

**SHEET NOTES**

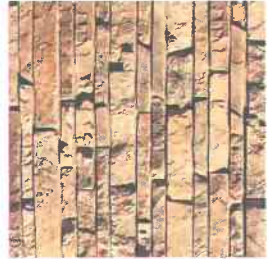
500 STANDING METAL SKIM ROOF COLOR 01



101 METAL TRUSS



108 MANILA STONE MARRA (ORT. STUCCO)



109 PAINT CORN PANEL (LAWN/IND)



110 BLENDED PLASTER (SUNSET DUNEL) COLOR 01



109 PAINTED METAL TRUSS & PASCIA



111 BLENDED PLASTER (SUNSET DUNEL) COLOR 02



500 MODERN CONCRETE TILE ROOF COLOR 01



112 PAUL WOOD SIMIC (HORIZONTAL) COLOR 01



| ITEM | DESCRIPTION                             | QUANTITY | UNIT    | REMARKS |
|------|---|----------|---------|---------|
| 101  | METAL TRUSS                             | 1.00     | SQ. YD. |         |
| 108  | MANILA STONE MARRA (ORT. STUCCO)        | 1.00     | SQ. YD. |         |
| 109  | PAINT CORN PANEL (LAWN/IND)             | 1.00     | SQ. YD. |         |
| 110  | BLENDED PLASTER (SUNSET DUNEL) COLOR 01 | 1.00     | SQ. YD. |         |
| 111  | BLENDED PLASTER (SUNSET DUNEL) COLOR 02 | 1.00     | SQ. YD. |         |
| 112  | PAUL WOOD SIMIC (HORIZONTAL) COLOR 01   | 1.00     | SQ. YD. |         |

**MATERIALS INDEX**

**KEY PLAN**

| ITEM | DESCRIPTION                             | QUANTITY | UNIT    | REMARKS |
|------|---|----------|---------|---------|
| 101  | METAL TRUSS                             | 1.00     | SQ. YD. |         |
| 108  | MANILA STONE MARRA (ORT. STUCCO)        | 1.00     | SQ. YD. |         |
| 109  | PAINT CORN PANEL (LAWN/IND)             | 1.00     | SQ. YD. |         |
| 110  | BLENDED PLASTER (SUNSET DUNEL) COLOR 01 | 1.00     | SQ. YD. |         |
| 111  | BLENDED PLASTER (SUNSET DUNEL) COLOR 02 | 1.00     | SQ. YD. |         |
| 112  | PAUL WOOD SIMIC (HORIZONTAL) COLOR 01   | 1.00     | SQ. YD. |         |

NOT ISSUED FOR CONSTRUCTION

**HOTEL MATERIALS**

Conditioned Use Permit No. 3719  
Amendment #2

**AH3.310**

**ACRM**  
ARCHITECTURAL CONSTRUCTION RECORD MATERIALS  
1045 1/2th Avenue, Suite 100  
Temecula, CA 92590  
Phone: 951.268.5440  
BROOKS & AMBERY, PA. C11578

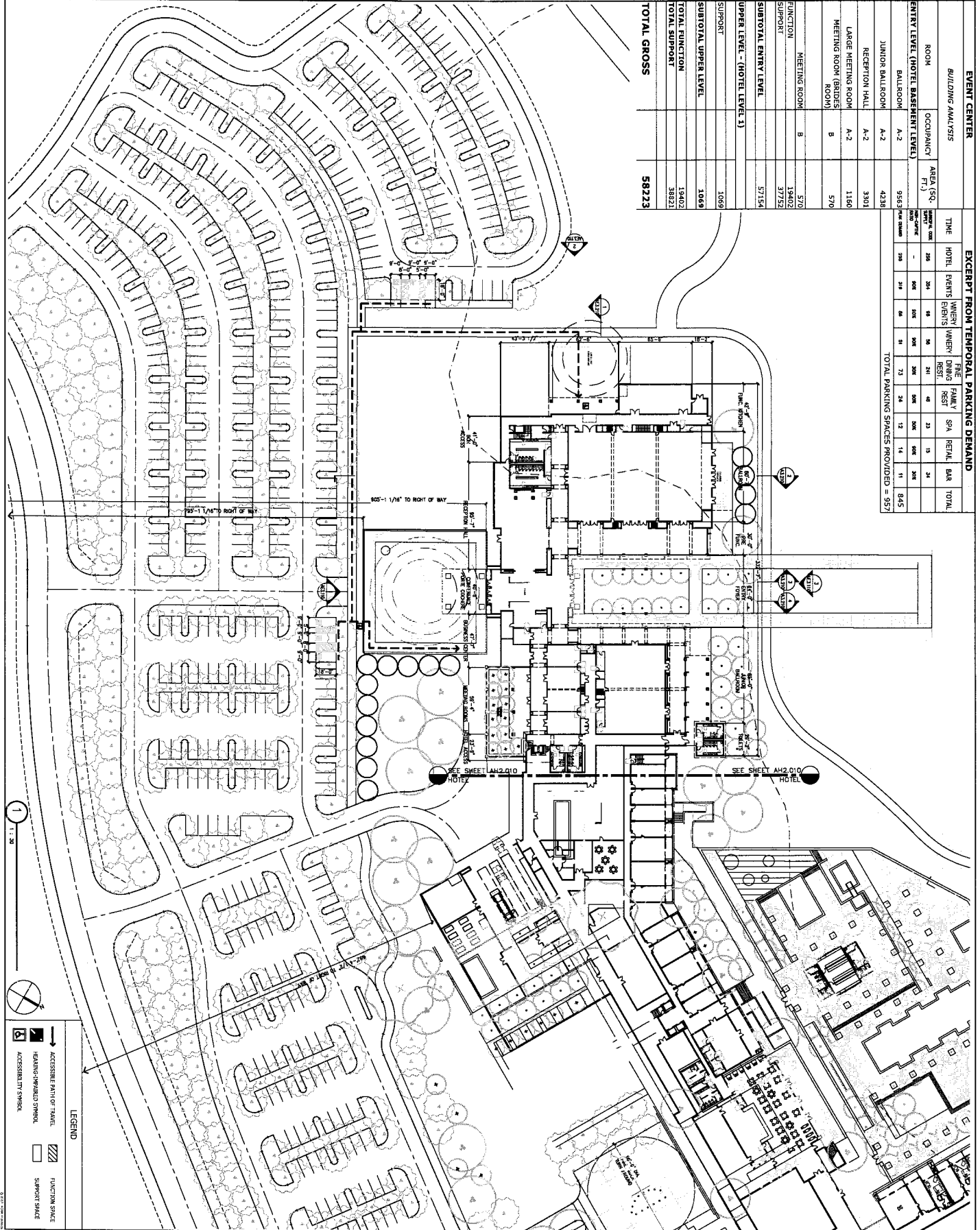
Drawn: [Name]  
Checked: [Name]  
Reviewed: [Name]

**Twelve Oaks Winery Resort**  
901 WARREN ROAD TEMECULA, CALIFORNIA 92563  
**CONDITIONAL USE PERMIT**  
**No. 3719, AMENDMENT #3**

Project: [Name]  
Address: [Address]  
City: [City]  
State: [State]  
Zip: [Zip]

City of Temecula  
14745 Sycamore Parkway, Suite 100  
Temecula, CA 92592  
Phone: 951.268.5440

Issued: [Date]  
Contract No. [Number]  
Sheet No. [Number]  
Title: [Title]



| EVENT CENTER                       |           |                | EXCERPT FROM TEMPORAL PARKING DEMAND |       |        |       |       |       |      |      |     |        |     |       |
|------------------------------------|-----------|----------------|--------------------------------------|-------|--------|-------|-------|-------|------|------|-----|--------|-----|-------|
| ROOM                               | OCCUPANCY | AREA (SQ. FT.) | TIME                                 | HOTEL | EVENTS | WINEY | WINEY | WINEY | REST | REST | SPA | RETAIL | BAR | TOTAL |
| ENTRY LEVEL (HOTEL BASEMENT LEVEL) | A-2       | 9156           | MEETING ROOM                         | 200   | 304    | 90    | 96    | 201   | 48   | 23   | 15  | 21     |     |       |
| JUNIOR BALLROOM                    | A-2       | 4230           | REST                                 | 200   | 310    | 60    | 60    | 60    | 60   | 24   | 12  | 14     | 11  | 845   |
| RECEPTION HALL                     | A-2       | 3301           | TOTAL PARKING SPACES PROVIDED = 9574 |       |        |       |       |       |      |      |     |        |     |       |
| LARGE MEETING ROOM                 | A-2       | 1160           |                                      |       |        |       |       |       |      |      |     |        |     |       |
| MEETING ROOM (BROAD ROOM)          | B         | 570            |                                      |       |        |       |       |       |      |      |     |        |     |       |
| MEETING ROOM                       | B         | 570            |                                      |       |        |       |       |       |      |      |     |        |     |       |
| FUNCTION                           |           | 13402          |                                      |       |        |       |       |       |      |      |     |        |     |       |
| SUPPORT                            |           | 3752           |                                      |       |        |       |       |       |      |      |     |        |     |       |
| SUBTOTAL ENTRY LEVEL               |           | 57154          |                                      |       |        |       |       |       |      |      |     |        |     |       |
| UPPER LEVEL - (HOTEL LEVEL 1)      |           |                |                                      |       |        |       |       |       |      |      |     |        |     |       |
| SUPPORT                            |           | 1069           |                                      |       |        |       |       |       |      |      |     |        |     |       |
| SUBTOTAL UPPER LEVEL               |           | 1069           |                                      |       |        |       |       |       |      |      |     |        |     |       |
| TOTAL FUNCTION                     |           | 13402          |                                      |       |        |       |       |       |      |      |     |        |     |       |
| TOTAL SUPPORT                      |           | 38821          |                                      |       |        |       |       |       |      |      |     |        |     |       |
| <b>TOTAL GROSS</b>                 |           | <b>58223</b>   |                                      |       |        |       |       |       |      |      |     |        |     |       |

**NOT ISSUED FOR CONSTRUCTION**

**EVENT CENTER ENTRY LEVEL SITE PLAN**

Conditional Use Permit No. 3719  
Amendment #2

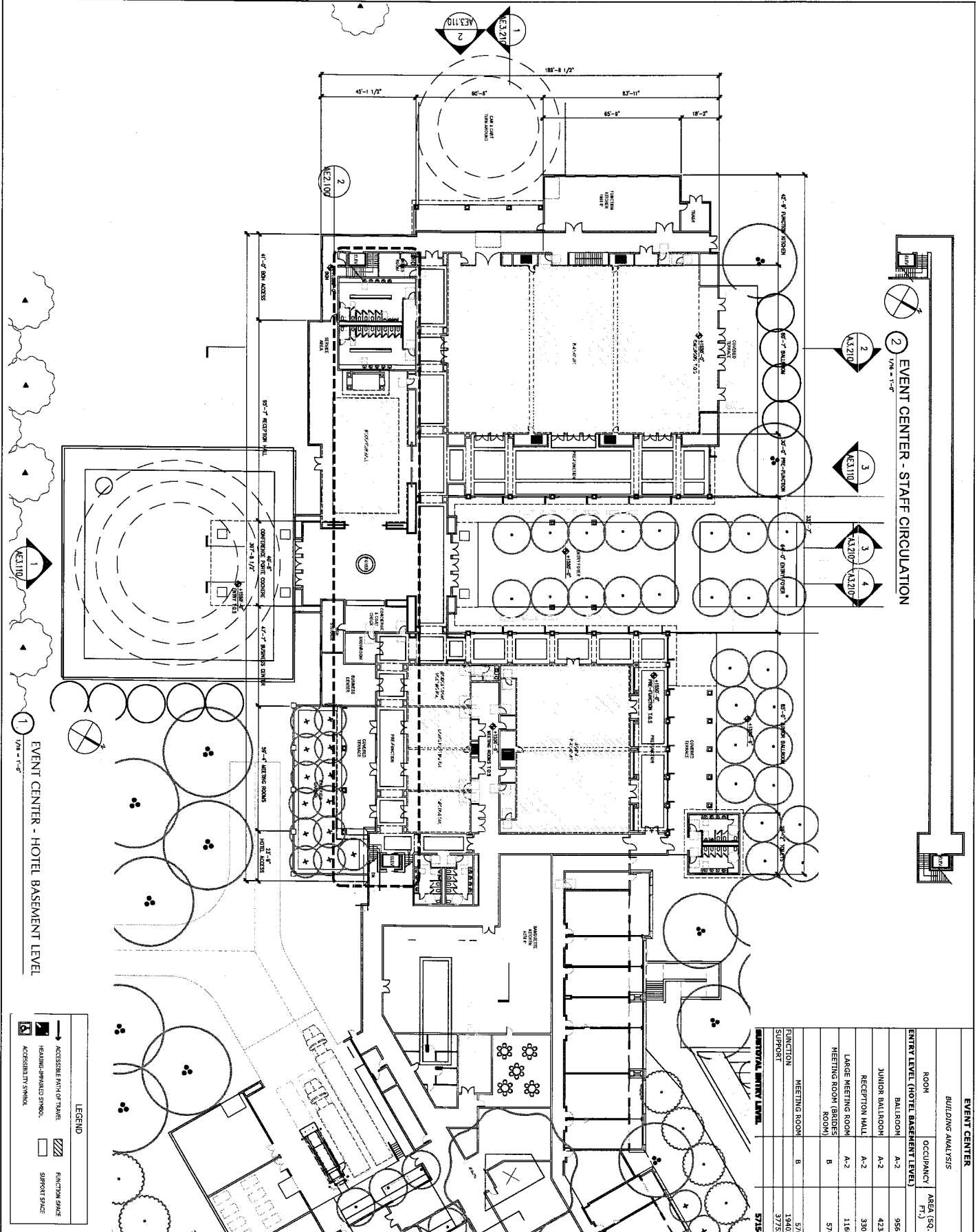
**AE2.010**

**Twelve Oaks Winery Resort**

38901 WARREN ROAD TEMECULA, CALIFORNIA 92563

**CONDITIONAL USE PERMIT  
No. 3719, AMENDMENT #3**

PROJECT: TWELVE OAKS WINERY RESORT  
 ARCHITECT: ACRM ARCHITECTURE  
 100 SAN DIEGO, CA 92101-2071  
 PHONE: (619) 284-8400  
 TWELVE OAKS WINERY RESORT, CIVIL/2/17



**EVENT CENTER - STAFF CIRCULATION**

**EVENT CENTER - HOTEL BASEMENT LEVEL**

**LEGEND**

|  |                           |
|--|---------------------------|
|  | ACCESSIBLE PATH OF TRAVEL |
|  | HEARING IMPAIRED SYMBOL   |
|  | ACCESSIBILITY SYMBOL      |
|  | FUNCTION SPACE            |
|  | SUPPORT SPACE             |

| EVENT CENTER                               |           |                |
|--|-----------|----------------|
| BUILDING ANALYSIS                          |           |                |
| ROOM                                       | OCCUPANCY | AREA (SQ. FT.) |
| <b>EVENT CENTER - HOTEL BASEMENT LEVEL</b> |           |                |
| BALLROOM                                   | A-2       | 9563           |
| JUNIOR BALLROOM                            | A-2       | 4238           |
| RECEPTION HALL                             | A-2       | 3301           |
| LARGE MEETING ROOM                         | A-2       | 1160           |
| MEETING ROOM (BOARDS ROOM)                 | B         | 570            |
| MEETING ROOM                               | B         | 570            |
| FUNCTION                                   |           | 19402          |
| SUPPORT                                    |           | 37752          |
| <b>TOTAL</b>                               |           | <b>57154</b>   |

**Twelve Oaks Winery Resort**  
38901 WARREN ROAD TEMECULA, CALIFORNIA 92563

**CONDITIONAL USE PERMIT No. 3719, AMENDMENT #3**

APPLICANT: TWELVE OAKS WINERY RESORT, LLC  
1045 Linn Avenue, Suite 100  
San Diego, CA 92108-5501  
THOMAS B. AMBERG, P.A. CIVIL ENGINEER  
1045 Linn Avenue, Suite 100  
San Diego, CA 92108-5501  
(619) 581-1111

DATE: 09/13/17

PROJECT: TWELVE OAKS WINERY RESORT, LLC  
1045 Linn Avenue, Suite 100  
San Diego, CA 92108-5501  
(619) 581-1111

NOT ISSUED FOR CONSTRUCTION

**EVENT CENTER - HOTEL BASEMENT LEVEL**

Conditional Use Permit No. 3719  
Amendment #3

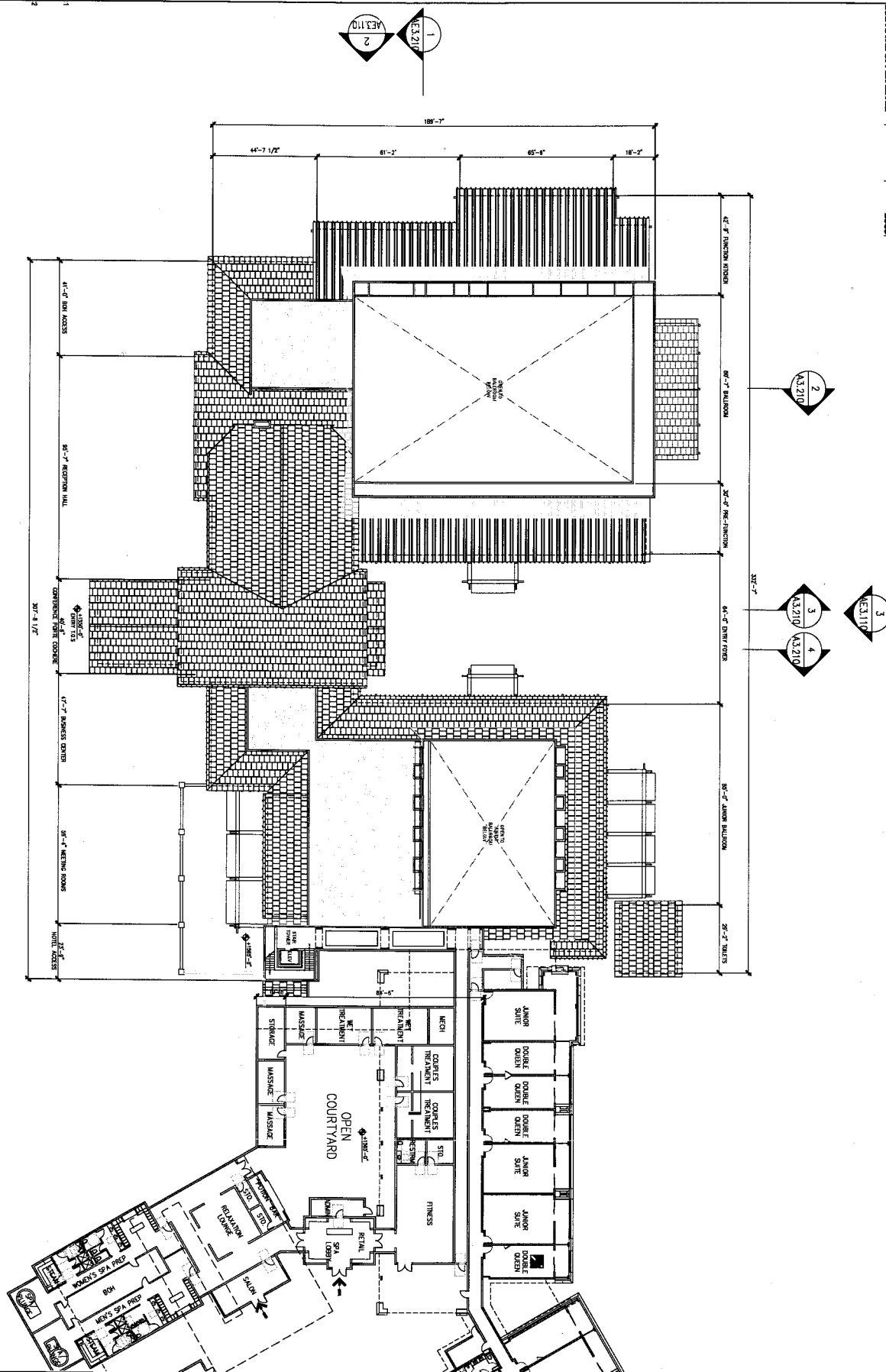
**AE2.100**

**ACRM**

AMBERG CONSULTING & ENGINEERING, INC.  
1045 Linn Avenue, Suite 100  
San Diego, CA 92108-5501  
THOMAS B. AMBERG, P.E. CIVIL ENGINEER  
1045 Linn Avenue, Suite 100  
San Diego, CA 92108-5501  
(619) 581-1111

**EVENT CEN**

|                               |      |
|-------------------------------|------|
| UPPER LEVEL - (HOTEL LEVEL 1) |      |
| SUPPORT                       | 1069 |
| TOTAL UPPER LEVEL             | 1069 |



EVENT CENTER - HOTEL LEVEL 1

1/8" = 1'-0"

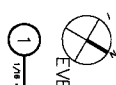
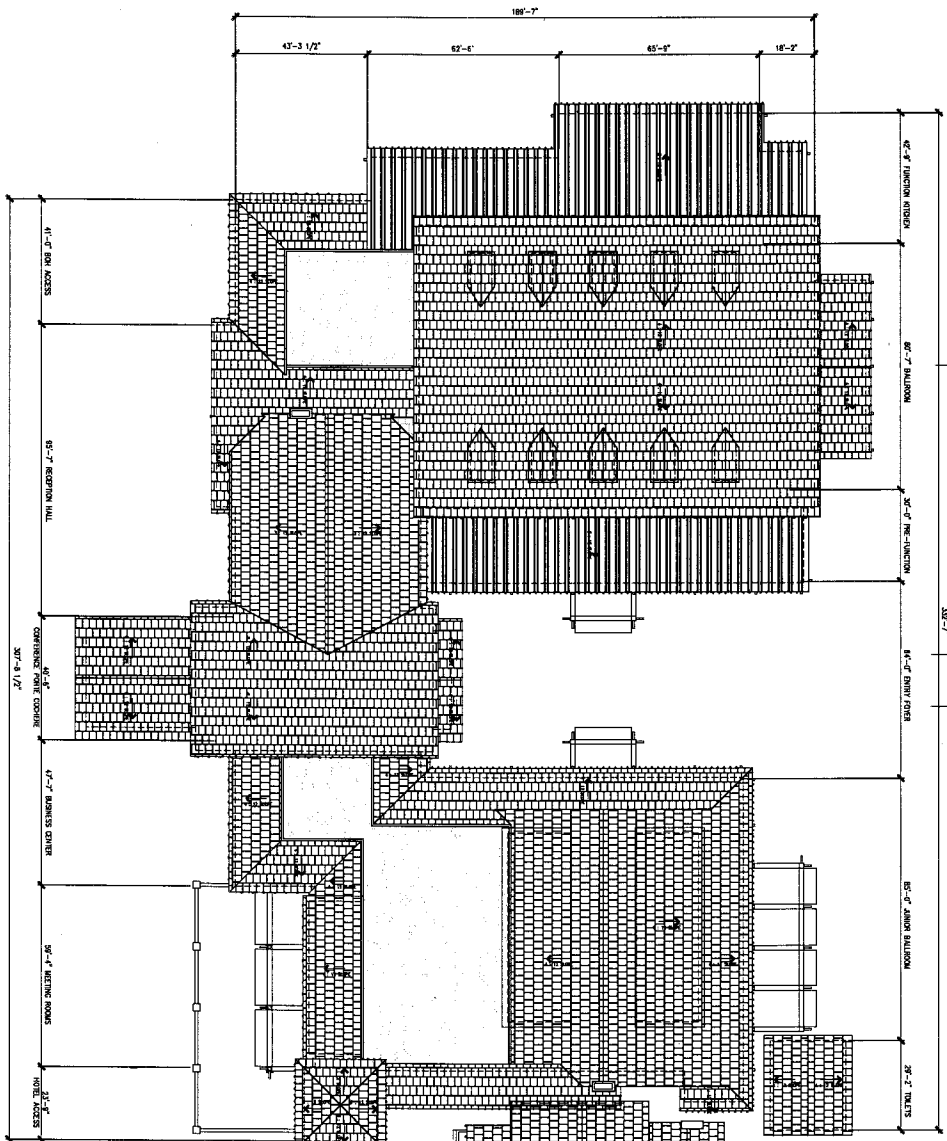
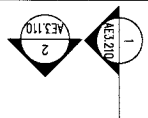
|   |   |
|---|---|
| <p><b>NOT ISSUED FOR CONSTRUCTION</b></p> <p><b>EVENT CENTER - HOTEL LEVEL 1</b></p> <p>Amendment # 2</p> <p><b>AE2.101</b></p> | <p>DATE: 09/20/17</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>APPROVED: [Signature]</p> <p>PROJECT: TWELVE OAKS WINERY RESORT</p> <p>LOCATION: 38901 WARREN ROAD, TEMECULA, CA 92563</p> <p>OWNER: TWELVE OAKS WINERY RESORT</p> <p>ARCHITECT: [Firm Name]</p> <p>SCALE: 1/8" = 1'-0"</p> |
|---|---|

**Twelve Oaks Winery Resort**  
 38901 WARREN ROAD TEMECULA, CALIFORNIA 92563

**CONDITIONAL USE PERMIT  
 No. 3719, AMENDMENT # 3**

**ACRM**

ARCHITECTURAL CONSULTANTS & ENGINEERS  
 1500  
 SAN DIEGO, CA 92108-5201  
 PHONE: (619) 594-8800  
 FAX: (619) 594-8801  
 WWW.ACRM.COM



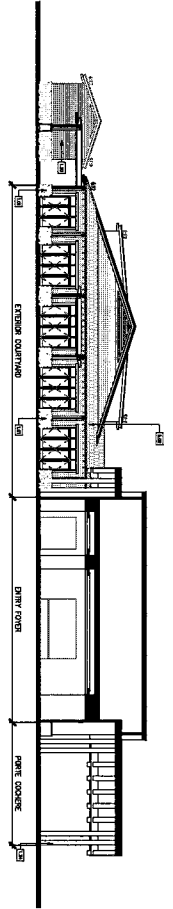
EVENT CENTER - ROOF PLAN



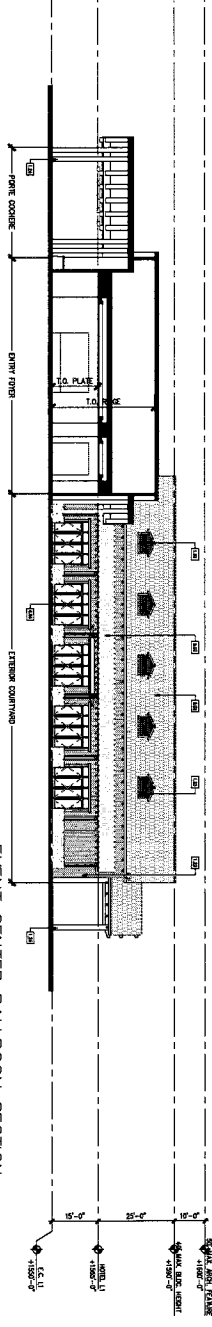
|  |  |                       |
|--|--|-----------------------|
| <p><b>Twelve Oaks Winery Resort</b><br/>38901 WARREN ROAD TEMECULA, CALIFORNIA 92563</p> <p><b>CONDITIONAL USE PERMIT No. 3719, AMENDMENT #3</b></p> | <p><b>ACRM</b><br/>ARCHITECTURAL CONSULTING &amp; RECORD MANAGEMENT, INC.<br/>1061 LINDEN AVENUE, SUITE 100<br/>SAN DIEGO, CA 92101-5707<br/>PHONE: 619-441-8874<br/>FAX: 619-441-8874</p> | <p><b>AE2.102</b></p> |
|--|--|-----------------------|

**Twelve Oaks Winery Resort**  
 38901 WARREN ROAD TEMECULA, CALIFORNIA 92563  
**CONDITIONAL USE PERMIT No. 3719, AMENDMENT #3**  
 NOT ISSUED FOR CONSTRUCTION  
**EVENT CENTER - ROOF PLAN**  
 Conditional Use Permit No. 3719  
 Amendment #3  
**AE2.102**

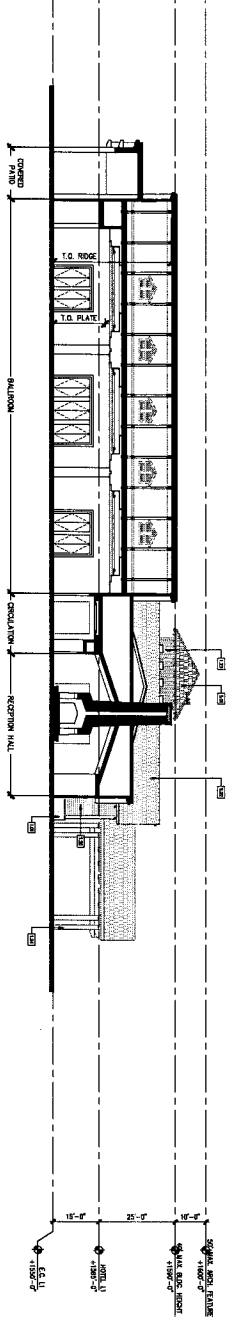




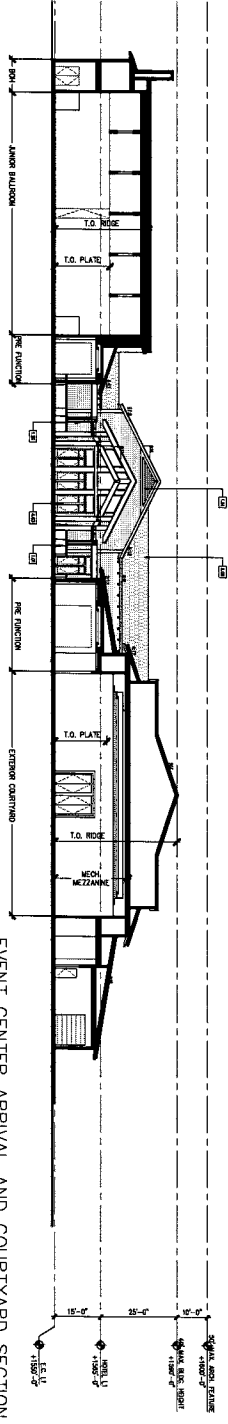
4 EVENT CENTER BALLROOM SECTION  
1/8" = 1'-0"



3 EVENT CENTER BALLROOM SECTION  
1/8" = 1'-0"



2 EVENT CENTER MAJOR FUNCTION SPACE SECTION  
1/8" = 1'-0"



1 EVENT CENTER ARRIVAL AND COURTYARD SECTION  
1/8" = 1'-0"

ARCHITECTURAL ELEMENTS MAY EXCEED THE PRESCRIBED HEIGHT LIMITS WHERE SUCH STRUCTURES DO NOT PROVIDE ADDITIONAL FLOOR SPACE.

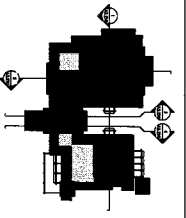
SHEET NOTES:

LIGHTING - 8.00 ROOFING - 5.00 OPENING SYSTEMS - 4.00 METAL DETAILS AND TRUSS - 3.00

|                                       |                    |                          |                  |   |  |  |
|---------------------------------------|--------------------|--------------------------|------------------|---|--|--|
| COMMON CONCRETE W/ FLOOR COVER @ 1.50 | ALUMINA BRICK 4.45 | COMMON STRUCTURAL L 4.45 | METAL TRUSS 3.81 | PAVE WOOD COLUMN 1.24                   | DRIVE AND DRIVE WOOD SHEET PILING @ 1.50 | MATERIAL, TRUSS WOOD SHEET PILING @ 1.50 |
| SYRINGE METAL SKEL BRK 2.00 @ 1.50    | ALUMINA BRICK 4.45 | ALUMINA TRUSS BRK 4.45   | METAL BRICK 3.81 | ROOF AND BRICK WOOD SHEET PILING @ 1.50 | ROOF AND BRICK WOOD SHEET PILING @ 1.50  | ROOF AND BRICK WOOD SHEET PILING @ 1.50  |
|                                       |                    | ALUMINA TRUSS BRK 4.45   | METAL BRICK 3.81 | ROOF AND BRICK WOOD SHEET PILING @ 1.50 | ROOF AND BRICK WOOD SHEET PILING @ 1.50  | ROOF AND BRICK WOOD SHEET PILING @ 1.50  |
|                                       |                    | ALUMINA TRUSS BRK 4.45   | METAL BRICK 3.81 | ROOF AND BRICK WOOD SHEET PILING @ 1.50 | ROOF AND BRICK WOOD SHEET PILING @ 1.50  | ROOF AND BRICK WOOD SHEET PILING @ 1.50  |
|                                       |                    | ALUMINA TRUSS BRK 4.45   | METAL BRICK 3.81 | ROOF AND BRICK WOOD SHEET PILING @ 1.50 | ROOF AND BRICK WOOD SHEET PILING @ 1.50  | ROOF AND BRICK WOOD SHEET PILING @ 1.50  |
|                                       |                    | ALUMINA TRUSS BRK 4.45   | METAL BRICK 3.81 | ROOF AND BRICK WOOD SHEET PILING @ 1.50 | ROOF AND BRICK WOOD SHEET PILING @ 1.50  | ROOF AND BRICK WOOD SHEET PILING @ 1.50  |
|                                       |                    | ALUMINA TRUSS BRK 4.45   | METAL BRICK 3.81 | ROOF AND BRICK WOOD SHEET PILING @ 1.50 | ROOF AND BRICK WOOD SHEET PILING @ 1.50  | ROOF AND BRICK WOOD SHEET PILING @ 1.50  |
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|                                       |                    | ALUMINA TRUSS BRK 4.45   | METAL BRICK 3.81 | ROOF AND BRICK WOOD SHEET PILING @ 1.50 | ROOF AND BRICK WOOD SHEET PILING @ 1.50  | ROOF AND BRICK WOOD SHEET PILING @ 1.50  |
|                                       |                    | ALUMINA TRUSS BRK 4.45   | METAL BRICK 3.81 | ROOF AND BRICK WOOD SHEET PILING @ 1.50 | ROOF AND BRICK WOOD SHEET PILING @ 1.50  | ROOF AND BRICK WOOD SHEET PILING @ 1.50  |
|                                       |                    | ALUMINA TRUSS BRK 4.45   | METAL BRICK 3.81 | ROOF AND BRICK WOOD SHEET PILING @ 1.50 | ROOF AND BRICK WOOD SHEET PILING @ 1.50  | ROOF AND BRICK WOOD SHEET PILING @ 1.50  |

MATERIALS INDEX:

KEY PLAN:



NOT ISSUED FOR CONSTRUCTION  
EVENT CENTER - SECTION  
Conditional Use Permit No. 3719  
Amendment #2  
AE3.210

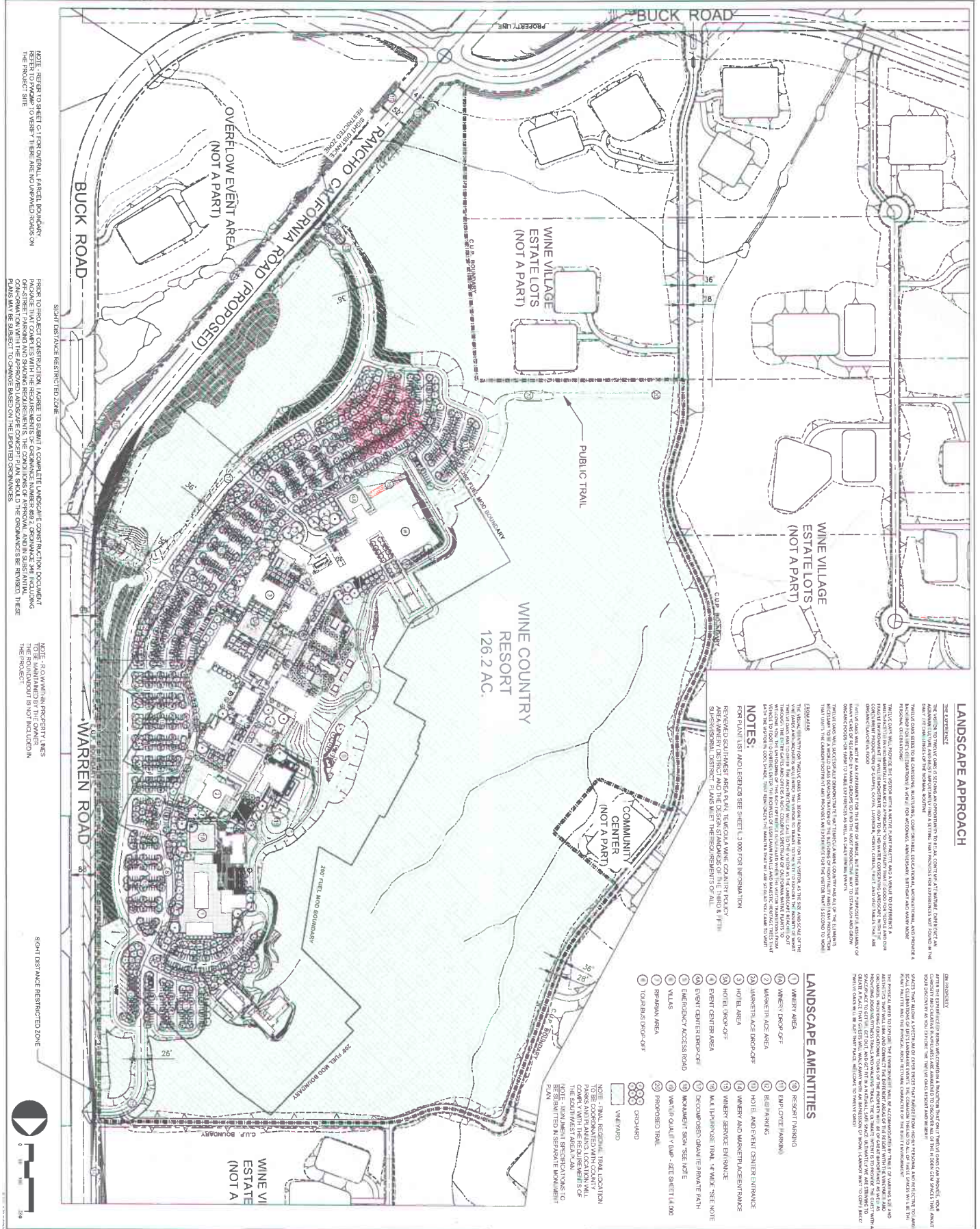
**Twelve Oaks Winery Resort**  
38901 WARREN ROAD TEMECULA, CALIFORNIA 92563

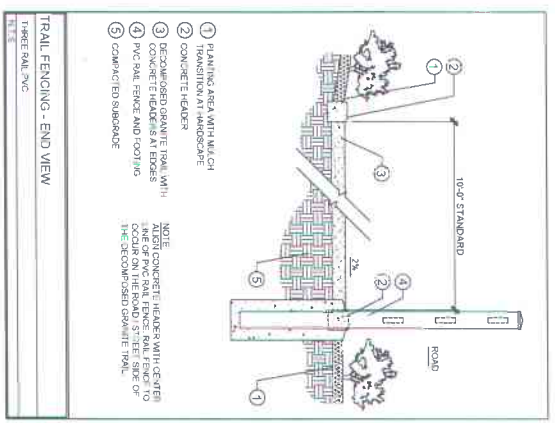
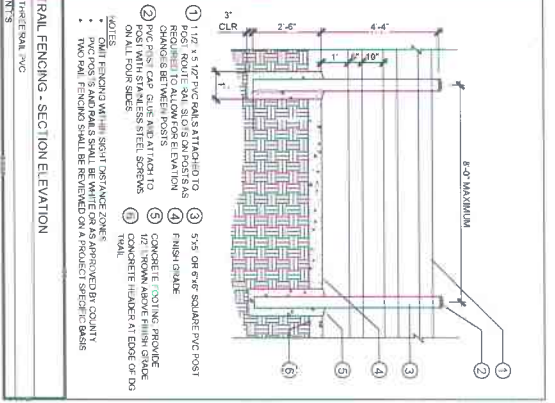
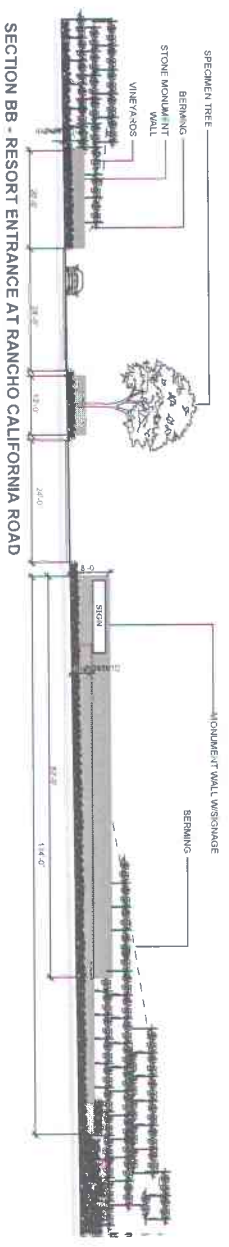
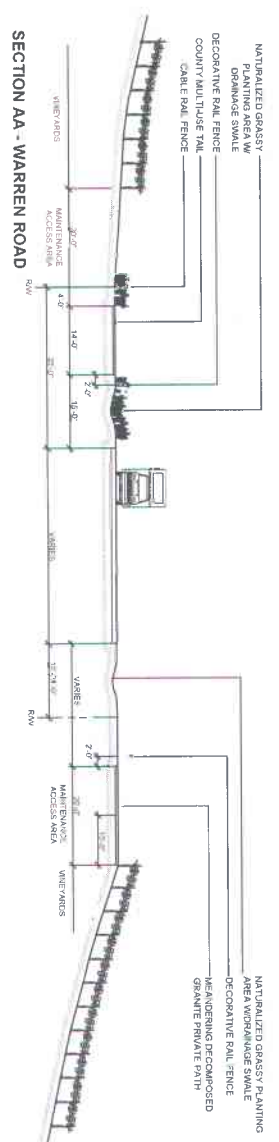
**CONDITIONAL USE PERMIT  
No. 3719, AMENDMENT #3**

**ACPM**  
AMERICAN CIVIC ENGINEERING SOCIETY  
1500 PINE AVE. SUITE 200  
SAN DIEGO, CA 92101-5201  
PHONE: 619-444-8200  
FAX: 619-444-8201  
WWW.ACCPMA.ORG









NOTE: ALL SIGNAGE AND E-ENVIRONMENTAL DOCUMENTATION WILL BE SUBMITTED ON SEPARATE SHEETS IN AN AND W/1. COUNTY TECHNICAL AND ENVIRONMENTAL POLICY DEPARTMENT DISTRICT AND THE DESIGN STANDARDS OF THE THIRD AND FIFTH SUPERVISORIAL DISTRICTS.

NOTE: ALL WALL AND FENCING WILL BE SUBMITTED ON SEPARATE SHEETS IN AN AND W/1. COUNTY TECHNICAL AND ENVIRONMENTAL POLICY DEPARTMENT DISTRICT AND THE DESIGN STANDARDS OF THE THIRD AND FIFTH SUPERVISORIAL DISTRICTS.

**Twelve Oaks Winery Resort**  
 38901 WARREN ROAD TEMECULA, CALIFORNIA 92563

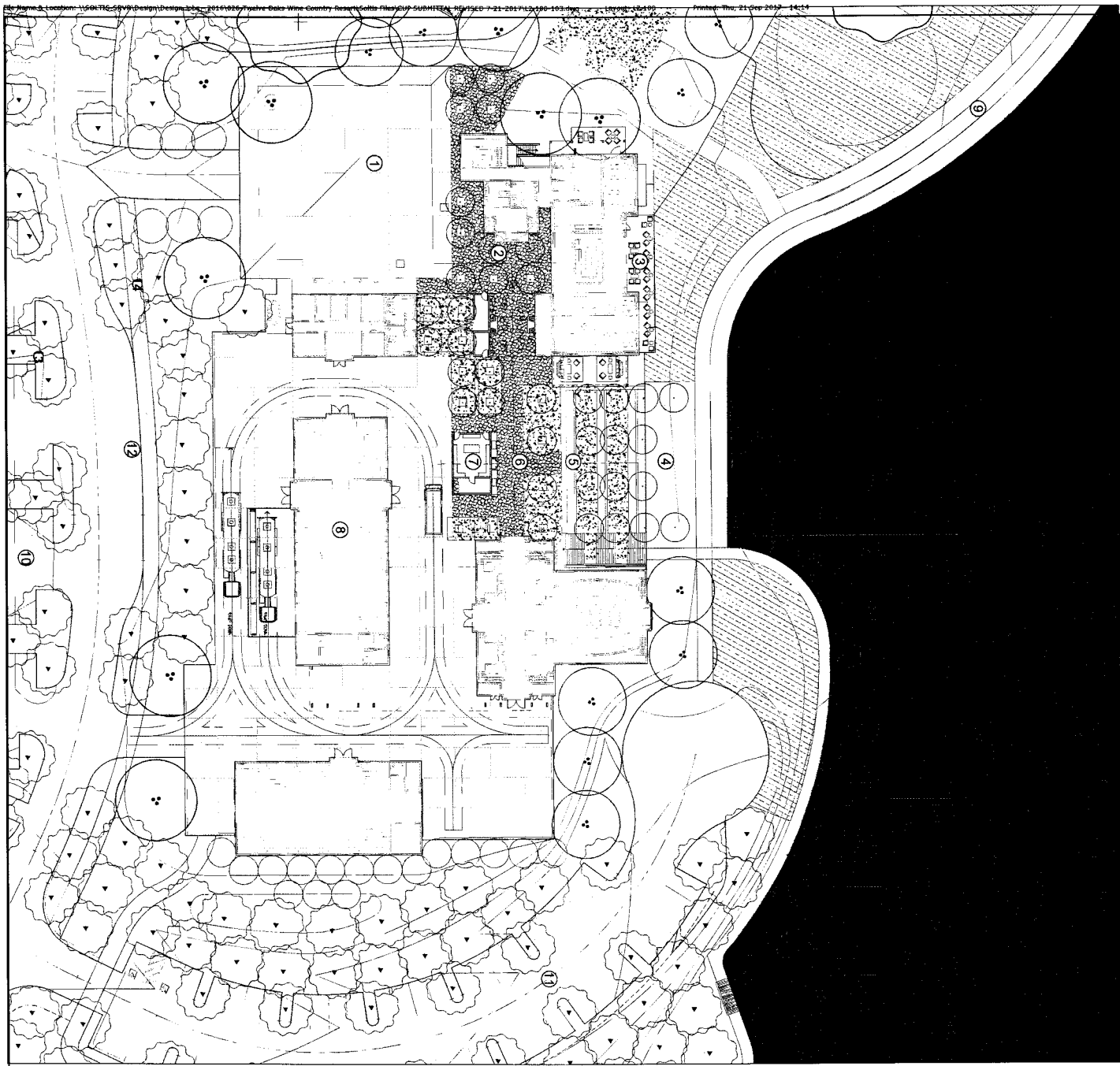
**CONDITIONAL USE PERMIT No. 3719, AMENDMENT #3**

**ACTRM**  
 AMERICAN CIVIL ENGINEERS ARCHITECTS  
 1000 S. MICHIGAN AVE., SUITE 100  
 SAN ANTONIO, TEXAS 78205  
 PHONE: (512) 343-4400  
 FAX: (512) 343-4401

**Prepared by:**  
 [Name]  
**Checked by:**  
 [Name]  
**Approved by:**  
 [Name]

**LANDSCAPE PERIMETER CROSS-SECTIONS**

NOT ISSUED FOR CONSTRUCTION



**LANDSCAPE APPROACH**

THE PROPERTY IS SET BETWEEN THE WINEY AREA AND THE WINEY AREA AND IS TO BE DEVELOPED WITH A LANDSCAPE CHARACTER THAT IS AS WELL BEING FUNCTIONAL AND ORNAMENTAL IN NATURE CREATING COMFORT, INTIMACY AND USABLE PEOPLE PLACES. THE PLAN IS DESIGNED TO CELEBRATE CALIFORNIA'S WINE HERITAGE BY PROVIDING A WINEY AREA AND A WINEY AREA THAT IS AS WELL BEING FUNCTIONAL AND ORNAMENTAL IN NATURE CREATING COMFORT, INTIMACY AND USABLE PEOPLE PLACES. THE MARKET PLACE AND THE CENTRAL WINEY AREA LANDSCAPE FRAMEWORK WITH DESIGN ELEMENTS THAT CELEBRATE CALIFORNIA'S WINE HERITAGE. THE DESIGN FRAMEWORK FOR THE WINEY AREA AND THE WINEY AREA IS AS WELL BEING FUNCTIONAL AND ORNAMENTAL IN NATURE CREATING COMFORT, INTIMACY AND USABLE PEOPLE PLACES. THE MARKET PLACE AND THE CENTRAL WINEY AREA LANDSCAPE FRAMEWORK WITH DESIGN ELEMENTS THAT CELEBRATE CALIFORNIA'S WINE HERITAGE. THE DESIGN FRAMEWORK FOR THE WINEY AREA AND THE WINEY AREA IS AS WELL BEING FUNCTIONAL AND ORNAMENTAL IN NATURE CREATING COMFORT, INTIMACY AND USABLE PEOPLE PLACES. THE MARKET PLACE AND THE CENTRAL WINEY AREA LANDSCAPE FRAMEWORK WITH DESIGN ELEMENTS THAT CELEBRATE CALIFORNIA'S WINE HERITAGE.

**LANDSCAPE AMENITIES**

- 1 WINEY ARRIVAL
- 2 RECEPTION COURT
- 3 WINEYARD TERRACE
- 4 EVENT PLAZA
- 5 EVENT TERRACE
- 6 GROVE SWIMMING
- 7 PIZZA OPEN KITCHEN
- 8 WORKING WINE
- 9 EMERGENCY ACCESS DRIVE
- 10 GUEST PARKING
- 11 OVERFLOW PARKING
- 12 BUS DROP-OFF
- 13 HANDICAP PARKING
- 14 TRAIL

**HARDSCAPE PALETTE**

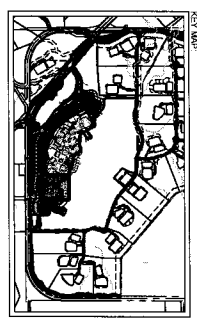
- 1 DECOMPOSED GRANITE 25
- 2 GRAVEL
- 3 INTERLOCKING PAVERS
- 4 MACHINE CONCRETE FINISH

**LANDSCAPE PALETTE**

- 1 PRODUCTION ORCHARD
- 2 ORNAMENTAL ORCHARD TREE
- 3 FLOWERING ACCENT TREE
- 4 SPECIEN TREE
- 5 VERTICAL SCISSORING TREE
- 6 LARGE SPECIEN TREE
- 7 REPAIR TREE
- 8 ACTIVE EVENT PLAZA
- 9 WINEYARDS IN RESORT AREA
- 10 WINEYARDS OUTSIDE RESORT

**NOTE:**

1. FOR PLANT LIST AND LEGENDS SEE SHEET L.300
2. REFER TO CIVIL DRAWINGS FOR PROPOSED BUILDING ELEVATIONS, GRADING PLANS INCLUDING HARDSCAPE SLOPES AND CROSS-SLOPES, DRAINAGE AND UTILITIES.



**ACRM**  
 ARCHITECTURAL CONSULTING & RECORD MANAGEMENT, LLC  
 10750 WILSON AVENUE, SUITE 100  
 SAN DIEGO, CA 92121-3201  
 PHONE: (619) 584-8482  
 FAX: (619) 584-8483  
 WWW.ACRM.COM

**Twelve Oaks Winery Resort**  
 38901 WARREN ROAD TEMECULA, CALIFORNIA 92563

**CONDITIONAL USE PERMIT No. 3719, AMENDMENT #3**

**APPROVED:**  
 DATE: 05/15/20  
 PROJECT: 12019-0001  
 SHEET: 05/15/20  
 DRAWN BY: J. L. BROWN  
 CHECKED BY: J. L. BROWN  
 DATE: 05/15/20

**REVISIONS:**

| NO. | DATE     | DESCRIPTION             |
|-----|----------|-------------------------|
| 1   | 05/15/20 | ISSUED FOR CONSTRUCTION |

**NOT ISSUED FOR CONSTRUCTION**

**WINERY AREA LANDSCAPE PLAN**  
 Conditional Use Permit No. 3719  
 Amendment #3  
 L2.100



**LANDSCAPE APPROACH**

THE MARKET PLACE IS SITUATED BETWEEN THE HOTEL AND THE WINE TASTING AREA AND IS THE CENTRAL POINT OF INTERACTION BETWEEN THE WINE TASTING AREA AND THE HOTEL. TO MAINTAIN THE LANDSCAPE CHARACTER, THESE AREAS WILL BE HORTICULTURAL AND ORNAMENTAL IN NATURE CREATING COMFORT, INTIMACY AND USABLE PEOPLE PLACES THAT ARE DESIGNED TO ENHANCE THE WINE TASTING EXPERIENCE AND PROVIDE A PLACE FOR GUESTS TO ENJOY THE WINE TASTING EXPERIENCE. THE MARKET PLACE AND THE CENTRAL IN-TS LANDSCAPE FRAMEWORK WITH INSTANT VIEWS OUT BEYOND THE GARDENS, MENUS IS SLOTTED AS CONCRETE ON THE GREEN, COULD BEER GARDENS AND EVENT LAWN AND TERRACE WITH THE DINING TERRACE GIVE THE GUESTS MANY DIVERSE EXPERIENCES THROUGHOUT THE DAY AND WEEK.

**LANDSCAPE AMENITIES**

- ① WINEY / ARRIVAL
- ② BEER GARDEN
- ③ ROCKS BALL COURT
- ④ SERVICE
- ⑤ HERB GARDEN
- ⑥ WINE TASTING
- ⑦ STAGE
- ⑧ EVENT TERRACE
- ⑨ ACTIVE EVENT SPACE
- ⑩ WINEY TERRACE
- ⑪ EMERGENCY ACCESS DRIVE
- ⑫ GUEST PARKING
- ⑬ BUS DROP-OFF
- ⑭ VILLAS

**HARDSCAPE PALETTE**

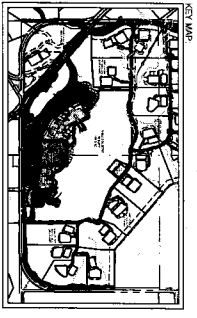
- DECOMPOSED GRANITE OR GRAVEL
- INTERLOCKING PAVING
- MODIFIED CONCRETE PAVING

**LANDSCAPE PALETTE**

- PRODUCTION ORCHARD
- ORNAMENTAL ORCHARD TREE
- FLOWERING ACCENT TREE
- SPECIMEN TREE
- VERTICAL SCREENING TREE
- LARGE SPECIMEN TREE
- ORCHARD TREE
- ACTIVE EVENT LAWN
- VINEYARDS IN RESORT AREA
- VINEYARDS OUTSIDE RESORT

**NOTE:**

1. FOR PLANT LIST AND LEGENDS SEE SHEET L.3.000
2. REFER TO CIVIL DRAWINGS FOR PROPOSED BUILDING ELEVATIONS, GRADING PLANS INCLUDING HARDSCAPE OR CURBS AND CROSS-SECTIONS, DRIVEWAY AND UTILITY PLANS.



**ACRM**  
 ARCHITECTURAL CONSULTING & RECORD MANAGEMENT  
 1000 S. GARDEN AVENUE, SUITE 100  
 SAN DIEGO, CA 92103-3707  
 PHONE: (619) 584-8488  
 FAX: (619) 584-8489  
 WWW.ACRM.COM

**Twelve Oaks Winery Resort**  
 38901 WARREN ROAD TEMECULA, CALIFORNIA 92563

**CONDITIONAL USE PERMIT No. 3719, AMENDMENT #3**

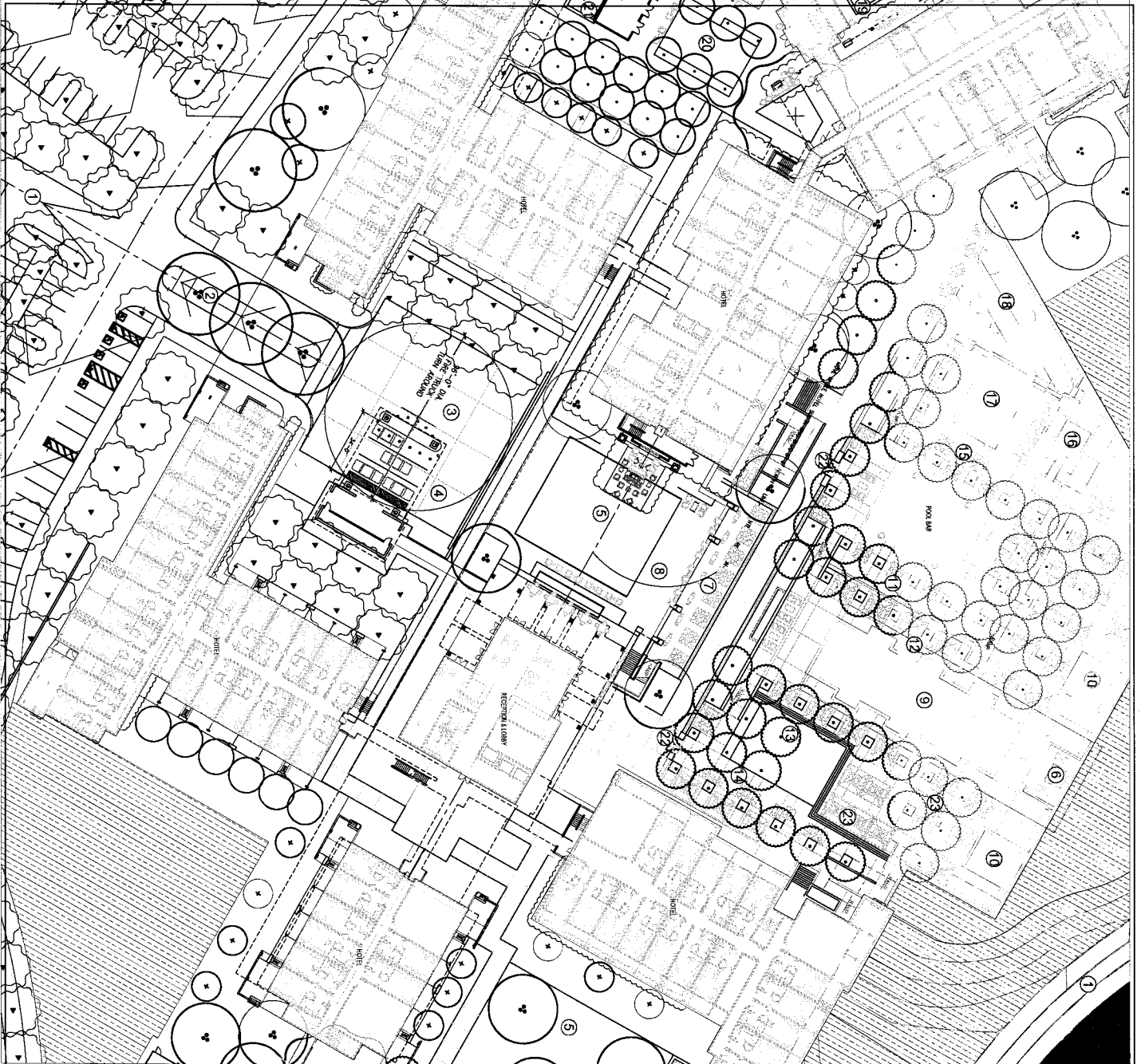
**APPROVED:**  
 DATE: 09/21/2017  
 PROJECT: TWELVE OAKS WINERY RESORT  
 SHEET: MARKET PLACE LANDSCAPE PLAN  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 DATE: 09/21/2017

**MARKET PLACE AREA LANDSCAPE PLAN**

NOT ISSUED FOR CONSTRUCTION

CONFIDENTIAL Use Permit No. 3719 Amendment #3

L2.101



**LANDSCAPE APPROACH**

THE HOTEL EXPERIENCE WILL BEGIN AT THE POINT OF CHECK-IN. THE ARRIVAL PLAZA WILL ENHANCED LANDSCAPE AND HARDSCAPE PROPOSED FOR THE PLAZA. THE PLAZA IS SET WITHIN AN ORCHARD (BERRY STEPPING UP TO A PROMENADE WITH AN EVENT SPACE). THE ORCHARD RECEIVE STEPPING UP TO A PROMENADE WITH AN EVENT SPACE. THE ORCHARD RECEIVE STEPPING UP TO A PROMENADE WITH AN EVENT SPACE. THE ORCHARD RECEIVE STEPPING UP TO A PROMENADE WITH AN EVENT SPACE.

**LANDSCAPE AMENITIES**

- 1 EMERGENCY ACCESS DRIVE
- 2 POOL DECK
- 3 ENTRY DRIVE
- 4 HOTEL ARRIVAL CO./RT
- 5 DROP-OFF/PANLON
- 6 ACTIVE EVENT SPACE
- 7 SWIMMING POOL
- 8 DINING PATIO
- 9 OVERLOOK PATIO
- 10 MAIN POOL
- 11 POOL SPA TERRACE
- 12 POOL ENTRY GATE
- 13 POOL LANE
- 14 UPPER TERRACE
- 15 GRILL TERRACE
- 16 SLIDE POOL
- 17 KIDS POOLS
- 18 SUNSHINE PATIO
- 19 SPA POOL
- 20 YOGA LAWN
- 21 RESTRICTION ROAD
- 22 POOL ENTRY GATE

**HARDSCAPE PALETTE**

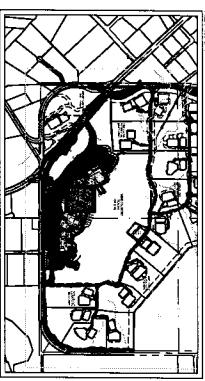
- 1 RECYCLED GRANITE OR GRANITE
- 2 INTERLOCKING Pavers
- 3 MODIFIED CONCRETE PAVING

**LANDSCAPE PALETTE**

- 1 PRODUCTION ORCHARD
- 2 CHAMPAGNE ORCHARD TREE
- 3 F-COVERING ACCENT TREE
- 4 GREENING TREE
- 5 VERTICAL SCREENING TREE
- 6 LARGE SPREAD TREE
- 7 SPRAWL TREE
- 8 ACTIVE EVENT LAWN
- 9 VINEYARDS IN RESORT AREA
- 10 VINEYARDS OUTSIDE RESORT

**NOTE:**

1. FOR PLANT LIST AND LEGENDS SEE SHEET L.100
2. REFER TO CIVIL DRAWINGS FOR PROPOSED BUILDING ELEVATIONS, GRADING PLANS INCLUDING HARDSCAPE SCOPES AND CROSS-SECTIONS, DRIVEWAY AND UTILITY PLANS.



**ACRM**  
 ARCHITECTURAL CONCEPTS & RESEARCH  
 1045 N. AVENUE, SUITE 100  
 TEMECULA, CALIFORNIA 92591  
 Phone: (979) 393-6460  
 THOMAS'S AMBERT, P.A. C1728

**Twelve Oaks Winery Resort**  
 38901 WARREN ROAD TEMECULA, CALIFORNIA 92563

**CONDITIONAL USE PERMIT**  
**No. 3719, AMENDMENT #3**

Prepared For: **Twelve Oaks Winery Resort**  
 38901 Warren Road, Temecula, CA 92563  
 Project No: **100-100-102**  
 Drawing No: **L2.102**  
 Date: **07/21/2017**

Drawn By: **THOMAS'S AMBERT, P.A.**  
 Checked By: **THOMAS'S AMBERT, P.A.**  
 Title: **LANDSCAPE PLAN**

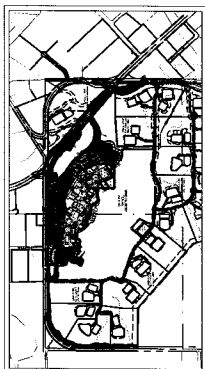
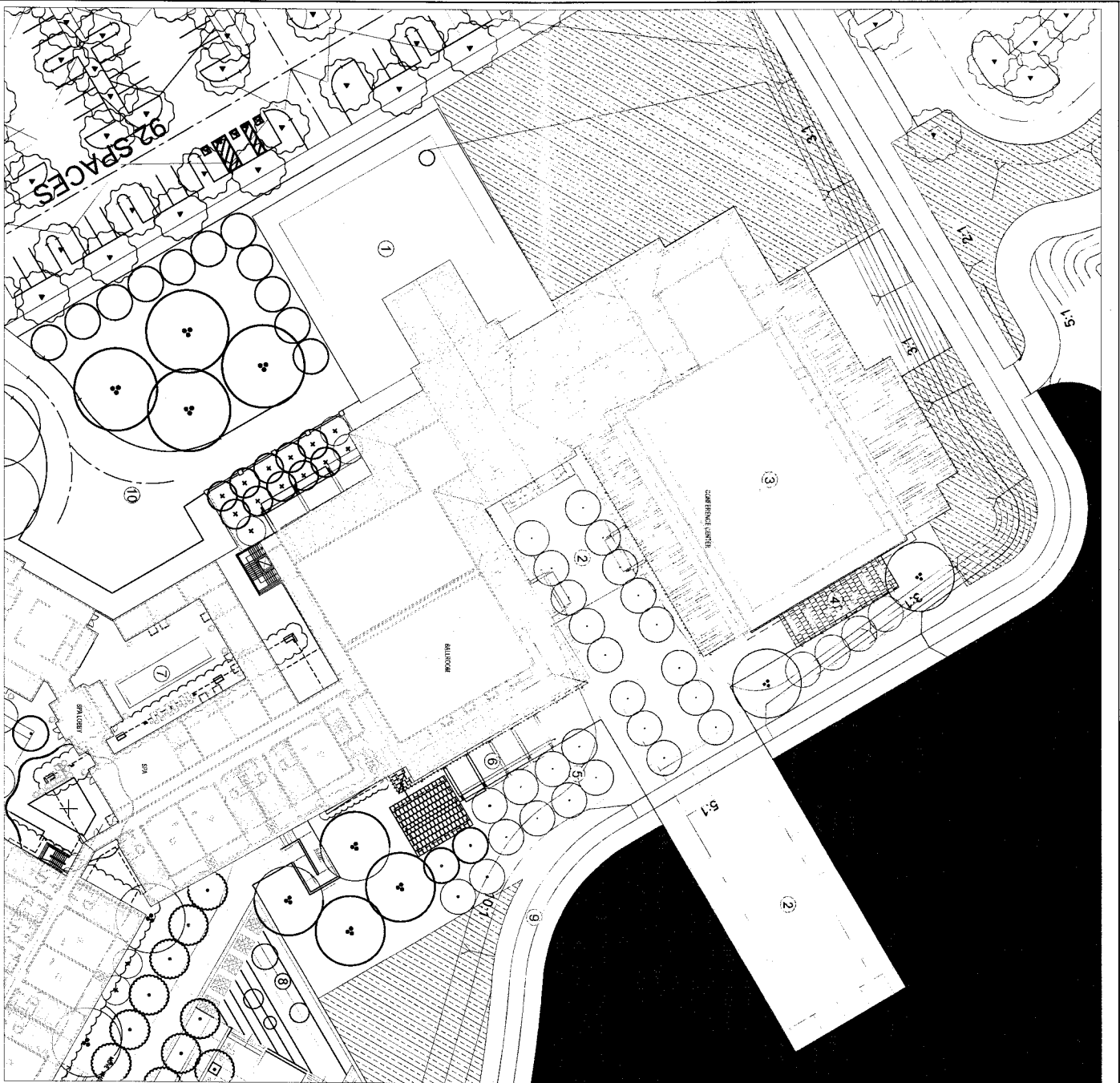
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**NOT ISSUED FOR CONSTRUCTION**

Issued  
 10/21/2017  
 10/21/2017  
 10/21/2017  
 10/21/2017

Conditional Use Permit No. 3719  
 Amendment #3

L2.102



NOTE:  
 1. FOR IN-FRONT LIST AND LEGENDS SEE SHEET L.1000  
 2. REFER TO CIVIL DRAWINGS FOR PROPOSED BUILDING ELEVATIONS, GRADING PLANS, AND LANDSCAPE SECTIONS AND CROSS-SECTIONS (PAVING AND UTILITY PLANS).  
 VINEYARDS OUTSIDE RESORT  
 VINEYARDS IN RESORT AREA  
 ACTIVE EVENT LAWN  
 SPRINKLER TREE  
 LANDSCAPE SPECIMEN TREE  
 VERTICAL SCREENING TREE  
 FLOWERING ACACIA TREE  
 SPECIMEN TREE  
 LANDSCAPE SPECIMEN TREE  
 PRODUCTION ORCHARD  
 ORNAMENTAL ORCHARD TREE  
 INTERLOCKING PAVERS  
 MORTARED CONCRETE PAVING  
 DECOMPOSED GRAVITE OR GRAVEL  
 ① EVENT ARRIVAL COURT  
 ② ACTIVE EVENT SPACE  
 ③ BALLROOM PROMENADE  
 ④ BALLROOM COURTYARD  
 ⑤ BALLROOM GARDEN  
 ⑥ BALLROOM TERRACE  
 ⑦ SPA POOL  
 ⑧ SPA ASH PAD  
 ⑨ EMERGENCY ACCESS DRIVE  
 ⑩ SERVICE AREA

LANDSCAPE APPROACH  
 THE EVENT CENTER'S ARRIVAL PLAZA IS NESTLED WITH GRAPES VINES CREATING A UNIQUE ENTRY EXPERIENCE. A LINGERING VIEW FROM THE ARRIVAL THROUGH THE LOBBY AND DOWN TO THE BALLROOM TERRACE IS A VISUAL FEELING OF THE RESORT'S VINEYARD AND COUNTRY VIBES. THE LANDSCAPE DESIGN IS A SERIES OF PRE-FUNCTION TERRACES AND OCCUPANED LINED PATIOS AND COURTYARDS ALONG WITH A BALCONY TERRACE TO THE OUTDOOR TERRACE. THE LANDSCAPE DESIGN ALSO INCLUDES A SERVICE AREA WITH A SERVICE DRIVE AND AN EMERGENCY ACCESS DRIVE. PLANT MATERIAL: THESE GARDENS AROUND THE BUILDINGS WILL DELIGHT THE GUESTS WITH A VARIETY OF PLANT MATERIALS INCLUDING TREES, SHRUBS, AND PERENNIALS. THE DESIGN IS A LANDSCAPE APPROACH TO MAKE AWAY FROM THEM WITH.

**LANDSCAPE AMENITIES**

**LANDSCAPE PALETTE**

① EVENT ARRIVAL COURT  
 ② ACTIVE EVENT SPACE  
 ③ BALLROOM PROMENADE  
 ④ BALLROOM COURTYARD  
 ⑤ BALLROOM GARDEN  
 ⑥ BALLROOM TERRACE  
 ⑦ SPA POOL  
 ⑧ SPA ASH PAD  
 ⑨ EMERGENCY ACCESS DRIVE  
 ⑩ SERVICE AREA

DECOMPOSED GRAVITE OR GRAVEL  
 INTERLOCKING PAVERS  
 MORTARED CONCRETE PAVING

PRODUCTION ORCHARD  
 ORNAMENTAL ORCHARD TREE  
 FLOWERING ACACIA TREE  
 SPECIMEN TREE  
 VERTICAL SCREENING TREE  
 LANDSCAPE SPECIMEN TREE

VINEYARDS OUTSIDE RESORT  
 VINEYARDS IN RESORT AREA  
 ACTIVE EVENT LAWN  
 SPRINKLER TREE  
 LANDSCAPE SPECIMEN TREE

Scale: 0 10 20 40  
 North Arrow

Twelve Oaks Winery Resort  
 38901 WARREN ROAD TEMECULA, CALIFORNIA 92563

ACRM  
 AMERICAN COUNTRY RESORT MANAGEMENT  
 1045 14th Avenue, Suite 100  
 San Diego, CA 92108-5001  
 TEL: 619.594.8800  
 THOMAS S. AMBERT, P.A. CI 1248

CONDITIONAL USE PERMIT  
 No. 3719, AMENDMENT #3

12.103

| Material Name | Quantity | Unit | Material | Material | Material | Material |
|---------------|----------|------|----------|----------|----------|----------|
| Material Name | Quantity | Unit | Material | Material | Material | Material |
| ...           | ...      | ...  | ...      | ...      | ...      | ...      |

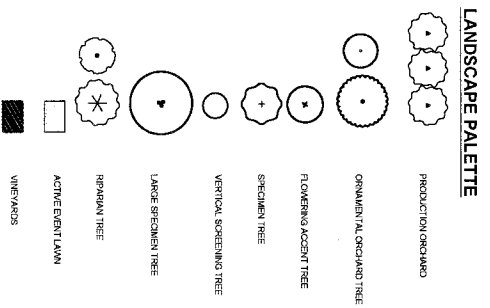
| Material Name | Quantity | Unit | Material | Material | Material | Material |
|---------------|----------|------|----------|----------|----------|----------|
| ...           | ...      | ...  | ...      | ...      | ...      | ...      |

| Material Name | Quantity | Unit | Material | Material | Material | Material |
|---------------|----------|------|----------|----------|----------|----------|
| ...           | ...      | ...  | ...      | ...      | ...      | ...      |

| Material Name | Quantity | Unit | Material | Material | Material | Material |
|---------------|----------|------|----------|----------|----------|----------|
| ...           | ...      | ...  | ...      | ...      | ...      | ...      |

**NOTES**

1. PROVIDER LAYER OF 4" (4" MIN) IN SERIES BESS AND 18" SPACED AREAS AT 1' INTERVALS WHICH IS IN GROUND OVER MEAS. 3" LAYER OF SINOEDCOL STABILING WHICH FOR SLOPES.
2. TREES SHALL BE SPACED WITH 2-3 STAKES AND 4 TREES PER COUNTY STANDARD DETAILS. USE THREE STAKES WITH 3" DIAMETER STAKES IN HIGH WIND AREAS.
3. ROOT BARRIERS SHOULD BE INSTALLED FOR TREES WITH 6" DIA. OF LANDSCAPE PER COUNTY STANDARD DETAILS. ROOT BARRIERS SHALL NOT SPAN THE TREE ROOTBALL BUT SHALL BE LOCATED AT EDGE OF LANDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM 6" DIA.
4. TREES SHALL HAVE BREAKER/TUBES PER COUNTY STANDARD DETAILS.
5. PLANTER BELANS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE GRAVEL ON WHICH PLANTER BELANS SHALL BE INSTALLED ADJACENT TO 8" WIDE CURBSTONE ENCLOSURE ON SHEET A3017 FOR DETAIL.
6. PLANT SIZES: TREES MINIMUM 15 GALLONS AND SHRUBS MINIMUM 1 GALLON.
7. WOODS WATER USE: 1A (VERMICUL, L. 100M, W. 1000GR, 10. H. 100M).
8. SEE SHEETS L1, 100, L2, 101, L2, 102, L2, 104 & L2, 105 FOR LANDSCAPE CONCEPT INFORMATION.
9. EXISTING TREES WITHIN THE CUP BOUNDARY TO BE PRESERVED AND INCORPORATED AS APPROPRIATE FOR LANDSCAPE RECOMMENDATION.
10. NO SUBSTANTIAL OTHER EXISTING PLANT MATERIAL ON SITE REQUIRING PRESERVATION.
11. THERE ARE NO ENVIRONMENTALLY SENSITIVE, PRESERVE, OR CONSERVATION AREAS ON SITE OR WITHIN 500' OF THE PROJECT.
12. ALL LANDSCAPE AREAS WILL BE UNDER PROFESSIONAL MAINTENANCE CONTRACT. THIS ANY PLANT MATERIAL LISTED THAT DOES NOT MEET THE REQUIREMENTS OF THE CONTRACTOR SHALL BE REPLACED AT HIS OWNERS RISK. CONTRACTOR SHALL MAINTAIN 1" CANOPY AND SHALL BE ALLOWED PER MARK HICHERS (951) 853-5247.



**Twelve Oaks Winery Resort**  
 38901 WARREN ROAD TEMECULA, CALIFORNIA 92563

**CONDITIONAL USE PERMIT No. 3719, AMENDMENT #3**

**AGCM**

AMBERLY COOPER KENNEDY ARCHITECT  
 1045 14th Avenue, Suite 100  
 San Marcos, CA 92078-2001  
 THOMAS E. AMBERLY, P.A. CI793

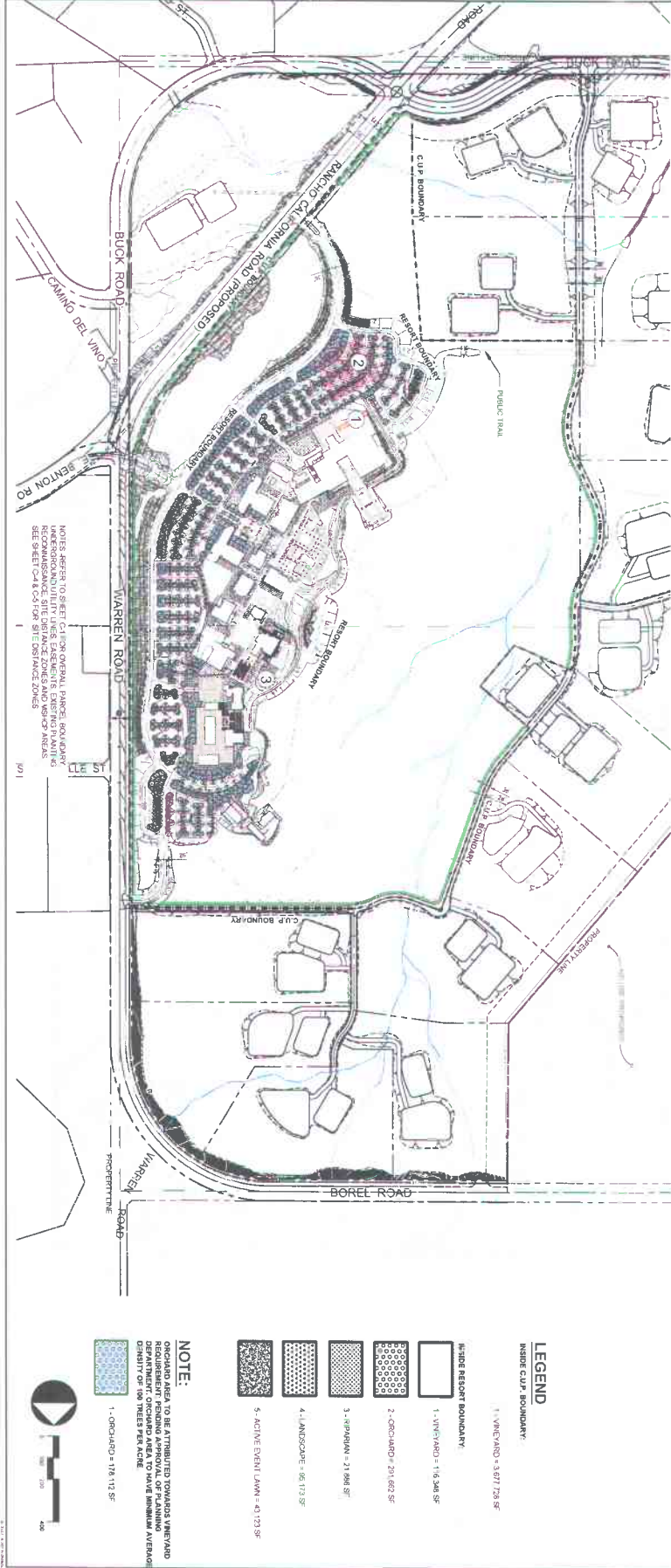
Scale: 1/8" = 1'-0"

NOT ISSUED FOR CONSTRUCTION

**LANDSCAPE PLAN PLANTING PALETTE**

Conditional Use Permit No. 3719 Amendment #3

L3.000



**NOTE:**  
ORCHARD AREA TO BE ATTRIBUTED TOWARDS VINEYARD DENSITY OF 100 TREES PER ACRE.

**LEGEND**

**INSIDE RESORT BOUNDARY**

- 1. VINEYARD = 16,348 SF
- 2. ORCHARD = 291,603 SF
- 3. SPRAWL = 21,966 SF
- 4. LANDSCAPE = 96,173 SF
- 5. ACTIVE OPEN LAWN = 43,733 SF

**1. VINEYARD = 3,877,736 SF**

**2. ORCHARD = 3,183,113 SF**

**3. SPRAWL = 2,187,333 SF**

**4. LANDSCAPE = 1,154,113 SF**

**5. ACTIVE OPEN LAWN = 611,113 SF**

**NOT ISSUED FOR CONSTRUCTION**

**IRRIGATION STATEMENT AND CALCULATIONS**

Conditional Use Permit No. 3719 Amendment #3

L4.000

### IRRIGATION APPROACH

Final irrigation design will be incorporated into the final irrigation design of all exterior and semi-outdoor irrigation systems. Final irrigation design will be incorporated into the final irrigation design of all exterior and semi-outdoor irrigation systems. Final irrigation design will be incorporated into the final irrigation design of all exterior and semi-outdoor irrigation systems.

### WATER QUALITY BMPs

- HARDEST AND REUSE SYSTEM
- HYPHOMEDIATION DETENTION BASIN
- INFILTRATION BASIN AND GRADING
- BIOPRETENTION BASIN
- LINE-PIPE STRAIGHTENING

### NOTES

- The following items will be incorporated into the final irrigation design of all exterior and semi-outdoor irrigation systems.
- Final irrigation design will be incorporated into the final irrigation design of all exterior and semi-outdoor irrigation systems.
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### NOTE

Final irrigation design will be incorporated into the final irrigation design of all exterior and semi-outdoor irrigation systems.

**Riverside County Ordinance 188 Landscape Water Use Calculations**

Project Type: **Winery** (100% Water Reuse)  
 12.000 Acres  
 100% Water Reuse

1. Maximum Annual Water Demand: 48,000 GPD  
 2. Estimated Annual Water Use: 6,000 GPD

| Hydrozone # | Hydrozone Name   | Area (Sq Ft) | Water Use (GPD) | Water Use (MG) |
|-------------|------------------|--------------|-----------------|----------------|
| 1           | Vineyard         | 3,877,736    | 1,000           | 0.001          |
| 2           | Orchard          | 3,183,113    | 1,000           | 0.001          |
| 3           | Sprawl           | 2,187,333    | 1,000           | 0.001          |
| 4           | Landscape        | 1,154,113    | 1,000           | 0.001          |
| 5           | Active Open Lawn | 611,113      | 1,000           | 0.001          |

**Riverside County Ordinance 188 Landscape Water Use Calculations**

Project Type: **Winery** (100% Water Reuse)  
 12.000 Acres  
 100% Water Reuse

1. Maximum Annual Water Demand: 48,000 GPD  
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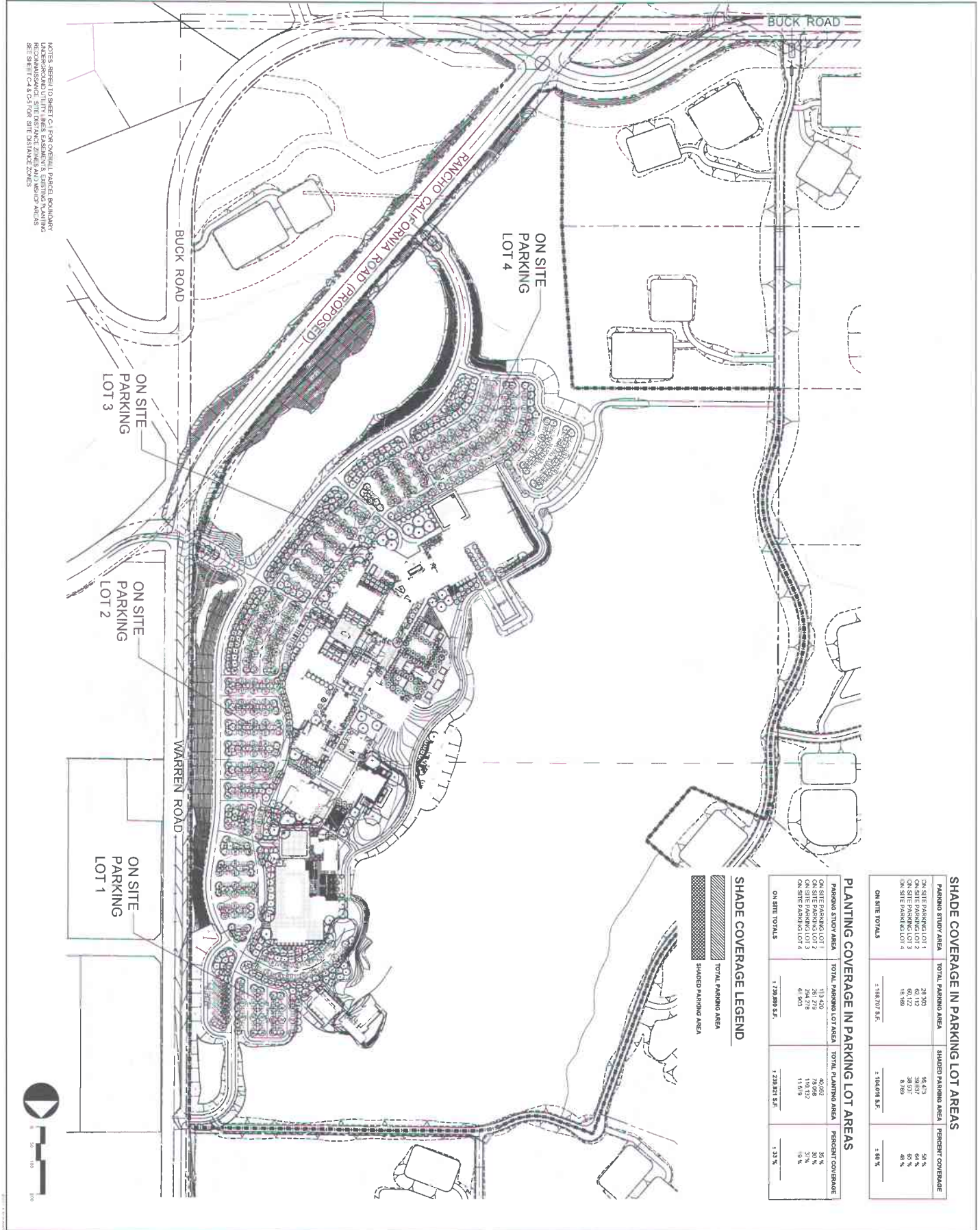
| Hydrozone # | Hydrozone Name   | Area (Sq Ft) | Water Use (GPD) | Water Use (MG) |
|-------------|------------------|--------------|-----------------|----------------|
| 1           | Vineyard         | 3,877,736    | 1,000           | 0.001          |
| 2           | Orchard          | 3,183,113    | 1,000           | 0.001          |
| 3           | Sprawl           | 2,187,333    | 1,000           | 0.001          |
| 4           | Landscape        | 1,154,113    | 1,000           | 0.001          |
| 5           | Active Open Lawn | 611,113      | 1,000           | 0.001          |

**Twelve Oaks Winery Resort**  
 3901 WARREN ROAD TEMECULA, CALIFORNIA 92563

**CONDICIONAL USE PERMIT No. 3719, AMENDMENT #3**

**ACRM**  
 AMERICAN CONSULTING RESOURCES  
 10000 WILLOW CREEK ROAD, SUITE 100  
 SAN DIEGO, CA 92121-5279  
 PHONE: 619-594-8400  
 FAX: 619-594-8401  
 WWW.ACRM.COM





NOTES: REFER TO SHEET C-1 FOR GENERAL PARKING SPACING REQUIREMENTS. REFER TO SHEET C-2 FOR PARKING SPACING REQUIREMENTS. REFER TO SHEET C-3 FOR SITE DISTANCE ZONES AND BUFFER AREAS. REFER TO SHEET C-4 & C-5 FOR SITE DISTANCE ZONES.

**SHADE COVERAGE IN PARKING LOT AREAS**

| PARKING STUDY AREA    | TOTAL PARKING AREA  | SHADED PARKING AREA | PERCENT COVERAGE |
|-----------------------|---------------------|---------------------|------------------|
| ON SITE PARKING LOT 1 | 28,305              | 16,473              | 58%              |
| ON SITE PARKING LOT 2 | 60,122              | 38,937              | 65%              |
| ON SITE PARKING LOT 3 | 18,788              | 8,789               | 48%              |
| ON SITE PARKING LOT 4 |                     |                     |                  |
| <b>ON SITE TOTALS</b> | <b>115,420 S.F.</b> | <b>72,201 S.F.</b>  | <b>62%</b>       |

**PLANTING COVERAGE IN PARKING LOT AREAS**

| PARKING STUDY AREA    | TOTAL PARKING LOT AREA | TOTAL PLANTING AREA | PERCENT COVERAGE |
|-----------------------|------------------------|---------------------|------------------|
| ON SITE PARKING LOT 1 | 115,420                | 40,692              | 35%              |
| ON SITE PARKING LOT 2 | 206,278                | 79,095              | 38%              |
| ON SITE PARKING LOT 3 | 61,953                 | 11,519              | 19%              |
| ON SITE PARKING LOT 4 |                        |                     |                  |
| <b>ON SITE TOTALS</b> | <b>383,651 S.F.</b>    | <b>131,306 S.F.</b> | <b>34%</b>       |

**SHADE COVERAGE LEGEND**

TOTAL PARKING AREA  
 SHADED PARKING AREA

**Twelve Oaks Winery Resort**  
38901 WARREN ROAD TEMECULA, CALIFORNIA 92563

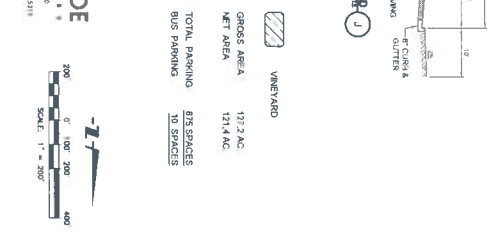
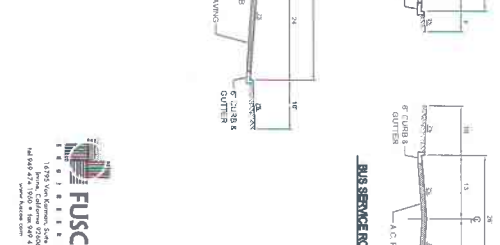
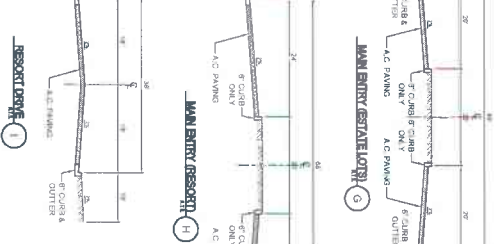
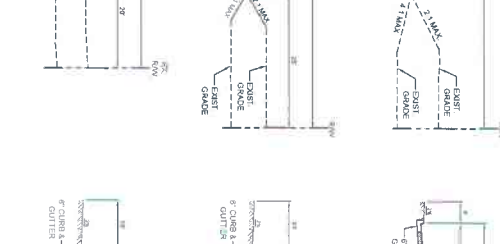
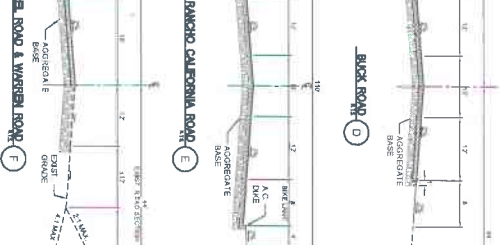
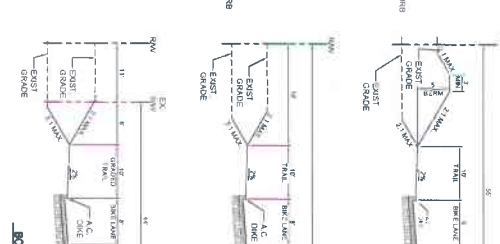
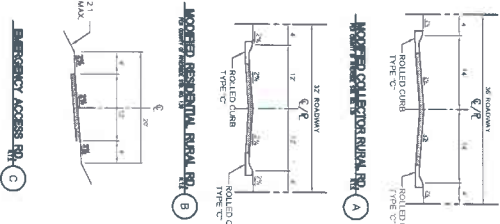
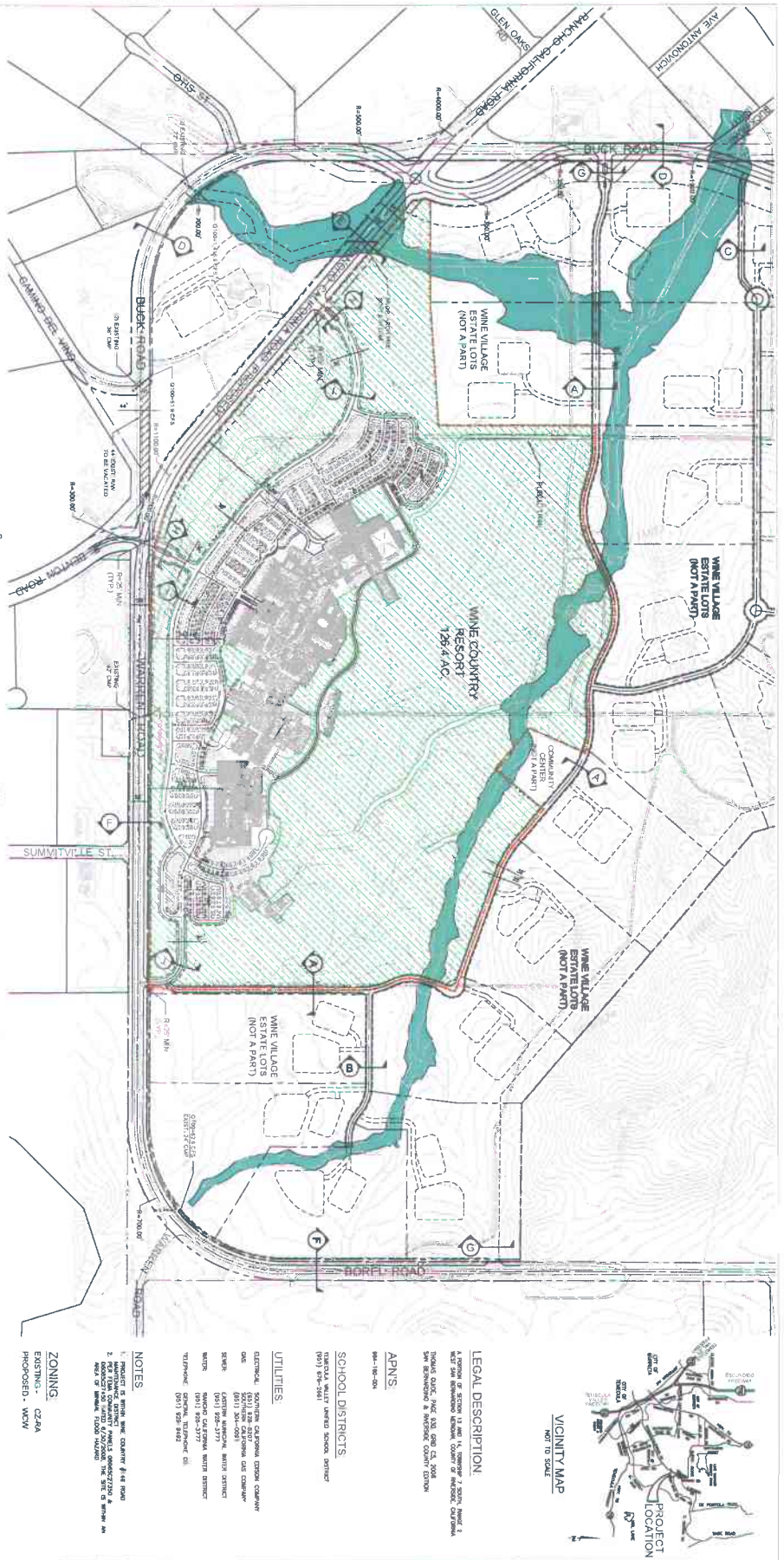
**CONDITIONAL USE PERMIT No. 3719, AMENDMENT #3**

**ACPM**  
 ADVANCED CONCEPTS PLANNING  
 14000 BENTLEY AVENUE, SUITE 100  
 SAN DIEGO, CA 92130  
 PHONE: (619) 583-3450  
 THOMAS B. ARNETT, P.A. C17578

PROJECT: TWELVE OAKS WINERY RESORT  
 38901 WARREN ROAD  
 TEMECULA, CALIFORNIA  
 DATE: 07/2017  
 DRAWN BY: J. L. SHERMAN  
 CHECKED BY: J. L. SHERMAN  
 DATE: 07/2017

PREPARED BY: J. L. SHERMAN  
 DATE: 07/2017  
 PROJECT NO.: 15000

**Legend**  
 LOT 1  
 LOT 2  
 LOT 3  
 LOT 4  
 TOTAL PARKING AREA  
 SHADED PARKING AREA  
 PLANTING COVERAGE  
 NOT ISSUED FOR CONSTRUCTION  
 PLANTING COVERAGE AND SHADING PLAN  
 Conditional Use Permit No. 3719  
 Amendment #3  
 LS.000



**NOTES**

- PROJECT IS TRIPLE WINE CENTER & 145 ROOM
- APPROXIMATE DENSITY: 125 UNITS PER ACRE
- LAND USE: RESORT HOTEL
- DESIGNATED ZONING: C2AA
- PROPOSED: WCVW

**UTILITIES:**

WATER: 150 GPM @ 150 PSI  
SEWER: 150 GPM @ 150 PSI  
GAS: 150 GPM @ 150 PSI  
ELECTRIC: 150 KVA @ 150 PSI

**SCHOOL DISTRICTS:**

1. TEMECULA UNIFIED SCHOOL DISTRICT  
2. SAN DIEGO COUNTY UNIFIED SCHOOL DISTRICT

**LEGAL DESCRIPTION:**

SECTION 11 AND 16, TOWNSHIP 7 NORTH, RANGE 1 WEST, SAN DIEGO COUNTY, CALIFORNIA



**ZONING:** C2AA  
**EXISTING:** WCVW  
**PROPOSED:** WCVW

**FUSCO**

12345 Main Street  
Temecula, CA 92591  
Phone: (951) 123-4567  
Fax: (951) 123-4568

**THIRTEEN OAKS**  
RESORT SITE PLAN  
Amendment #3

NOT ISSUED FOR CONSTRUCTION

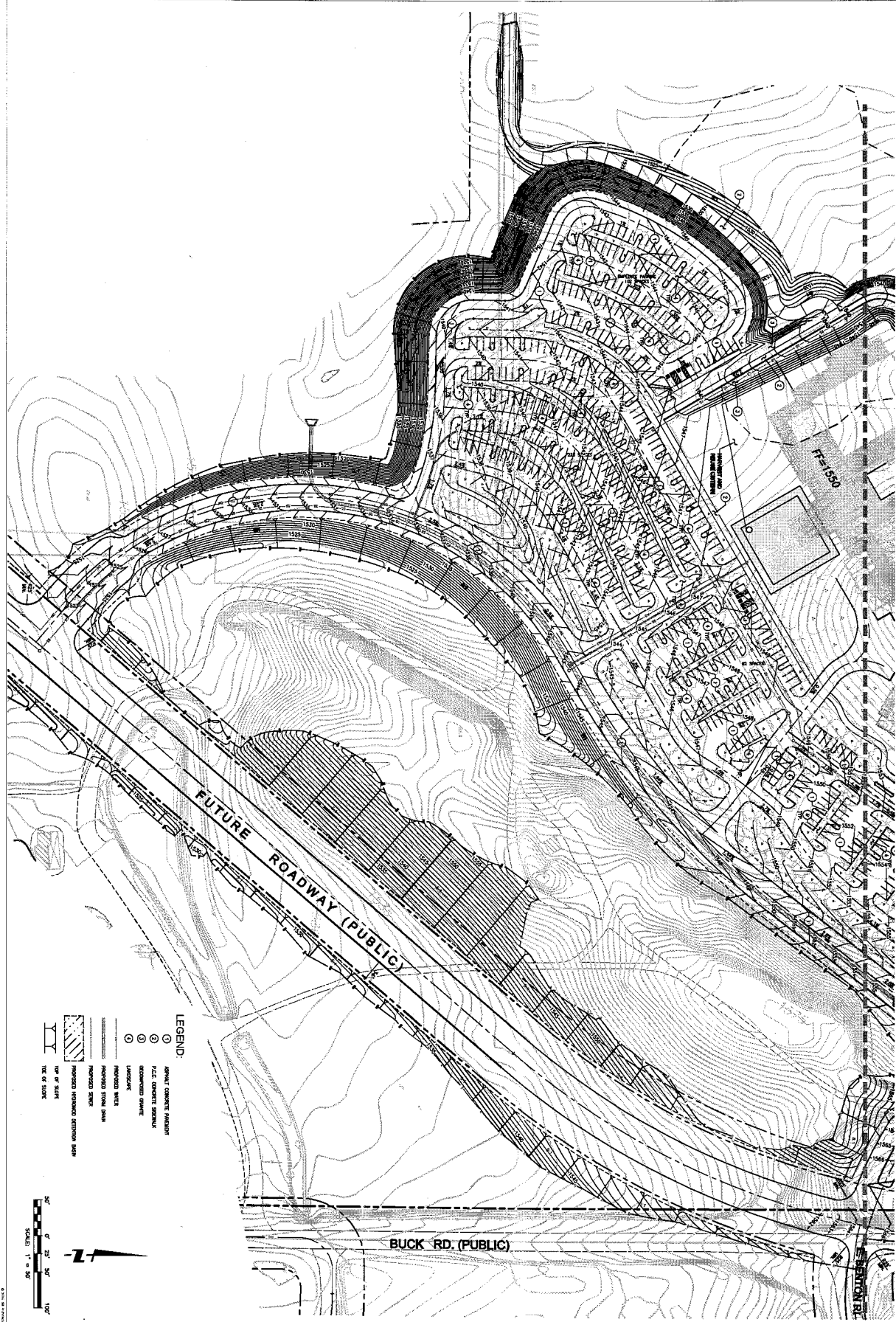
|          |          |                   |
|----------|----------|-------------------|
| REVISION | DATE     | DESCRIPTION       |
| 1        | 08/21/17 | ISSUED FOR PERMIT |
| 2        | 09/15/17 | AMENDMENT #3      |

**Twelve Oaks Winery Resort**  
38901 WARREN ROAD TEMECULA, CALIFORNIA 92563

**CONDITIONAL USE PERMIT**  
**No. 3719, AMENDMENT #3**

**FORM**

ANNEK COOK ROSEBANK  
1000 E. 10TH STREET  
SAN DIEGO, CA 92101-0001  
PHONE: (619) 552-0001  
FAX: (619) 552-0002  
WWW.ANEKFORM.COM



COUNTY OF RIVERSIDE  
 CONCEPTUAL GRADING PLAN  
 TWELVE OAKS, WINERY COUNTRY RESORT  
 PORTIONS OF SECTIONS 13 AND 14, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN,  
 COUNTY OF RIVERSIDE, CALIFORNIA

| Item | Description             | Quantity |
|------|-------------------------|----------|
| 1    | CONCEPTUAL GRADING PLAN | 1        |
| 2    | CONCEPTUAL GRADING PLAN | 1        |
| 3    | CONCEPTUAL GRADING PLAN | 1        |
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| 49   | CONCEPTUAL GRADING PLAN | 1        |
| 50   | CONCEPTUAL GRADING PLAN | 1        |

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**CONDITIONAL USE PERMIT No. 3719, AMENDMENT #3**

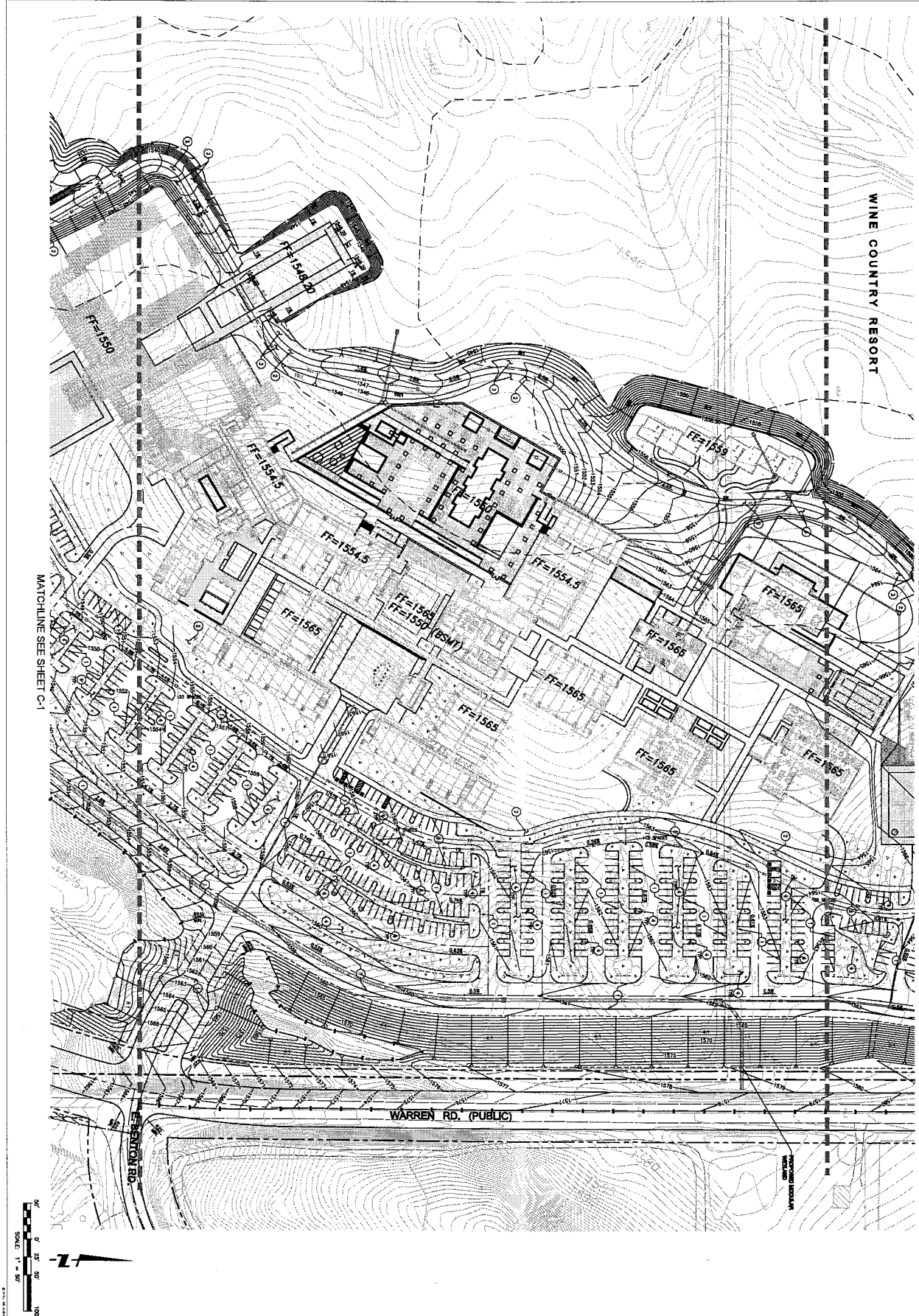
APPROVED FOR CONSTRUCTION

NOT ISSUED FOR CONSTRUCTION

**ACRM**

AMBER GOOD ROBERTS JACKELL  
 1045 14th Avenue, Suite 100  
 San Diego, CA 92101-0701  
 (619) 581-1111  
 (619) 581-1112  
 (619) 581-1113  
 (619) 581-1114  
 (619) 581-1115  
 (619) 581-1116  
 (619) 581-1117  
 (619) 581-1118  
 (619) 581-1119  
 (619) 581-1120  
 (619) 581-1121  
 (619) 581-1122  
 (619) 581-1123  
 (619) 581-1124  
 (619) 581-1125  
 (619) 581-1126  
 (619) 581-1127  
 (619) 581-1128  
 (619) 581-1129  
 (619) 581-1130

CONDITIONAL USE PERMIT No. 3719  
 AMENDMENT #3  
 1045 14th Avenue, Suite 100  
 San Diego, CA 92101-0701  
 (619) 581-1111  
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**COUNTY OF RIVERSIDE  
CONCEPTUAL GRADING PLAN  
TWELVE OAKS, WINERY COUNTRY RESORT**  
PORTIONS OF SECTIONS 13 AND 14, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN,  
COUNTY OF RIVERSIDE, CALIFORNIA

- LEGEND:**
- ▲ SPINAL CONCRETE PAVEMENT
  - F.I.C. CONCRETE SIDEWALK
  - REINFORCED CONCRETE SIDEWALK
  - REINFORCED CONCRETE DRIVE
  - REINFORCED CONCRETE DRIVE
  - 1% OF SLOPE
  - 2% OF SLOPE

**Twelve Oaks Winery Resort**  
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**CONDITIONAL USE PERMIT  
No. 3719, AMENDMENT #3**

**APRM**  
AMBERLY COURT, RIVERSIDE, CALIFORNIA  
1000 N. CALIFORNIA AVENUE, SUITE 100  
SANTA ANA, CALIFORNIA 92701  
TEL: (949) 343-1111  
WWW.APRM.COM

**DESIGN:**  
DANIEL SHAPIRO ARCHITECTS, INC.  
1000 N. CALIFORNIA AVENUE, SUITE 100  
SANTA ANA, CALIFORNIA 92701  
TEL: (949) 343-1111

**PREPARED BY:**  
DANIEL SHAPIRO ARCHITECTS, INC.  
1000 N. CALIFORNIA AVENUE, SUITE 100  
SANTA ANA, CALIFORNIA 92701  
TEL: (949) 343-1111

**DATE:** 09/21/17

**PROJECT:** TWELVE OAKS WINERY COUNTRY RESORT

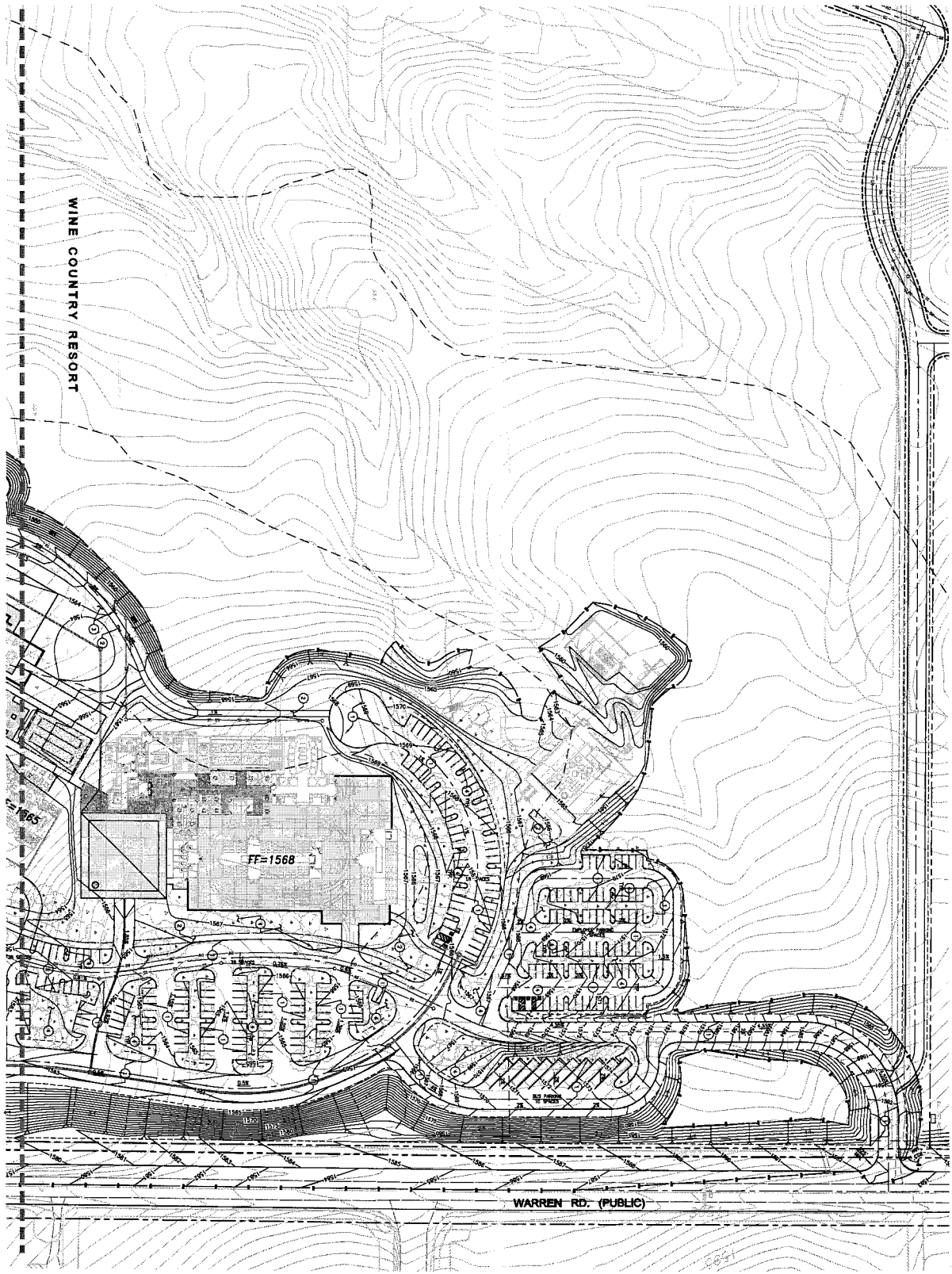
**CONCEPTUAL GRADING PLAN**

**NO. 3719, AMENDMENT #3**

**CONDITIONAL USE PERMIT NO. 3719**

**AMENDMENT #3**

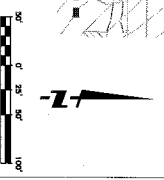
**C-2**



**COUNTY OF RIVERSIDE  
CONCEPTUAL GRADING PLAN  
TWELVE OAKS, WINERY COUNTRY RESORT  
PORTIONS OF SECTIONS 13 AND 14, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERRIDIAN,  
COUNTY OF RIVERSIDE, CALIFORNIA**

**LEGEND:**

- FINAL GRADING ELEVATION
- PROPOSED GRADING ELEVATION
- PROPOSED ROAD CENTERLINE
- PROPOSED ROAD EDGE
- TOP OF SLOPE
- TOP OF SLOPE



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**CONDITIONAL USE PERMIT  
No. 3719, AMENDMENT #3**

**ACRM**  
AMBERT CORP. ROBERT MCCALL  
1045 15th Avenue, Suite 100  
San Diego, CA 92108-2901  
THOMAS S. AMBERT SA CTZRS

**APPROVED FOR CONSTRUCTION**  
DATE: 09/21/17  
BY: [Signature]

**NOT ISSUED FOR CONSTRUCTION**

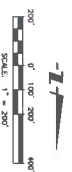
CONDITIONAL USE PERMIT No. 3719  
AMENDMENT #3

C-3



**LEGEND**

- NET RESORT DEVELOPMENT AREA (NDA) = 121.4 AC.
- X 75% + 41.54% REQUIRED
- WINE COUNTRY RESORT VINEYARD PLANTING = 271.5 AC.
- ORCHARD = 41.5 AC.
- 912 AC.
- PHASE BOUNDARY
- ROUND BOTTOM SWALE (25' x 10' PLANTING ZONE)



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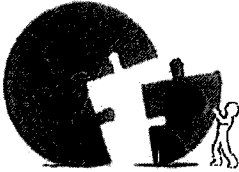
**CONDITIONAL USE PERMIT  
No. 3719, AMENDMENT #3**

Project:  
Submitted by: FUSCOE, LLC  
Address: 1446 Van Damme, Suite 100  
San Diego, CA 92126  
Date: 09/21/2017

ACRM  
AGRICULTURE & RESOURCES  
AGRICULTURE & RESOURCES  
38901 WARREN ROAD  
SAN DIEGO, CA 92108-0711  
PHONE: (619) 596-5460  
FAX: (619) 596-5460  
WWW.ACRM.COM

**VINEYARD  
PLANTING PLAN**

Conditional Use Permit No. 3719  
Amendment #3




# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

 8/30/2018  
\_\_\_\_\_  
Property Owner(s) Signature(s) and Date

David G. Liu  
\_\_\_\_\_  
PRINTED NAME of Property Owner(s)

*If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.*

*If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:*

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

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**INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

**ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*