUP03719

Parcel: 964160004

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-USE - PALEO PRIMP/MONITOR (cont.) Not Satisfied

060 - Planning. 3 0060-Planning-USE - SECTION 1601/1603 PERMIT Not Satisfied

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement area, the permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the permit holder shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification

060 - Planning. 4 0060-Planning-USE - SECTION 404 PERMIT Not Satisfied

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement area, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 or the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

060 - Planning. 5 0060-Planning-USE - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 35.82 acres (gross of the winery project area) in accordance with APPROVED EXHIBIT(s). If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

Plan: CUP03719

Parcel: 964160004

60. Prior To Grading Permit Issuance

Planning

Planning-CUL

060 - Planning-CUL. 1 CULTURAL RESOURCES MONITORING PROGRAM REQUIRE Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. The CRMP shall contain at a minimum the following: Archaeological Monitor An adequate number of qualified archaeological monitors shall be on-site to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching on-site and for all off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed. Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 CULTURAL RESOURCES MONITORING PROGRAM REQUIRE Not Satisfied

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring.

060 - Planning-CUL. 2 NATIVE AMERICAN MONITOR Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 3 Temporary Fencing Not Satisfied

Temporary fencing shall be required for the protection of cultural site(s) CA-RIV-4133, CA-RIV-4135 and CA-RIV-4136 during any grading activities. Prior to commencement of grading or brushing, the project archaeologist shall confirm the site boundaries and determine an adequate buffer for protection of the site(s). The applicant shall direct the installation of fencing under the supervision of the project archaeologist and if required, Native American Monitor. The fencing can be removed only after grading operations have been completed.

Planning-EPD

060 - Planning-EPD. 1 0060 - Trail Plan Not Satisfied

Exhibit, "Twelve Oaks Trail Plan" dated October 4, 2018, shows trails originating in the project area and leading toward access points into adjacent RCA owned MSHCP Conservation Land. If trails are planned to lead into MSHCP Conservation Land, permission to access this area shall be obtained and provided to EPD prior to any project approval. This permission shall be stipulated through an executed and recorded document approved by the Western Riverside Regional Conservation Authority. If not authorized to access this area, all exhibits shall be amended to reflect that no trails will lead to the MSHCP conservation Area.

060 - Planning-EPD. 2 0060-Permanent Fencing Plan Not Satisfied

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. Areas of the project adjacent to areas labeled as "DEDICATED MSHCP OPEN SPACE" or "DEDICATED MSHCP CONSERVATION AREA" shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animals (WHERE FEASIBLE), illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of FOUR feet at its shortest point. Fence materials used in the construction shall not obstruct any streambed flows. The Regional Conservation Authority (RCA) shall be consulted on the fence design. The fencing plan will be

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Permanent Fencing Plan (cont.) Not Satisfied

reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

060 - Planning-EPD. 3 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

060 - Planning-EPD. 4 0060-Planning-EPD-EPD - MBTA SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 0060-Planning-EPD-EPD - MBTA SURVEY (cont.) Not Satisfied

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

060 - Planning-EPD. 5 0060-Planning-EPD-EPD - PERMANENT FENCING PLAN Not Satisfied

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. Areas of the project adjacent to areas labeled as "DEDICATED MSHCP OPEN SPACE" or "DEDICATED MSHCP CONSERVATION AREA" shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animals (WHERE FEASIBLE), illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of FOUR feet at its shortest point. Fence materials used in the construction shall not obstruct any streambed flows. The Regional Conservation Authority (RCA) shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 6

0060-Planning-EPD-EPD-URBAN/WILDLANDS INTERFACE

Not Satisfied

Urban/Wildlands Interface Guidelines Requirements (MSHCP Section 6.1.4) The portions of the project adjacent to the MSHCP Conservation area shall incorporate the appropriate Urban/Wildland Interface Guidelines (MSHCP Section 6.1.4) in order to reduce Edge Effects that can adversely affect biological resources such as:

INVASIVES When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

BARRIERS Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

DRAINAGE/TOXICS Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 6 0060-Planning-EPD-EPD-URBAN/WILDLANDS INTERFACE (co Not Satisfied

LIGHTING Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

GRADING/LAND DEVELOPMENT Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

NOISE Proposed noise generating land uses within the MSHCP conservation area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, shall incorporate setbacks, berms or walls to minimize the effects of noise on wildlife and biological resources in conservation area.

Planning-GEO

060 - Planning-GEO. 1 SLOPE STABILITY REPORT Not Satisfied

RIOR TO ISSUANCE OF A GRADING PERMIT, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING DEPARTMENT: A slope stability analysis to address, but not necessarily limited to, all proposed cut and fill slopes greater than 30 feet in height and/or in excess of 2:1 (horizontal to vertical) inclinations. Note: slope stability analysis should be performed from a geotechnical and geologic perspective. Slope stability analysis should also take into consideration existing natural slopes that may be left ungraded on and adjacent to the project site. The report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing. No additional review fees are required, however a slope stability report (SSR) file number will be created for this review. The SSR file is initiated by completing and submitting, at the County's Land Use Counter, the requisite completed Application for Submittal of Planning Geologic Report (GEO/SSR) form for a Slope Stability Report (case sub-type SSR1) along with two (2) original wet-signed slope stability reports. Do not give the reports or application to the Project Planner or the Geologist directly. In support of the County developing a database of all GEO reports, submittal of an electronic copy (.pdf preferred) of report and figures along with paper copies is encouraged.

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60. Prior To Grading Permit Issuance

Regional Parks and Open Space

060 - Regional Parks and Open 0060-Regional Parks and Open Space-USE - OFFER OF DEDIC Not Satisfied

Prior to, or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards, landscaping and irrigation.

060 - Regional Parks and Open 0060-Regional Parks and Open Space-USE - TRAIL MAINTENAN Not Satisfied

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

060 - Regional Parks and Open 0060-Regional Parks and Open Space-USE - TRAIL PLAN APPR Not Satisfied

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography,

Transportation

060 - Transportation. 1 0060 - Transportation USE PRIOR TO ROAD CONSTRUCT Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation. 2 0060 Transportation USE - FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per Trans 80 and 90 condition of approvals.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955 6748.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 3 0060 Transportation USE SUBMIT GRADING PLAN Not Satisfied

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

Please note, if improvements within the road right of way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee. Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

060 - Transportation. 4 0060-Transportation-USE - Final WQMP Not Satisfied

This project is located in the Santa Margarita watershed. Prior to the issuance of a grading permit, the project-proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R9-2013-0001 (Santa Margarita) et seq.) to the Transportation Department for review and approval. The project-proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

060 - Transportation. 5 0060-Transportation-USE - WQMP ACCESS AND MAINT EASE Not Satisfied

Prior to issuance of a grading permit, the project-proponent shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs is provided. This requirement applies to both on-site and off-site property.

060 - Transportation. 6 SUBMIT GRADING PLAN Not Satisfied

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

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

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

Standard plan check turnaround time is 10 working days.

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1

ARTIFACT DISPOSITION

Not Satisfied

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County.

070 - Planning-CUL. 2

PHASE IV MONITORING REPORT

Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

Regional Parks and Open Space

070 - Regional Parks and Open 0070-Regional Parks and Open Space-USE - TRAIL GRADE

Not Satisfied

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

Plan: CUP03719

Parcel: 964160004

70. Prior To Grading Final Inspection
Regional Parks and Open Space

070 - Regional Parks and Open 0070-Regional Parks and Open Space-USE - TRAIL GRADE INS Not Satisfied

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE - NO B/PMT W/O G/PMT Not Satisfied

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

080 - BS-Grade. 2 0080-BS-Grade-USE - ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

Plan: CUP03719

Parcel: 964160004

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 0080-E Health-USE - FOOD PLANS REQD Not Satisfied

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

080 - E Health. 2 0080-E Health-USE - POOL PLANS REQD Not Satisfied

A set of three complete plans for the swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

080 - E Health. 3 WATER & SEWER SERVICE Not Satisfied

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project.

Fire

080 - Fire. 1 0080-Fire-USE - #4-WATER PLANS Not Satisfied

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Plans shall confirm the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

080 - Fire. 2 0080-Fire-USE - #51-WATER CERTIFICATION Not Satisfied

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering required fire flow at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

Plan: CUP03719

Parcel: 964160004

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 0080-Flood-USE - MITCHARGE Not Satisfied

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

Conditional Use Permit 3719 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 50.56 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

Planning

080 - Planning. 1 0080-Planning-USE - CONFORM TO ELEVATIONS Not Satisfied

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

080 - Planning. 2 0080-Planning-USE - CONFORM TO FLOOR PLANS Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT(s).

080 - Planning. 3 0080-Planning-USE - FEE STATUS Not Satisfied

Prior to issuance of building permits for Conditional Use Permit No. 3719, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 4 0080-Planning-USE - LIGHTING PLANS Not Satisfied

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinances No. 655 and 915, as well as the Riverside County Comprehensive General Plan.

Plan: CUP03719

Parcel: 964160004

80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 0080-Planning-USE - PLANTING REQUIREMENT Not Satisfied

VINEYARD PLANTING INSPECTION - Prior to building permit issuance, and in accordance with Ordinance 348 Section 14.93 E. 1, fifty percent (50%) of the planted vineyard planting (per Exhibit V) shall be planted prior to issuance of building permit for the winery. The permit holder shall contact the Land Use Division or Planning Department to request an inspection. The County field representative shall conduct a site visit inspection to verify that vineyard planting has occurred in accordance with the approved vineyard planting plan. Once verified, the representative shall satisfy the condition of approval referring to the need for fifty percent (50%) vineyard planting. If the total seventy-five percent (75%) vineyard planting area is planted prior to building permit issuance (per Exhibit V), the County field representative can clear this condition of approval and the condition of approval for prior to final inspection for verification of vineyard planted area of a total of seventy-five percent (75%). Vineyard planting shall conform to the approved vineyard planting plan exhibit (Exhibit V) for the approved project.

080 - Planning. 6 0080-Planning-USE - REC & PARK DIST MITIG. Not Satisfied

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

080 - Planning. 7 0080-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

Roof mounted equipment (if proposed or shown on construction plans) shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

080 - Planning. 8 0080-Planning-USE - SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 9 Electric Vehicle (EV) charging stations Not Satisfied

The Project shall provide circuit and capacity for electric vehicle (EV) charging stations in construction plans and specifications to facilitate future installation of electric vehicle supply equipment (EVSE). As required by the 2016 Cal-Green Building Code, 10 percent of the proposed parking spaces at the Project site will require EV charging circuit and capacity and it is assumed that a minimum of 5 areas will contain these spaces. Requirements: All development projects that require fifty (50) or more parking spaces shall designate three (3) spaces for electrical vehicles, and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space. Signage and Charging Station Location Signage shall be installed designating spaces for electric vehicles only. Charging stations shall be installed in locations easily accessible to service an electrical vehicle. Charging stations and associated equipment or materials shall not encroach into the minimum required areas for driveways, parking spaces, garages or vehicle maneuvering.

Plan: CUP03719

Parcel: 964160004

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080 .TRANS.999 USE - R-0-W DEDICATION 1 Not Satisfied

Sufficient public street right-of-way along Buck Road shall be conveyed for public use to provide for a 55 foot half width right-of-way per Amended Exhibit No. 4, dated December 12, 2017.

Sufficient public street right-of-way along Buck Road and Rancho California Road shall be conveyed for public use to provide for a 110 foot full width right-of-way per Amended Exhibit No. 4, dated December 12, 2017.

Sufficient public street right-of-way along Borel Road and Warren Road shall be conveyed for public use to provide for a 55 foot full width right-of-way per Standard No. 95, Ordinance 461.

080 - Transportation. 2 0080 Transportation USE UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

080 - Transportation. 3 0080. SURVEY USE - VACATION Not Satisfied

The project proponent, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Buck Road and Rancho California Road. The project proponent shall apply under a separate application with the County Surveyor for a conditional vacation of Buck Road and Rancho California Road, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re-design the project, utilizing the existing rights-of-way.

NOTE:

Vacation shall be completed after Rancho California Road and Buck Road required road dedications and improvements completion.

080 - Transportation. 4 0080. TRANS. USE-ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 0080. TRANS. USE-ANNEX L&LMD/OTHER DIST (cont.) Not Satisfied

(1) Landscaping along Rancho California Road, Warren Road, Borel Road, and Buck Road.

(2) Trails along Rancho California Road, Warren Road, Borel Road, and Buck Road.

(3) Street lights on the following intersections:

A. Rancho California Road and East Benton Road.

B. Rancho California Road and Buck Road.

(4) Traffic signals per traffic condition of approval.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

(1) Completed Transportation Department application.

(2) Appropriate fees for annexation.

(3) sets of street lighting plans approved by Transportation Department.

(4) "Streetlight Authorization" form from SCE, or other electric provider.

080 - Transportation. 5 0080-TRANS. USE - LIGHTING PLAN Not Satisfied

A separate street light plan is required for this project. Street lighting shall be designed at the intersection of Rancho California Road and Buck Road, and Rancho California Road and East Benton Road in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 6 0080-TRANS. USE-LANDSCAPING/TRAIL COM/IND Not Satisfied

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

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

080 - Transportation. 7 0080-TRANS.999 USE - CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

080 - Transportation. 8 0080-Transportation-ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance.

Plan: CUP03719

Parcel: 964160004

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 8 0080-Transportation-ESTABLISH WQMP MAINT ENTITY (cont.) Not Satisfied

The maintenance plan shall require that all BMP facilities are inspected no later than October 15 each year and rendered fully functional.

080 - Transportation. 9 0080-Transportation-Implement WQMP Not Satisfied

The project-proponent shall begin constructing and installing the BMP facilities described in the approved Final WQMP prior to the issuance of a building permit. The project-proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

080 - Transportation. 10 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. 2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

Plan: CUP03719

Parcel: 964160004

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 10 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN (cont.) Not Satisfied

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

080 - Transportation. 11 0080-Transportation-USE - LC LANDSCAPE SECURITIES Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

Plan: CUP03719

Parcel: 964160004

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 12 MM TRF-1 Not Satisfied

The project would cause a significant cumulative impact in the p.m. and weekend peak hours at the Rancho California Road/I-15 Southbound Ramp. To mitigate the impact, the signal timing at the intersection would need to be optimized. The traffic signal at this location is controlled by Caltrans. To mitigate the impact, the project applicant shall provide funding to Caltrans sufficient to modify the traffic signal timing at this location to attain satisfactory LOS. Alternatively, this intersection is included in the Transportation Uniform Mitigation Fee (TUMF) program. Although the specific improvement at this intersection has not been identified, payment of the TUMF fee will contribute to future improvements at the intersection. The project shall make a fair share contribution to these improvements by paying the TUMF fee. Implementation of this mitigation measure would reduce the impact to a less-than significant level.

080 - Transportation. 13 MM TRF-2 Not Satisfied

The project would cause a significant cumulative impact at four intersections that will be included in the fee program currently being prepared for the WCCP (WCCP EIR Mitigation Measure TRF-3). The required improvement at each intersection, noted below, will be included in the WCCP traffic fee. • Intersection 8, Rancho California Road/Calle Contento: Improve the intersection to be a multi-lane roundabout with 2-lane approaches from the eastbound and westbound directions. • Intersection 9, Rancho California Road/Anza Road: Improve the intersection to be a multi-lane roundabout with two lane approaches at the northbound, westbound and eastbound legs. • Intersection 10, Rancho California Road/Monte De Oro Road: Improve the intersection to a roundabout. • Intersection 11, Rancho California Road/Glen Oaks Road: Improve the intersection to a roundabout. • Intersection 18, Anza Road/Temecula Parkway (SR-79): Improve the eastbound approach by adding one left-turn lane.

Since the development of the funding program is ongoing, the fee program may not be in place prior to the development of the project. Therefore, to satisfy the mitigation requirement, the project shall participate in the implementation of the above-named improvements via one of the three options below:

1) The project shall pay the proportionate fair share attributable to the project prior to issuance of 50% of the building permits on the project. The project's fair share contribution has been determined based on the ratio of the project's trip generation to the total forecast trip generation of the WCCP. The project's estimated share of traffic is summarized below. • Rancho California Road/Calle Contento – 18% • Rancho California Road/Anza Road – 13.7% • Rancho California Road/Monte De Oro Road – 13.7% • Rancho California Road/Glen Oaks Road – 13.7% • Anza Road/Temecula Parkway (SR-79) – 13.7%

Project components may be developed independently of one another. Should that be the case, then each project component would be responsible for payment of the fair share or fees as outlined below.

• Rancho California Road/Calle Contento – Winery 33%, Hotel 30%, Single Family Homes 21%, Winery Estates 16%. • Rancho California Road/Anza Road - Winery 44%, Hotel 27%, Single Family Homes 14%, Winery Estates 15%. • Rancho California Road/Glen Oaks Road - Winery 44%, Hotel 27%, Single Family Homes 14%, Winery Estates 15%. • Anza Road/Temecula Parkway - Winery 44%, Hotel 27%, Single Family Homes 14%, Winery Estates 15%.

Plan: CUP03719

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 13 MM TRF-2 (cont.) Not Satisfied

Or:

2) In the event the funding program for the WCCP is established through an update to the DIF, then the project shall pay its fees into said funding program through DIF payments in place of the fair share contribution described above;

Or:

3) The project applicant shall construct the improvements prior to occupancy of the project.

080 - Transportation. 14 T/S - Design Not Satisfied

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

If the planned improvements are not constructed by others the following intersection shall be improved with a modified traffic signal.

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

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

080 - Transportation. 15 T/S - Geometrics Not Satisfied

If not constructed by others at the time a building permit is ready to be issued, the project proponent shall improve the intersection of Butterfield Stage Road (NS) at Rancho California Road (EW) with the following geometrics:

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

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

Northbound: one left-turn lane, one through lane Southbound: one shared through/right-turn lane Eastbound: one shared left-turn/right-turn lane Westbound: N/A

Plan: CUP03719

Parcel: 964160004

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 15 T/S - Geometrics (cont.) Not Satisfied

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

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

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

Northbound: one left-turn lane, one through Southbound: one shared through/right-turn lane Eastbound: one shared left-turn/right-turn lane Westbound: N/A

or as approved by the Transportation Department.

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

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

080 - Transportation. 16 T/S - Installation Not Satisfied

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

If the planned improvements are not constructed by others the following intersection shall be improved with a modified traffic signal.

Butterfield Stage Road (NS) at Rancho California Road (EW) or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

Plan: CUP03719

Parcel: 964160004

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION PLAN Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure. The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-USE - BMP GPS COORDINATES Not Satisfied

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

090 - BS-Grade. 2 0090-BS-Grade-USE - BMP REGISTRATION Not Satisfied

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

Plan: CUP03719

Parcel: 964160004

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3

0090-BS-Grade-USE - PRECISE GRDG APPROVAL

Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

Plan: CUP03719

Parcel: 964160004

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 4 0090-BS-Grade-USE - REQ'D GRADING INSP'S Not Satisfied

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

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

090 - BS-Grade. 5 0090-BS-Grade-USE - WQMP ANNUAL INSP FEE Not Satisfied

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

090 - BS-Grade. 6 0090-BS-Grade-USE - WQMP BMP CERT REQ'D Not Satisfied

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

090 - BS-Grade. 7 0090-BS-Grade-USE - WQMP BMP INSPECTION Not Satisfied

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

E Health

090 - E Health. 1 0090-E Health-USE - HAZMAT REVIEW Not Satisfied

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

Plan: CUP03719

Parcel: 964160004

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 0090-Planning-USE - ACCESSIBLE PARKING (cont.) Not Satisfied

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

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

090 - Planning. 2 0090-Planning-USE - CURBS ALONG PLANTERS Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 3 0090-Planning-USE - LOADING SPACES Not Satisfied

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

090 - Planning. 4 0090-Planning-USE - ORD 810 O S FEE Not Satisfied

Prior to the issuance of a certificate of occupancy or upon building permit final inspection or Prior to use or occupancy for cases without final inspection or certificate of occupancy, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3719 is calculated to be 29.7 net acres.

Plan: CUP03719

Parcel: 964160004

90. Prior to Building Final Inspection

Planning

090 - Planning. 5 0090-Planning-USE - ORD NO. 659 (DIF) Not Satisfied

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3719 has been calculated to be 29.7 net acres.

090 - Planning. 6 0090-Planning-USE - PARKING PAVING MATERIAL Not Satisfied

A minimum of nine hundred fifty-seven (957) parking spaces shall be provided as shown on the APPROVED EXHIBIT(s), unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete, concrete, and/or decomposed granite to current standards as approved by the Department of Building and Safety.

090 - Planning. 7 0090-Planning-USE - PLANTING REQUIREMENT Not Satisfied

VINEYARD PLANTING INSPECTION - Prior to building permit final, and in accordance with Ordinance 348 Section 14.93 E. 1, the remaining twenty-five percent (25%) of the vineyard requirement shall be planted prior to final of the building permit for the winery. The permit holder shall contact the Land Use Division or Planning Department to request an inspection. The County field representative shall conduct a site visit inspection to verify that vineyard planting has occurred in accordance with the approved vineyard planting plan. Once verified, the representative shall satisfy the condition of approval referring to the need for the remaining twenty-five percent (25%) vineyard planting. Vineyard planting shall conform to the approved vineyard planting plan exhibit (Exhibit V) for the approved project.

090 - Planning. 8 0090-Planning-USE - POOL AND SPA FENCING Not Satisfied

All swimming pools and spas shall be properly enclosed with minimum five (5) foot high fencing and self-latching gates as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421 to the contrary. Commercial/Public Swimming pools and spas shall provide or access by physically-handicapped persons.

Plan: CUP03719

Parcel: 964160004

90. Prior to Building Final Inspection

Planning

090 - Planning. 9 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

Roof mounted equipment (if proposed or shown on construction plans) shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

090 - Planning. 10 0090-Planning-USE - SKR FEE CONDITION Not Satisfied

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 35.82 acres (gross of the winery project area) in accordance with APPROVED EXHIBIT(s). If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

090 - Planning. 11 0090-Planning-USE - TRASH ENCLOSURES Not Satisfied

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT(s), and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block with landscape screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

Additionally the project site is proposed for a trash compactor within the loading and unloading area below the Wine Country Resort Hotel. Confirm the installation of the trash compactor in loading area of Hotel prior to final inspection of Hotel.

090 - Planning. 12 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. These efforts will be coordinated in conjunction with TR37377 for street improvements that front this project site and as determined by the Riverside County Transportation Dept.

Plan: CUP03719

Parcel: 964160004

90. Prior to Building Final Inspection

Planning

090 - Planning. 13 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT(s).

090 - Planning. 14 090 - Planning Use - Phases Must Be Complete Not Satisfied

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase and instead should be installed around buildings, parking, and other areas as they are constructed.

090 - Planning. 15 ELECTRICAL VEHICLE PARKING Not Satisfied

A minimum of twenty-one (21) electrical vehicle parking space[s] for shall be provided for the project per Ordinance 348, Section 18.12.A2.c1 and 2: Requirements: All development projects that require fifty (50) or more parking spaces shall designate three (3) spaces for electrical vehicles, and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space. Signage and Charging Station Location Signage shall be installed designating spaces for electric vehicles only. Charging stations shall be installed in locations easily accessible to service an electrical vehicle. Charging stations and associated equipment or materials shall not encroach into the minimum required areas for driveways, parking spaces, garages or vehicle maneuvering.

Transportation

090 - Transportation. 1 0090-TRANS. USE - DEDICATION SL1 Not Satisfied

Rancho California Road along project boundary is designated as a MOUNTAIN ARTERIAL HIGHWAY and shall be improved with 52 foot full-width AC pavement and AC Dike, match up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Transportation Department within 110' full-width dedicated right-of-way in accordance with County Standard No. 95, Section "B", Ordinance 461.

Buck Road along project boundary (from Rancho California Road to westerly project boundary) is designated as a MOUNTAIN ARTERIAL HIGHWAY and shall be improved with 52 foot full-width AC pavement and must match up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Transportation Department within 99'-110' dedicated right-of-way (55' -110' on project side and 44' on the opposite side the centerline) in accordance with County Standard No. 95, Section "B", Ordinance 461.

Buck Road along project boundary (from Rancho California Rd. to Camino Del Vino, (southeast of proposed site) shall be improved with 52 foot full-width AC pavement, match up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Transportation Department within 80' to 88' full-width dedicated right-of-way in accordance with County Standard No. 95, Section "B", Ordinance 461. (Modified for reduced right-of-way from 110' to 80'-88')

NOTE:

1. A 10' Trail shall be constructed within the parkways.
2. Buck Road (dirt County maintained road) shall be realign to intersect at 90 degrees with the proposed Buck Road as approved by the Director of Transportation.

Plan: CUP03719

Parcel: 964160004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 0090-TRANS. USE - PART-WIDTH Not Satisfied

Borel Road along project boundary (from Warren Road to west project boundary) is designated as a MOUNTAIN ARTERIAL HIGHWAY and shall be improved with 41' foot part-width AC pavement (26' project side and 15' on the other side of the centerline), and must match up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Transportation Department within 99' part-width dedicated right-of-way (55' on project side and 44' on the opposite side the centerline) in accordance with County Standard No. 95, Section "B", Ordinance 461.

Warren Road along project boundary (from East Benton Road to north project boundary) is designated as a MOUNTAIN ARTERIAL HIGHWAY and shall be improved with 41'-52 foot part-width AC pavement (26' project side and 15' -26' on the other side of the centerline), and must match up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Transportation Department within 99' part-width dedicated right-of-way (55' on project side and 44' on the opposite side the centerline) in accordance with County Standard No. 95, Section "B", Ordinance 461.

NOTE:

A left turn pocket along and outside project boundaries shall be improved with AC pavement at the intersection of the northern driveway intersection in the following parameter.

1. Edge of pavement return shall be 35' radius.
2. The left turn lane/pocket shall be 12 foot wide (6' east and 6' west of the centerline) and 250' long minimum with a 120' long on both sides.
3. Provide transition AC pavement tapering lane per County Standard No. 803, Ordinance 461.
4. A 10' Trail shall be constructed within the parkway.

Buck Road along/outside project boundary (from project access driveway to dirt County maintained Buck Road) shall be improved with 47 foot part-width AC pavement (26' project side and 21' on the other side of the centerline), and must match up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Transportation Department within 85' part-width dedicated right-of-way (55' on project side and 30' on the opposite side the centerline, minimum) in accordance with County Standard No. 95, Section "B", Ordinance 461.

NOTE:

1. A 10' Trail shall be constructed within the parkway.
2. Buck Road (dirt County maintained road) shall be realign to intersect at 90 degrees with the proposed Buck Road and as approved by the Director of Transportation.

Plan: CUP03719

Parcel: 964160004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 0090-TRANS. USE - IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:

<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 4 0090-TRANS. USE - SIGNING & STRIPING Not Satisfied

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

090 - Transportation. 5 0090-TRANS. USE - STREETLIGHTS INSTALL Not Satisfied

Install street lights at the intersection of Rancho California Road and Buck Road and at Rancho California Road and east Benton Road in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 6 0090-TRANS. USE - WRCOG TUMF Not Satisfied

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

090 - Transportation. 7 0090-TRANS. USE - LANDSCAPING COMM/IND Not Satisfied

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

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

090 - Transportation. 8 0090-TRANS. USE - LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Landscaping will be improved within Rancho California Road, Warren Road, Borel Road, and Buck Road.

Plan: CUP03719

Parcel: 964160004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 9 0090-TRANS. USE STREETLIGHT AUTHORIZATION Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

090 - Transportation. 10 0090-TRANS. USE-ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89- 1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

1. Landscaping along Rancho California Road, Warren Road, Borel Road, and Buck Road.
2. Trails along Rancho California Road, Warren Road, Borel Road, and Buck Road.
3. Street lights on the following intersections:
 - A. Rancho California Road and E. Benton Road.
 - B. Rancho California Road and Buck Road.
4. Traffic signals per traffic condition of approval.

090 - Transportation. 11 0090-TRANS. USE - ST DESIGN/IMP CONCEPT Not Satisfied

The street design and improvement concept of this project shall be coordinated with TR37377.

090 - Transportation. 12 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

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

Plan: CUP03719

Parcel: 964160004

90. Prior to Building Final Inspection
Transportation

090 - Transportation. 13 0090-Transportation-USE - LC LNDSCP INSPECT DEPOST Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 14 0090-Transportation-USE - LNDSCPE INSPCTN RQRMNTS Not Satisfied

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

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

Plan: CUP03719

Parcel: 964160004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 15 0090-Transportation-WQMP Completion Not Satisfied

Prior to Building Final Inspection, the project-proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Registration Division, and ensure that the requirements for inspection and cleaning the BMPs are established.

090 - Transportation. 16 0090-Transportation-WQMP Registration Not Satisfied

Prior to Building Final Inspection, the project-proponent is required to register the project's BMPs with the Transportation Department's Business Registration Division.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied

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

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

DATE: February 17, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Archaeology – H. Thomson
P.D. Landscaping Section-M. Hughes
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
County Service Area No. 149 c/o EDA
3rd District Supervisor
3rd District Planning Commissioner

Eastern Municipal Water Dist.
City of Temecula
Southern California Edison
Southern California Gas Co.
Reg. Qlty. Control Brd. San Diego
Air Qlty. Mgt. South Coast

CONDITIONAL USE PERMIT NO. 3719 – EA 42692 – Applicant: Darren Chin – Engineer/Representative: Keith Gardner – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture : Agriculture (AG) (10 Acre Minimum) – Temecula Valley Wine Country Policy Area - Winery District – Location: North of Buck Road, South of Borel Road, West of Warren Road, and East of Berenda Road – 155.80 Gross Acres – Zoning: Citrus Vineyard (CM) Zone – REQUEST: The Conditional Use Permit is proposing a Class VI Winery. The uses associated with this winery are grouped into five master plan areas: Area 1 includes the winery and tasting room with retail and activities area. Area 2 includes a restaurant area with a bar, ice cream shop, coffee shop, discovery center, Gourmet Groceries/Farmer's market, and events area. Area 3 includes the main resort building with lobby area, café, conference rooms, gift shop, lounge area, restaurant, children's room, guest rooms and suites, spa/fitness center, outdoor swimming pools, hotel kitchen, and pastry shop. Area 4 includes the event center with restrooms, reception halls and kitchen. Area 5 includes the resort villas with an outdoor swimming pool and pool club building. The project has the capacity to host three outdoor events at once; events include, but not limited to weddings, concerts, golf tournaments, or other cooperate events. Total building area is approximately 343,769 sf. The project will provide 729 parking spaces - APN: 964-160-004 – Related Cases: CZ07861

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on March 12, 2015**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Phayvanh Nanthavongdouangsy**, Project Planner, at (951) 955-6573 or email at pnanthav@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: August 25, 2015

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

CONDITIONAL USE PERMIT NO. 3719 Amendment 1 – EA 42692 – Applicant: Darren Chin – Engineer/Representative: Keith Gardner – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture : Agriculture (AG) (10 Acre Minimum) – Temecula Valley Wine Country Policy Area - Winery District – Location: North of Buck Road, South of Borel Road, West of Warren Road, and East of Berenda Road – 155.80 Gross Acres – Zoning: Citrus Vineyard (C/V) Zone – REQUEST: The Conditional Use Permit is proposing a Class VI Winery. The uses associated with this winery are grouped into five master plan areas: Area 1 includes a winery, wine tasting area, barrel storage facility, operations facility, Wine Cave and special occasion facility for weddings. Area 2 includes a restaurant, special occasion facility, and retail sales area. Area 3 includes the main Wine Country Resort building with conference rooms, 200 guest rooms and suites, spa/fitness center, outdoor swimming pools, restaurant, ancillary meeting rooms, and underground parking spaces. Area 4 includes the Special occasion facility. Area 5 includes the Wine Country Resort Villas Area with 52 suites. The project has three outdoor special occasion facility areas. Outdoor special occasion events include, but not limited to weddings, concerts, golf tournaments, or other cooperate events. Total building area is approximately 343,769 sf. The project will provide 1,044 parking spaces; of which 275 parking spaces will be underground the main Wine Country Resort building (Area 3). APN: 964-160-004 – Related Cases: CZ07861

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the **Amended** map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This project has been placed on the **Comment portion of the LDC Agenda scheduled on September 10, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Should you have any questions regarding this item, please do not hesitate to contact **Phayvanh Nanthavongdouangsy, (951) 955-6573, Project Planner**, or e-mail at pranthav@rctlma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

**LAND DEVELOPMENT COMMITTEE (LDC)
THIRD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: February 1, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
Riv. Co. Trans. Dept – Landscape Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.

CONDITIONAL USE PERMIT NO. 3719 Amendment 2 – EA 42692 – Applicant: Darren Chin – Engineer/Representative: Keith Gardner – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture : Agriculture (AG) (10 Acre Minimum) – Temecula Valley Wine Country Policy Area - Winery District – Location: North of Buck Road, South of Borel Road, West of Warren Road, and East of Berenda Road – 126.20 Gross Acres – Zoning: Wine County-Winery (WC-W) – REQUEST: The Conditional Use Permit is proposing a Class VI Winery. The uses associated with this winery are grouped into five master plan areas: Area 1 includes a winery, wine tasting area with retail sales, picnic area with an outdoor kitchen, barrel storage buildings, and an administration building. Area 2 includes an event barn, wedding pavilion with bride's dressing room and restroom building. Area 3 is a marketplace area including a specialty restaurant, formal dining restaurant, cigar lounge with spirits, and a grocery/winery retail/event hall building. Area 4 includes a 251 guest room hotel with a restaurant, adult pool with pool bar, a kid's pool/play area and spa/fitness center with a salon and yoga areas. Area 5 is an event center including two ballrooms, reception hall and three meeting rooms for special occasions. The project has special occasion facility areas. These special occasion events include, but not limited to weddings, concerts, and other corporate events. Total building area is approximately 352,416 sq. ft. The project will provide 1,268 parking spaces. APN: 964-160-004 – Related Cases: CZ07861. **BBID: 983-298-195 UPROJ CASE: CUP03719**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC comment on February 23, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

**LAND DEVELOPMENT COMMITTEE (LDC)
THIRD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: August 3, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Board of Supervisors - Supervisor: 3rd District-
Washington

Planning Commissioner: 3rd District- Taylor-
Berger

CONDITIONAL USE PERMIT NO. 3719, 3rd Submittal – EA 42692 – Applicant: Darren Chin – Engineer/Representative: EPD Solutions, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture : Agriculture (AG) (10 Acre Minimum) – Temecula Valley Wine Country Policy Area - Winery District – Location: North of Buck Road, South of Borel Road, West of Warren Road, and East of Berenda Road – 126.43 Gross Acres – Zoning: Wine County-Winery (WC-W) – REQUEST: The Conditional Use Permit is proposing a Class VI Winery. The uses associated with this winery resort are grouped into five master plan areas: Area 1: includes a winery, wine tasting area with retail sales, picnic area with an outdoor kitchen, barrel storage buildings, and an administration building. Area 2: includes an event barn, wedding pavilion with bride's dressing room and restroom building. Area 3: is a marketplace area including a specialty restaurant, formal dining restaurant, cigar lounge with spirits, and a winery retail/event hall building. Area 4: includes a 247 guest room hotel with 4 vineyard suites, a restaurant, adult pool with pool bar, a kid's pool/play area and spa/fitness center with a salon and yoga areas. Area 5: is an event center including two ballrooms, reception hall, and three meeting rooms for special occasions. The project has special occasion facility areas. These special occasion events include, but not limited to weddings, concerts, and other corporate events. Total building area for project is approximately 358,724 sq. ft. The project will provide 957 parking spaces. APN: 964-160-004 – Related Cases: CZ07861 and TTM37377. **BBID: 983-298-195 UPROJ: CUP03719**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC Internal Review on August 24, 2017.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE (LDC)
FOURTH CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409

DATE: September 26, 2017

TO:

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

Riv. Co. Regional Parks & Open Space
Riv. Co. Trans. Dept. – Landscape Section

CONDITIONAL USE PERMIT NO. 3719, 4th Submittal – EA 42692 – Applicant: Darren Chin – Engineer/Representative: EPD Solutions, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture : Agriculture (AG) (10 Acre Minimum) – Temecula Valley Wine Country Policy Area - Winery District – Location: North of Buck Road, South of Borel Road, West of Warren Road, and East of Berenda Road – 126.43 Gross Acres – Zoning: Wine County-Winery (WC-W) – **REQUEST:** The Conditional Use Permit is proposing a Class VI Winery. The uses associated with this winery are grouped into five master plan areas: Area 1: includes a winery, wine tasting area with retail sales, picnic area with an outdoor kitchen, barrel storage buildings, and an administration building. Area 2: includes an event barn, wedding pavilion with bride's dressing room and restroom building. Area 3: is a marketplace area including a specialty restaurant, formal dining restaurant, cigar lounge with spirits, and a winery retail/event hall building. Area 4: includes a 247 guest room hotel with 4 vineyard suites, a restaurant, adult pool with pool bar, a kid's pool/play area and spa/fitness center with a salon and yoga areas. Area 5: is an event center including two ballrooms, reception hall, and three meeting rooms for special occasions. The project has special occasion facility areas. These special occasion events include, but not limited to weddings, concerts, and other corporate events. Total building area for project is approximately 358,724 sq. ft. The project will provide 957 parking spaces. APN: 964-160-004 – Related Cases: CZ07861 and TTM37377. **BBID: 983-298-195, UPROJ: CUP03719**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC Internal Review on October 19, 2017.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: August 3, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space

P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: 3rd District-
Washington
Planning Commissioner: 3rd District- Taylor-
Berger

TENTATIVE TRACT MAP NO. 37377 – EA43043 – Applicant: Darren Chin – Engineer/Representative. EPD Solutions, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture : Agriculture (AG) (10 Acre Minimum) and Rural: Rural Residential (R: RR) (5 Acre Minimum) – Temecula Valley Wine Country Policy Area - Winery District – Location: North of Buck Road, South of Borel Road, West of Warren Road, and East of Anza Road – 633.39 Gross Acres – Zoning: Wine County-Winery (WC-W) – **REQUEST:** The Tentative Tract Map proposes to subdivide approximately 633 acres into the following: a 75 lot clustered subdivision with parcels ranging from 1.00 acre to 5.66 acres; 21 village estate lots with parcels ranging from 10.01 acres to 10.16 acres; a 2.00 acre community center lot; a 126.43 acre lot for a winery resort; 7 open space lots; and various overflow event lots, realignment, restoration, water reservoir lots. 467.97 acres has been dedicated to RCA for WRMSHCP conservation through the previous tract map approval. APN: 964-160-004, 007, and 009 – Related Cases: TTM34466, CZ07861 and CUP03719. **BBID: 883-853-536, UPROJ: TR37377**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on August 24, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

**DEVELOPMENT ADVISORY COMMITTEE (DAC)
SECOND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: October 23, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
P.D. Geology Section

Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Board of Supervisors – Supervisor: 3rd District-
Washington

Planning Commissioner: 3rd District- Taylor-
Berger

TENTATIVE TRACT MAP NO. 37377, 2nd Submittal – EA43043 – Applicant: Darren Chin – Engineer/Representative: EPD Solutions, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture : Agriculture (AG) (10 Acre Minimum) and Rural: Rural Residential (R: RR) (5 Acre Minimum) – Temecula Valley Wine Country Policy Area - Winery District – Location: North of Buck Road, South of Borel Road, West of Warren Road, and East of Anza Road – 633.39 Gross Acres – Zoning: Wine County-Winery (WC-W) – **REQUEST:** The Schedule B Tentative Tract Map proposes to subdivide approximately 633 acres into the following: a 76 lot clustered subdivision with parcels ranging from 1.00 gross acre to 5.66 gross acres; 21 village estate lots with parcels ranging from 10.01 gross acres to 20.47 gross acre; a 2.00 gross acre community center lot; a 126.74 gross acre lot for a winery resort; 7 open space lots; and 2 lots consisting of a realignment parcel and a water reservoir parcel. 467.97 acres has been dedicated to RCA for WRMSHCP conservation through the previous tract map approval. APN: 964-160-004, 007, and 009 – Related Cases: TTM34466, CZ07861 and CUP03719. **BBID: 883-853-536, UPROJ: TR37377**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **DAC Internal Review on November 16, 2017.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions or comments regarding this project should be directed to Tim Wheeler, Project Planner at (951) 955-6060, or e-mail at twheeler@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: JH: PC: BOS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE ("DAC") THIRD CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: March 23, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
P.D. Geology Section

P.D. Archaeology Section
Board of Supervisors - Supervisor: 3rd District-
Washington
Planning Commissioner: 3rd District- Taylor-
Berger

TENTATIVE TRACT MAP NO. 37377, 3rd Submittal – EA43043 – Applicant: Standard Temecula, LLC – Engineer/Representative: EPD Solutions, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture : Agriculture (AG) (10 Acre Minimum) and Rural: Rural Residential (R: RR) (5 Acre Minimum) – Temecula Valley Wine Country Policy Area - Winery District – Location: North of Buck Road, South of Borel Road, West of Warren Road, and East of Anza Road – 633.39 Gross Acres – Zoning: Wine County-Winery (WC-W) – **REQUEST:** The Schedule B Tentative Tract Map proposes to subdivide approximately 633 acres into the following: a 76 lot clustered subdivision with parcels ranging from 1.00 gross acre to 5.66 gross acres; 21 village estate lots with parcels ranging from 10.01 gross acres to 20.47 gross acre; a 2.00 gross acre community center lot; a 126.74 gross acre lot for a winery resort; 7 open space lots; and 2 lots consisting of a realignment parcel and a water reservoir parcel. 467.97 acres has been dedicated to RCA for WRMSHCP conservation through the previous tract map approval. APN: 964-160-004, 007, and 009 – Related Cases: TTM34466, CZ07861 and CUP03719. **BBID: 883-853-536**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on April 26, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

DEVELOPMENT ADVISORY COMMITTEE ("DAC") FOURTH CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: September 20, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Building & Safety – Grading
P.D. Geology Section

P.D. Archaeology Section
Board of Supervisors - Supervisor: 3rd District
Planning Commissioner: 3rd District

TENTATIVE TRACT MAP NO. 37377, 4th Submittal – EA43043 – Applicant: Standard Temecula, LLC – Engineer/Representative: EPD Solutions, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture : Agriculture (AG) (10 Acre Minimum) and Rural: Rural Residential (R: RR) (5 Acre Minimum) – Temecula Valley Wine Country Policy Area - Winery District – Location: North of Buck Road, South of Borel Road, West of Warren Road, and East of Anza Road – 633.39 Gross Acres – Zoning: Wine County-Winery (WC-W) – **REQUEST:** Tentative Tract Map No. 37377, a Schedule B map, proposes to subdivide approximately 633 acres into the following: a 76 lot clustered subdivision with parcels ranging from 1.00 gross acre to 5.66 gross acres; 21 village estate lots with parcels ranging from 10.01 gross acres to 20.47 gross acre; a 2.00 gross acre community center lot; a 126.74 gross acre lot for a winery resort; 7 open space lots; and 2 lots consisting of a realignment parcel and a water reservoir parcel. 467.97 acres has been dedicated to RCA for WRMSHCP conservation through the previous tract map approval. APN: 964-160-004, 007, and 009 – Related Cases: TTM34466, CZ07861 and CUP03719. **BBID: 883-853-536**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on October 4, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



**Rancho
Water**

February 8, 2018

Tim Wheeler
Urban Regional Planner III
County of Riverside
Post Office Box 1409
Riverside, CA 92502-1409

**SUBJECT: WATER SUPPLY ASSESSMENT FOR THE TWELVE
OAKS RESORT, WINERY AND RESIDENTIAL PROJECT**

Dear Mr. Wheeler:

Enclosed is a copy of the Rancho California Water District (RCWD/District) Board-approved *Water Supply Assessment for the Twelve Oaks Resort, Winery and Residential Project (WSA)*. Additionally, on Thursday, February 8, 2018, an electronic version was provided to you on our FTP site.

The WSA is being provided at the request of the County of Riverside (County) as the lead agency for the preparation of the Twelve Oaks Resort, Winery and Residential Project (Project) California Environmental Quality Act documentation. The County determined that the Project met the requirements for developing a WSA and that RCWD is the water supplier to the Project. On February 8, 2018, RCWD's Board of Directors reviewed, considered, and approved the WSA, as required by California Water Code Section 10910 et. seq.

If you should have any questions, please contact me at the District office at (951) 296-6900 or kirshbergj@ranchowater.com.

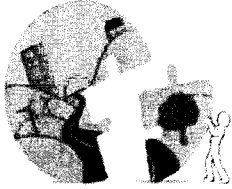
Sincerely,

RANCHO CALIFORNIA WATER DISTRICT

Jeff Kirshberg, P.E.
Water Resources Manager

Enclosure

18VW:lm001K1670



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

August 7, 2017

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37377, EA43043)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by September 6, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

TENTATIVE TRACT MAP NO. 37377 – EA43043 – Applicant: Darren Chin – Engineer/Representative: EPD Solutions, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture : Agriculture (AG) (10 Acre Minimum) and Rural: Rural Residential (R: RR) (5 Acre Minimum) – Temecula Valley Wine Country Policy Area - Winery District – Location: North of Buck Road, South of Borel Road, West of Warren Road, and East of Anza Road – 633.39 Gross Acres – Zoning: Wine County-Winery (WC-W)

REQUEST: The Tentative Tract Map proposes to subdivide approximately 633 acres into the following: a 75 lot clustered subdivision with parcels ranging from 1.00 acre to 5.66 acres; 21 village estate lots with parcels ranging from 10.01 acres to 10.16 acres; a 2.00 acre community center lot; a 126.43 acre lot for a winery resort; 7 open space lots; and various overflow event, realignment, restoration, water reservoir lots. 467.97 acres has been dedicated to RCA for WRMSHCP conservation through the previous tract map approval. APN: 964-160-004, 007, and 009 – Related Cases: TTM34466, CZ07861 and CUP03719.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

August 23, 2017

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Evie Gerber
Richard B. Searce, III
Robert Villalobos

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

VIA E-MAIL and USPS

Heather Thomson, Archaeologist
Planning Department
County of Riverside
PO Box 1409
Riverside, CA 92502

PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 FOR TR37377, EA43043 [APN'S964-160-004, 007, AND 009]

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside Planning Department

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *toota yixélval* (rock art, pictographs, petroglyphs), and an extensive 'Atáaxumi artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 Re TR37377, EA43043 Project
August 23, 2017
Page 2

Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside Planning Department in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

September 26, 2018

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcelo

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Evie Gerber
Richard B. Searce, III
Robert Villalobos

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Tuba Ebru Ozdil

Planning Specialist:
Molly E. Escobar

VIA E-Mail and USPS

Heather Thomson, Archaeologist
Riverside County, Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, CA 92502

Re: Pechanga Tribe Comments on the Revised Cultural Resources Inventory and Assessment for the Twelve Oaks Winery and Resort Project

Dear Ms. Thomson,

This comment letter is submitted by the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government, in response to receipt of the August 2018 Revised Cultural Resources Inventory and Assessment Report for the above named project

The Tribe does not have any further comments on the cultural document for this Project. The County of Riverside is a culturally significant region and the Tribe appreciates the opportunity to comment on the cultural resources reports so that we can preserve and protect our cultural resources in the area. The Tribe thanks HELIX Environmental Planning, Inc. for the revision of the Cultural Resources Inventory and Assessment Report.

The Pechanga Tribe looks forward to continuing to work together with Riverside County in protecting the invaluable and non-renewable Pechanga cultural resources found in the County. Please contact me at 951-770-6314 or mescobar@pechanga-tribe.com if you have any questions or comments.

Sincerely,

Molly Earp-Escobar
Cultural Planning Specialist

cc: Pechanga Office of the General Counsel

Wheeler, Timothy

From: Molly Earp-Escobar <mescobar@pechanga-nsn.gov>
Sent: Thursday, September 27, 2018 10:23 AM
To: Thomson, Heather
Cc: Ebru Ozdil; Andrea Fernandez; Nicole Cory
Subject: AB 52 Closure for the Twelve Oaks Winery Project

Dear Ms. Thomson,

The Pechanga Band of Luiseño Indians ("Tribe") thanks the County of Riverside for working with us to develop appropriate conditions of approval to be implemented during development of the Twelve Oaks Project. For the record, the Pechanga Tribe agrees with the conditions of approvals, except for the identification of the Western Science Center as the curation facility as identified in Riverside County PLUS CONDITIONS OF APPROVAL Plan TR37377 and dated 4/128/18. As always, we request the County to consider implementing neutral language that references a facility that meets the 36 CRF Part 79 requirements in the conditions. However, with this e-mail and the inclusion of the conditions included in the attached letter in your email dated April 12, 2018, we consider our AB 52 consultation complete at this time. Please forward us a copy of the final MND when it is available. The Tribe would like the County to be aware that should additional conditions be applied/deleted/modified that could impact cultural and archaeological resources during the public hearing(s), the Tribe and the County should meet and discuss the revisions, prior to going to City Council.

The Pechanga Band thanks the City for the opportunity to review and comment on this Project and work together to successfully complete the mandates of AB 52. We look forward to continuing our good working relationship on future projects.

Molly Earp-Escobar
Cultural Planning Specialist
Pechanga Cultural Resources Department
P.O. Box 2183
Temecula, CA 92593

Email: mescobar@pechanga-nsn.gov
Office: (951) 770-6314
Fax: (951) 693-2314

Confidential Communication: *This message, and any documents or files attached to it contains confidential information and may be legally privileged. Recipients should not file copies of this message and/or attachments with publicly accessible records. If you are not the intended recipient or authorized agent for the intended recipient, you have received this message and attachments in error, and any review, dissemination, or reproduction is strictly prohibited. If you are not the intended recipient, please immediately notify us by reply email or by telephone at (951) 770-6314, and destroy the original transmission and its attachments without reading them or saving them.*

From: Thomson, Heather [mailto:HTHOMSON@RIVCO.ORG]
Sent: Wednesday, September 26, 2018 9:21 AM
To: Molly Earp-Escobar <mescobar@pechanga-nsn.gov>
Cc: Ebru Ozdil <eozdil@pechanga-nsn.gov>; Andrea Fernandez <afernandez@pechanga-nsn.gov>; Nicole Cory <ncory@pechanga-nsn.gov>
Subject: RE: Pechanga Tribe Comment Letter on the Revised Cultural Report for the Twelve Oaks Winery Project



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

August 18, 2015

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

Committee Members:
Evie Gerber
Bridgett Barcello Maxwell
Richard E. Scearce, III
Neal Ibanez
Michael Vasquez

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

Ms. Heather Thomson
County Archaeologist
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, Ca. 92502-1409

Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for GPA1139

COP 3719
C 27861

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe" and/or "Payómkawichum"), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated July 14, 2015 and received in our office July 21, 2015.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of Payómkawichum

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 re GPA01139
August 18, 2015
Page 2

cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-8113 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ebru Ozdil".

Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

August 7, 2017

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37377, EA43043)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by September 6, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

TENTATIVE TRACT MAP NO. 37377 – EA43043 – Applicant: Darren Chin – Engineer/Representative: EPD Solutions, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture : Agriculture (AG) (10 Acre Minimum) and Rural: Rural Residential (R: RR) (5 Acre Minimum) – Temecula Valley Wine Country Policy Area - Winery District – Location: North of Buck Road, South of Borel Road, West of Warren Road, and East of Anza Road – 633.39 Gross Acres – Zoning: Wine County-Winery (WC-W)

REQUEST: The Tentative Tract Map proposes to subdivide approximately 633 acres into the following: a 75 lot clustered subdivision with parcels ranging from 1.00 acre to 5.66 acres; 21 village estate lots with parcels ranging from 10.01 acres to 10.16 acres; a 2.00 acre community center lot; a 126.43 acre lot for a winery resort; 7 open space lots; and various overflow event, realignment, restoration, water reservoir lots. 467.97 acres has been dedicated to RCA for WRMSHCP conservation through the previous tract map approval. APN: 964-160-004, 007, and 009 – Related Cases: TTM34466, CZ07861 and CUP03719.

August 22, 2017

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; TR37377, EA43043

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. At this time the Soboba Band does not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies.

Also, working in and around traditional use areas intensifies the possibility of encountering cultural resources during any future construction/excavation phases that may take place. For this reason the Soboba Band of Luiseño Indians requests that approved Native American Monitor(s) be present during any future ground disturbing proceedings, including surveys and archaeological testing, associated with this project. The Soboba Band wishes to defer to the Pechanga Band of Luiseño Indians who are in closer proximity to the project area. Please feel free to contact me with any additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "JOE", with a long horizontal line extending to the right.

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-rsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

PN

August 13, 2015

Attn: Heather Thomson, Archaeologist
Riverside County
Planning Department
P.O. Box 1409
Riverside, CA 92502-1409



Re: AB 52 Consultation; GPA 1139

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department. At this time the Soboba Band does not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies.

Also, working in and around traditional use areas intensifies the possibility of encountering cultural resources during any future construction/excavation phases that may take place. For this reason, the Soboba Band wishes to defer to the Pechanga Band of Luiseño Indians, who are in closer proximity to the project. Additionally, the Soboba Band is requesting that the Pechanga Band of Luiseño Indians be informed of the deferment of this project to their tribe. Please feel free to contact me with any additional questions or concerns.

Sincerely,

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

August 7, 2017

Rincon Band of Luiseño Indians
Destiny Colocho, Manager
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37377, EA43043)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by September 6, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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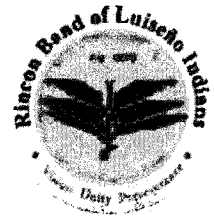
REQUEST: The Tentative Tract Map proposes to subdivide approximately 633 acres into the following: a 75 lot clustered subdivision with parcels ranging from 1.00 acre to 5.66 acres; 21 village estate lots with parcels ranging from 10.01 acres to 10.16 acres; a 2.00 acre community center lot; a 126.43 acre lot for a winery resort; 7 open space lots; and various overflow event, realignment, restoration, water reservoir lots. 467.97 acres has been dedicated to RCA for WRMSHCP conservation through the previous tract map approval. APN: 964-160-004, 007, and 009 – Related Cases: TTM34466, CZ07861 and CUP03719.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

RINCON BAND OF LUISEÑO INDIANS
Culture Committee

1 W. Tribal Road · Valley Center, California 92082
(760) 297-2621 or (760) 297-2622 & Fax: (760) 749-8901



July 20, 2015

Heather Thomson
Riverside County
Planning Department
4080 Lemon Street, 12 Floor
Riverside, CA 92502-1409

Re: General Plan Amendment No. 1139, Specific Plan No. 389, Conditional Use Permit No. 3719, Change of Zone No. 7861 – EA 42692

Dear Ms. Thomson:

Thank you for inviting us to submit comments on the General Plan Amendment No. 1139, Specific Plan No. 389, Conditional Use Permit 3719, Change of Zone No. 7861 – EA 42692. This letter is written on behalf of the Rincon Band of Luiseño Indians. Rincon is submitting these comments concerning your projects potential impact on Luiseño cultural resources.

The Rincon Band has concerns for impacts to historic and cultural resources and the finding of items of significant cultural value that could be disturbed or destroyed and are considered culturally significant to the Luiseño people. This is to inform you, your identified location is within the Aboriginal Territory of the Luiseño people, but is not within Rincon's Historic boundaries. We defer you to the Pechanga Band of Luiseño Indians or Soboba Band of Luiseño Indians who are closer to your project area

Please contact the Native American Heritage Commission and they will assist with a referral to other tribes in the project area.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Jim McPherson
Manager
Rincon Cultural Resources Department

Bo Mazzetti
Tribal Chairman

Stephanie Spencer
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Alfonso Kolb
Council Member