



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

DECEMBER 18, 2019

**Planning
Commissioners
2019**

1st District
Carl Bruce
Shaffer

2nd District
David Leonard

3rd District
Ruthanne Taylor-
Berger

4th District
Bill Sanchez
Chairman

5th District
Eric Kroencke
Vice-Chairman

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

Legal Counsel
Michelle Clack
Chief Deputy
County Counsel

AGENDA
REGULAR MEETING
RIVERSIDE COUNTY PLANNING COMMISSION
COUNTY ADMINISTRATIVE CENTER
First Floor Board Chambers
4080 Lemon Street, Riverside, CA 92501

Any person wishing to speak must complete a "SPEAKER IDENTIFICATION FORM" and submit it to the Hearing Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply provide your name and address and state that you agree with the previous speaker(s).

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made at least 72 hours prior to the scheduled meeting. Alternative formats are available upon request.

CALL TO ORDER:
SALUTE TO THE FLAG
ROLL CALL

1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

1.1 ELECTION OF THE 2020 PLANNING COMMISSION CHAIRMAN

1.2 ELECTION OF THE 2020 PLANNING COMMISSION VICE-CHAIRMAN

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

NONE

3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.

NONE

4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter

4.1 PLOT PLAN NO. 25740 and NOISE EXCEPTION NO. 1900001 – No New Environmental Document Required – EA42766 – Applicant: Bella Vista Winery of Temecula – Engineer/Representative: Markham DMG & 4M Engineering & Development – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) within the Temecula Valley Wine County Policy Area –Winery District – Location: Southeasterly corner of the Rancho California Road and Calle Contento intersection – 24.6 Gross Acres – Zoning: Wine Country-Winery (WC-W) – **REQUEST: Plot Plan No. 25740, is a proposal to entitle an existing winery facility as a Class V Winery (Project) on 24.60 gross acres. The Project will include an existing barn converted into a 13,467 sq. ft. wine production building with offices, a wine lab, wine storage, and restrooms. Additionally new construction would consist of a 5,919 sq. ft. tasting room with restaurant and dining area, retail, offices, storage, and restrooms; a new 531 sq. ft. wedding prep building with restrooms; and a wedding pergola with a lawn area for seating; plus an outdoor pond. The Project also includes 83 parking spaces; with 9 ADA and 3 EV parking spaces included. There is also an existing 3,413 sq. ft. residential dwelling with a swimming pool on site which is not part of the Project. **Noise Exception No. 1900001**, proposes a noise exception to a special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions pertaining to noise as required per Ordinance No. 348, Section 14.93.C.4 and 14.93.C.5. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.**

5.0 WORKSHOPS:

5.1 **INDUSTRIAL HEMP WORKSHOP**

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.

4.1

Planning Commission Hearing: December 18, 2019

PROPOSED PROJECT

Case Number(s):	Plot Plan No. 25740	Applicant(s): Bella Vista Winery of Temecula
EA No.:	No New Environmental Doc. Req'd	Representative(s): Markham DMG & 4M Engineering & Development
Area Plan:	Southwest	
Zoning Area/District:	Rancho California Area	
Supervisory District:	Third District	
Project Planner:	Tim Wheeler	
Project APN(s):	951-140-056	
Continued From:	September 21, 2016	



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 25740 is a proposal to entitle an existing winery facility as a Class V Winery "Project" on 24.60 gross acres. The Project will include an existing barn converted into a 13,467 square-foot wine production building with offices, a wine lab, wine storage and restrooms. Additionally new construction would consist of a 5,919 square-foot tasting room with restaurant and dining area, retail, offices, storage, and restrooms; a new 531 square-foot wedding prep building with restrooms; and a wedding pergola with a lawn area for seating; plus an outdoor pond. The Project also includes 83 parking spaces; with 9 ADA and 3 EV parking spaces included. There is also an existing 3,413 square-foot residential dwelling with a swimming pool on site which is not part of the proposed Class V Winery.

Noise Exception No. 1900001 proposes a noise exception to a special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions pertaining to noise as required per Ordinance No. 348, Section 14.93.C.4 and 14.93.C.5.

The above is hereinafter referred to as the "Project."

The Project site is located south of Rancho California Road, north of Madera de Playa Drive, east of Calle Contento, and west of Cilurzo Road. The Project address is 41220 Calle Contento.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously adopted **MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42766**, pursuant to applicable legal standards, and have been avoided, pursuant to that earlier initial study, and none of the conditions

described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE PLOT PLAN 25740, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report; and

APPROVE NOISE EXCEPTION NO. 1900001, based on the findings and conclusions in the initial study, attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Agriculture (AG)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Agriculture (AG)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Temecula Valley Wine Country Policy Area – Winery District
Surrounding General Plan Land Uses	
North:	Agriculture: Agriculture (AG:AG)
East:	Agriculture: Agriculture (AG:AG)
South:	Agriculture: Agriculture (AG:AG)
West:	Agriculture: Agriculture (AG:AG)
Existing Zoning Classification:	Wine Country – Winery (WC-W)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Wine Country – Winery (WC-W)
East:	Wine Country – Winery (WC-W)
South:	Rural Residential (R-R-5) (5-Acre Minimum)
West:	Citrus Vineyard (C/V) and Citrus Vineyard (C/V-10) (10-Acre Minimum)
Existing Use:	Unentitled Winery, Residence, and Detached Barn
Surrounding Uses	
North:	Vacant Properties and Existing Wineries
South:	Existing Single Family Residences
East:	Vacant Properties and Existing Wineries
West:	Vacant Properties and Existing Single Family Residences

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	24.60 Gross Acres/21.43 Net Acres	20 Gross Acres for a Class V Winery
Existing Building Sqft. (Barn converted to Wine Production):	13,467 sqft.	A Class V Winery shall be at least 3,000 sqft.
Proposed Building Sqft. (Wine Tasting, Retail, & Restaurant Building) :	5,919 sqft.	A Class V Winery shall be at least 3,000 sqft.
Proposed Building Sqft. (Wedding Prep & Restroom Building) :	531 sqft.	N/A
Building Height (FT):	37 ft. (Wine Production Bldg.)	Max. height shall not exceed 40 ft.
Building Setbacks (FT):	<p>Front setback from Rancho California Road is 800 ft. (Wine Tasting Building)</p> <p>Side setback from Calle Contento is 43 ft. (per approved setback adjustment-SBA06067 from proposed Wine Production Building) *other side setback is 50 ft. to property line (Wedding Prep Building)*</p> <p>Rear setback is 260 ft. (wedding Prep Building)</p>	<p>Front setback from Rancho California Road of 100 ft.</p> <p>Side setback from Calle Contento of 100 ft. *other side setback is 50 ft. from property line*</p> <p>Rear setback to property line is 30 ft.</p>
Vineyard Planting Area:	75% (16.06 Net Acres)	75% of the Net Acres of the subject parcel

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Tasting Room / Dining Room	2477	1 space / 45 sq. ft. of serving area plus 1 space / 2 employees (6 employees)	58	60
Retail	420	1 space / 200 sq. ft. of gross floor area	2	2
Offices (Tasting Rm. & Wine Production Buildings)	881	1 space / 250 sq. ft. of office space	4	4

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Wine Production (Production)	4745	1 space / 500 sq. ft. of fabrication area	9	9
Wine Production (Storage)	8065	1 space / 1000 sq. ft. of storage area	8	8
TOTAL:	16,588		81	83 (including 9 ADA and 3 EV parking spaces)

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA149A
Special Flood Hazard Zone:	Yes – Northeast Portion within Zone A
Agricultural Preserve:	Yes – Rancho California No. 9 Map No. 302 Rancho California No. 9 Map No. 310
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Moderate/High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMESHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – 3.63 Acre Project Area
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

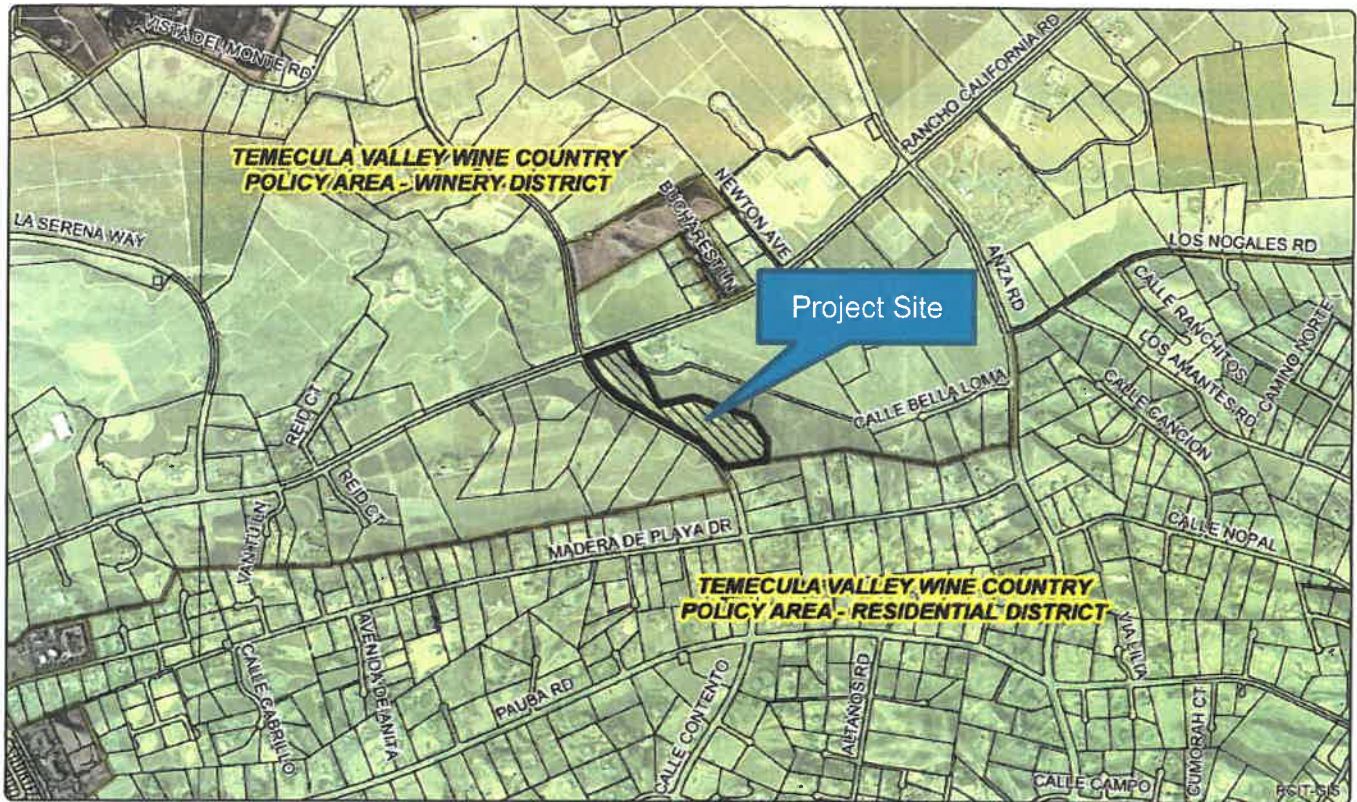


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Historical and Current Operations

The Project site is home to the first commercial vineyard planted within this region in 1968, and the winery has been in operation since 1978. However, there are no existing entitlement for a winery at the Project site. Currently, the unentitled winery is operating out of an existing 13,467 square foot barn. There is a 3,413 square foot residential dwelling with a swimming pool located on site that is not part of the proposed Class V Winery

Continuance and Project Changes

Plot Plan No. 25740 was originally submitted to the County of Riverside on February 6, 2015. At that time, the applicant submitted a Class II Winery proposal for review by the Planning Department to entitle a tasting room and wine production building. In addition, a Change of Zone No. 7864 was submitted on March 13, 2015 to change the existing zone from Citrus/Vineyard (C/V) to the Wine Country – Winery (WC-W) Zone. Plot Plan No. 25740 was originally scheduled for Planning Commission on September 7, 2016, then continued to the September 21, 2016 where it was ultimately continued off-calendar. The reason for the continuance off-calendar was due to a desire by the applicant to change the proposal from

a Class II Winery to a Class V Winery, which would include a tasting room with restaurant and special occasion facility.

Plot Plan No. 25740 has since been revised to bring into compliance the unentitled winery as a Class V Winery under the WC-W Zone with improvements to the Project site as follows:

- 1) Construct a main entry driveway from Rancho California Road and Cilurzo Road to the winery site. The two existing access points from Calle Contento will be limited for deliveries, emergency, and residential purposes only.
- 2) Parking lot improvement to provide for 83 parking spaces; which will include 9 ADA and 3 electric vehicle spaces.
- 3) Construct a new tasting room with restaurant dining and kitchen, retail, storage, and restrooms.
- 4) Construct a new wedding prep building with restrooms and wedding pergola with a lawn area for seating.
- 5) The existing barn previously used for the unentitled winery will now be used for wine production only.
- 6) Change of Zone No. 7864 was withdrawn in favor of the County of Riverside Winery District Change of Zone No. 7929 which included this project parcel.

The Project is located in the Temecula Valley Wine Country Community/Policy Area (WCCP); Winery District. Residential dwellings and vacant properties are to the south and west of the Project site. Existing wineries are to the immediate east and north of the Project site across Rancho California Road. The owner/applicant opted-in to the County's Wine Country zone change (CZ07929), changing their Project's zone to WC-W. The Project meets the WCCP policies and WC-W zone and development standards as listed below in this report. With the change of Plot Plan No. 25740 to a Class V Winery, there will be special occasions and/or outdoor events and a restaurant on site.

Since outdoor events will be held at the Project site as a part of the allowable special occasion facility uses, an Exception to the Noise Ordinance No. 847 (NE1900001) was applied for on February 27, 2019 in accordance with Ordinance No. 348, Section 14.93.C.4.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The Project is located within the Rancho California Agricultural Preserve No. 9 and is associated with Agricultural Diminishment No. 190001, which removed approximately 5.10 acres of the Project's site from the Rancho California Agricultural Preserve No. 9. Environmental Assessment No. 42766 analyzed the potential significant effects for Agricultural Diminishment No. 190001 and the Project (Plot Plan No. 25740 and Noise Exception No. 1900001). Based on the findings and conclusions in Environmental Assessment No. 42766, a Mitigated Negative Declaration was prepared for the proposed use.

The Mitigated Negative Declaration was adopted by the Board of Supervisors on December 17, 2019. No new environmental document is required for this Project because all potentially significant effects have been adequately analyzed in the previously adopted Mitigated Negative Declaration and none of the conditions described in State CEQA Guidelines section 15162 exist based on no substantial

changes are proposed or have occurred with respect to circumstances for which the initial study didn't address.

Agricultural Diminishment No. 190001 removed 5.1 acres of the Project site from Rancho California Agricultural Preserve No. 9 to allow for the inclusion of the Project. The Project site, excluding the vineyard area, is within the 5.1 acres of land removed from Agricultural Preserve No. 9. As proposed and approved in Environmental Assessment No. 42766; this project is for a Class V Winery of 5,919 sqft. for a Wine Tasting building with retail and restaurant, a 531 sqft. Wedding Prep and Restroom building, a Wedding Pergola lawn, an outdoor pond, and an existing 13,467 sqft. detached barn to be converted into the Wine Production building, 83 parking spaces with 9 ADA and 3 EV parking stalls, and two (2) water basins within the vineyard planting area. There is also an existing 3,413 square-foot residential dwelling with a swimming pool on site which is not part of the Project. This is the same Project mentioned within Environmental Assessment No. 42766 (an initial study).

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site has a General Plan Land Use Designation of Agriculture (AG) (10 Acre Minimum).
2. The Project site is located within the Temecula Valley Wine Country Community Policy Area (WCCP) – Winery District.
3. The proposed use, a Class V Winery, is allowed within the Wine Country-Winery (WC-W) Zoning Classification with an approved Plot Plan.

Entitlement Findings:

The following findings are required to approve the Plot Plan, pursuant to the provisions of Ordinance No. 348:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The General Plan Land Use Designation of Agriculture (AG) was established to help conserve productive agricultural lands within the County. These include row crops, citrus groves, vineyards, and other related agricultural related uses. A vineyard is required for all wineries within the Wine Country Community Plan (WCCP). The Project is located within the Wine Country-Winery District of the WCCP. The project is 24.60 gross acres and consistent with the required 20 gross acre minimum for a Class V Winery. The project is therefore consistent with the General Plan.
2. The Project site has a Zoning Classification of Wine Country-Winery (WC-W) consistent with the WCCP. The Zoning Classification of WC-W allows for a Class V Winery on a parcel of 20 gross acres provided a plot plan has been approved pursuant to Article VIVd, Section 14.92 B.4 of Ordinance No. 348. Appurtenant and incidental uses with a Class V Winery with an established on-site vineyard located on a minimum gross parcel size of 20 acres include the following: a wine tasting area, wine club activity and events, retail wine sales, eight (8) Winegrowers Trade Association Events per year,

gift sales within the tasting area only, special occasion facility, Bed & Breakfast Inn, Country Inn, Wine Country Hotel, Spa or professional culinary academy, a delicatessen not to exceed 1,500 square feet in size, and a restaurant (Ord. No. 348, Sec. 14.91 H.). The Project does not propose a delicatessen, Bed & Breakfast Inn or Country Inn or Wine Country Hotel, Spa or professional culinary academy at this time. The Project will have restaurant and special occasion facility (weddings and events). No other appurtenant and incidental uses are permitted than those listed above for a Class V Winery.

3. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The Project's front setback is over 800 feet from Rancho California Road. The Project is designed to meet Temecula Valley Wine Country Policy Area and County Design guideline standards. The winery tasting building is just east of the center of the property. The wine production building is located southwest of the project site and more than 600 feet from a neighboring property line. The Project site abuts both Rancho California Road and Calle Contento and needs to meet the required setback distance of one hundred feet (100') from the road. All buildings and structures associated with the winery are more than 800 feet from Ranch California Road. Except for the proposed wine production building, all winery buildings and structures are greater than 300 feet from Calle Contento. As for the existing barn (BZ428754 finalized in May 1981) converted to an unentitled winery and will now to become the wine production building; a setback adjustment was applied for and approved (SBA06067). The Project's site abuts an existing winery to the east along Rancho California Road. Other surrounding land uses are single family residences, existing vineyard farmland, or other existing wineries. Even though the Project will have outdoor special occasions (for example weddings) as a part of Plot Plan No. 25740, noise levels will meet Riverside County Noise Standards based on reports prepared for the Project. As for lighting, the Project is within Zone B for Ordinance No. 655. All lighting proposed, shall be shielded and directly down as to not interfere with Mt. Palomar Observatory and prevent light spillage to neighbors in accordance with requirements for Ordinance No. 655.
4. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding properties because the subject property is currently zoned Wine Country-Winery (WC-W) located within the Winery District of the Temecula Valley Wine Country Policy Area. It is surrounded by other existing wineries along Rancho California Road and down Calle Contento to the north. It is compatible with the surrounding wineries and residential properties through its comparable landscaping, topography, roadway setback, and location on the property. The Project will have a restaurant and a special occasion facility for outdoor events (for example weddings) occurring on site, which is allowed for a Class V Winery.
5. The proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks or curbs, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The Project will have its main entry access off of Cilurzo Road (a local road) off of Rancho California Road, a County maintained road. The following improvements for the Project will occur: 1-Cilurzo Road shall be improved with 24' full-width AC pavement and 8' graded shoulder within the 60' (30' west of centerline) full-width dedicated right of way in accordance with County Standard No 138, Ordinance 461. 2-Acceleration and deceleration AC pavement lane shall be constructed on Rancho California Road per County Standard No. 803, Ordinance 461; 3-Additional transportation improvements will be provided (090-Transportation – Conditions of Approvals) 4-In the event the Board of Supervisors adopts a Traffic Impact Fee (TIF) Program or similar funding program for the Wine Country Community Plan Area supported by a nexus study, the project proponent shall pay the fee in accordance with the fee schedule in effect at the time

of permit issuance (080-Transportation - Project Fair Share COA). Payment of the described fee shall cause some of the above improvements imposed to be considered satisfied; additional consultation and confirmation with the Transportation Department necessary. The Project will connect to sewer as it is available through EMWD and potable water service from RCWD.

Development Standards Findings:

General Standards

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

1. The subject parcel is 24.60 gross acres (21.43 net acres) and meets the minimum lot size requirement of 20 gross acres for a Class V Winery.
2. The minimum required lot average width is two hundred feet (200'). The subject parcel's depth is over five hundred feet (500') and exceeds the minimum lot width requirement.
3. The minimum required lot average depth is two hundred feet (200'). The subject parcel's depth is over two thousand feet (2000') and exceed the minimum lot depth requirement.
4. The minimum required road right of way (front) setback for buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum road right of way setback shall be one hundred feet (100'). The subject property is located off of Rancho California Road and Cilurzo Road and is required to meet a setback of 100 feet. The Project's buildings or structures, the Wine Tasting Building, are located approximately 800 feet from Rancho California Road (the front setback). Therefore. the proposed Project exceeds the front setback development standards.
5. The minimum required side setback for buildings and structures shall be thirty feet (30'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum road right of way setback shall be one hundred feet (100'). The subject property is located off of Calle Contento and is required to meet a setback of 100 feet. Except for the proposed wine production building, all winery buildings and structures are greater than 300 feet from Calle Contento (the side setback). As for the existing barn (BZ428754 finalized in May 1981) converted to an unentitled winery and will now to become the wine production building; a setback adjustment was applied for and approved (SBA06067) providing allowance of the side setback to be 43 feet. Additionally, the next closest building or structure to a side property is the wine tasting building at approximately 46 feet away from the east side property line. All buildings or structures meet or exceed the setback requirement. The project meets the required minimum side setback.
6. The minimum required rear setback for buildings and structures shall be thirty feet (30') from the property line. The closest building or structure to the rear property line is the wedding prep building with restroom at approximately 260 feet from the rear property line, exceeding the setback requirement. The building is also approximately 50 feet from the adjacent side property line. The project meets the required minimum rear setback.

7. The minimum road right of way setback for all Special Occasion Facility buildings and structures shall be one hundred feet (100'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be three hundred feet (300'). The proposed Special Occasion Facility building(s), either the wine tasting building with restaurant or wedding prep building with restroom, are located over 350-feet from Calle Contento Road and over 1000-feet from Rancho California Road and meets the minimum setback requirements for Special Occasions.

8. The allowable number of habitable stories above a building's lowest above ground finished floor shall not exceed two (2). One (1) additional habitable story for a total of three (3) habitable stories may be permitted for Wine Country Hotels and for the hotel building of Wine Country Resorts as long as the following criteria is met: *The Wine Country Hotel or Wine Country Resort is located along the following roads Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road and Highway 79 South; and is setback a minimum of five hundred feet (500') from said roads or The Wine Country Hotel or Wine Country Resort is set back less than five hundred feet (500') from Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road or Highway 79 South and only two (2) habitable stories are visible from such roads. Vineyards may be used to reduce visibility of the habitable stories.* The Project's tallest building is the two-story converted barn as the wine production building. No other building on the Project site will be above two-stories. The wine production building is setback from Calle Contento 43 feet. As stated previously, the existing barn (BZ428754 finalized in May 1981) converted to an unentitled winery and will now to become the wine production building; a setback adjustment was applied for and approved (SBA06067). The project meets the allowable number of habitable stories requirement.

9. The maximum height for a building shall not exceed forty feet (40'). Architectural elements such as spires, minarets, chimneys or similar structures may exceed the prescribed height limits where such structures do not provide additional floor space. The tallest building of the proposed Project is the existing converted barn, now to become wine production building at a height of 37 feet, under the maximum height allowed.

10. The Project on the subject property has been laid out and designed to minimize noise impacts on surrounding properties and to comply with Ordinance No. 847. The wine tasting building with restaurant is over 800 feet from the front property line (Rancho California Road and Cilurzo Road). The closest building, the wedding prep building with restroom, is over 480 feet away to the nearest residential dwelling to the south rear property line.

11. Drainage channels shall be constructed to avoid undermining or eroding the roadbed. Storm drainage inlets are proposed that will drain into 2 different water quality basins for this Project.

12. Curbs, gutters and streetlights shall be constructed in accordance with Temecula Valley Wine Country Design Guidelines. No curbs, gutters, or streetlights within the road right-of-way will be constructed in association with this Project; unless later determined by the Transportation Department.

13. Site layout and design shall be consistent with existing and planned recreational trails and bike paths set forth in the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines.

The Project provides for a fourteen foot (14') trail easement within Rancho California Road consistent with the Wine County Policy Area and General Plan.

14. All utilities shall be installed underground except electrical lines rated at 33kV or greater which may be installed above ground. There are existing overhead electrical lines that are located along Calle Contento within the road-right-of-way. All electrical lines under 33kV will be placed underground for the Project.

15. All exterior lighting shall comply with applicable requirements of Ordinance Nos. 655 and 915. All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining properties. All lighting for the proposed Project is shielded and directed down towards the ground so as not to illuminate into Rancho California Road, Cilurzo Road, Calle Contento, or the neighboring properties. Small in height (under 36 inches), low voltage lighting will be spread evenly throughout the parking area of the Project. The Project will not consist of light standards (poles). Additionally, lighting is attached to the wine tasting, wine production, and wedding prep buildings.

16. On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements. No signs have been approved pursuant to this approval. All future on-site advertising or directional signs shall be approved as part of a signing plan and approved by the Planning Department pursuant to the requirements of Section 18.30 of Ordinance 348.

17. All residential developments shall record a Right-to-Farm covenant, pursuant to Ordinance No. 625 to protect the vineyard uses from residential encroachment and conflicting land uses. There is an existing residential dwelling with swimming pool already on the project site and no additional dwellings are proposed.

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

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

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

1. Buildings and structures shall be designed in a rural, equestrian or wine country theme consistent with the Temecula Valley Wine Country Design Guidelines. The winery buildings have been designed with a combination of adobe and stone veneers with wood design accents for their overall theme; similar in characteristic to other wineries in Wine Country and consistent with the Temecula Valley Wine Country Design Guidelines with its architectural features and color scheme.

2. Loading, trash, and service areas shall be screened by structures or landscaping and shall be located and designed in such a manner as to minimize noise and odor impacts to adjacent properties. There are two trash enclosures to be constructed, one is an existing trash enclosure next to the proposed wine production building that will be updated to match the other one that will be built in the parking area near the wine tasting building. Both trash enclosures will be screened by a decorative adobe block wall and trellises. The crush pad is located to the west of the wine production building concealed by existing and

proposed landscaping and the wine production building. With the wine production building approximately seven hundred thirty-five feet (735') from the nearest residential dwelling; concerns regarding noise or odors are greatly diminished. Additionally, with various uses and/or events occurring on site, it is fairly reasonable that the winery management will want to keep facility noise and odor free as possible.

3. Automobile parking spaces shall comply with Section 18.12 of Ordinance No. 348 and shall be consistent with the rural standards of Temecula Valley Wine Country Policy Area of the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines. The Project is proposing 83 parking spaces (including 9 ADA spaces and 3 electrical vehicle spaces); which is just over the required 81 parking spaces per Ordinance No. 348.

4. No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved. The Project is proposing a special occasion facility with outdoor events, weddings, and/or live music with amplified sound. The Project applicant has concurrently applied for a Noise Exception case (NE1900001) for allowance of continuous events with amplified sounds. A noise study has been provided by Giroux & Associates dated February 22, 2019. The study states that the proposed amplified sound for events; that will only occur around the wedding pergola or wine tasting building with restaurant; will be below the County of Riverside's Noise Standards of 65dB for daytime hours of 7 am to 10 pm. The study tested various points (north, south, east and west) at or near the project's property lines and at distances from the outdoor event location on site. If approved by the Planning Commission, outdoor events with amplified sound will be able to occur on a continuous basis as per the conditions of approval (015-Planning All – Noise/Noise Levels COA) attached to this Project.

5. All special occasion facilities shall conduct a noise study or an acoustical analysis if an outdoor facility is proposed. Based on such study or analysis, the Planning Director may require as a condition of approval that the project applicant enter into a good neighbor agreement with the surrounding neighbors. A noise study (By Giroux & Associates dated February 22, 2019) was prepared. With outdoor events, weddings, and/or live music with amplified sound proposed and the noise study providing information that said noise from these outdoor events will be under the County's daytime noise allowance of 65dB; a good neighbor agreement has not been conditioned by the Planning Director.

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

7. All roof mounted mechanical equipment shall be screened from the ground elevation view to minimum sight distance of thirteen hundred twenty feet (1,320'). The Project does not have roof mounted equipment on any building associated with the winery.

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

1. This Project does not have lodging facilities proposed.

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

1. A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery. To achieve the seventy-five (75%) percent requirement, fifteen percent (15%) of the net project area may include the planting of olive trees and the remaining sixty percent (60%) of the net project area shall be planted in vineyards. The seventy-five (75%) planting requirement shall not include water features, natural or manmade lakes or the planting of grapevines in parking lots, but may include planting in the road right of way as may be approved by the Director of Transportation or their designee. The Project will have seventy-five percent (75%) of net acres planted in vineyards (16.06 net acres), meeting the vineyard planting requirement. There is an existing manmade pond on the Project site but it do not contribute to the vineyard planting. There are no other water features, natural or manmade lakes, or planting of grapevines in the parking lot for the Project. Planting is along the driveway isles for the winery. No vineyard planting is within the road right of way. This planting requirement will be maintained for the life of the permit.
2. Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre and olive trees used to meet the above planting requirement shall have a minimum average density of 100 olive trees per acre. The vineyards or olive trees planted will be maintained for the life of the permit. The proposed Project will meet these average density requirements. This is satisfied by a field inspection prior to a building permit's issuance and/or final.
3. No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved. A Noise Exemption case (NE1900001) has been applied for and will be considered concurrently with this project when it goes before the Planning Commission.
4. Prior to obtaining a Certificate of Occupancy, a winery operator shall obtain all applicable permits or licenses required by the California Department of Beverage Control (at least a type 02 ABC license). A condition of approval for ABC licensing is required to be satisfied to meet this requirement.
5. A minimum of seventy-five percent (75%) of the grapes utilized in wine production and retail wine sales shall be grown in Riverside County, except during the following: a) When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption. b) The first two years from the plot plan's or conditional use permit's effective date. The Project proposes to have all wine made via the wine production building and for retail sales produced on site from the existing vineyard on the subject property.
6. For winery entitlements and revised entitlements approved after the effective date of Ordinance No. 348.4818, at least fifty percent (50%) of the wine sold by a winery shall be produced on the winery site. A Class V Winery shall be at least three thousand (3,000) square feet and shall produce at least seven thousand (7,000) gallons of wine annually as determined by the County Agricultural Commissioner. An advisory notification document condition is included the project to prompt applicant to seek further determination by the Agricultural Commissioner.
7. Prior to the issuance of a building permit and prior to a certificate of occupancy for any incidental commercial use, the winery shall be constructed and operational. The Project will convert the existing barn to the wine production building and construct the tasting room building with a restaurant attached. The Class V Winery will also have special occasions and/or outdoor events. No other buildings or incidental commercial uses are a part of this Project entitlement. The wine production building will be operational at the same time as the tasting room building with attached restaurant.

Noise Exception Standards

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

A continuous event noise exception cannot be approved unless the applicant can demonstrate that the activities described in for the project would not be detrimental to the health, safety, and general welfare of the community. The County of Riverside and Department of Environmental Health-Industrial Hygiene Divisions stationary noise standards are 65dB from 7 a.m. to 10 p.m. (daytime) and 45dB from 10 p.m. to 7 a.m. (nighttime). The General Plan land use designation Agricultural (AG) for the project site and Rural Residential (RR) and (AG) for the surrounding area allows for noise standards of 45dB from 7 a.m. to 10 p.m. (daytime) and 45dB from 10 p.m. to 7 a.m. (nighttime) per Ordinance No. 847. The Project's Noise Study (prepared by Giroux & Associates dated February 22, 2019) provides analysis that supports the County of Riverside's stationary noise standards of 65dB (daytime) and 45dB (nighttime) levels, but does not meet the Ordinance No. 847 standards for daytime noise of 45dB. Therefore, the Noise Exception is also requested to allow for an exception to this standard.

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

The outdoor events and activities for the special occasion facility will occur at the wedding pergola or outdoor patio area next to the wine tasting building with restaurant consisting of live music events or weddings. This location is southeast from the center of the property and more than 800 feet from Ranch California Road and 300 feet from Calle Contento. The location is closest to the eastern property line by a distance of approximately 50 feet. The Project's eastern property line neighbor is an existing winery, with its vineyard and wine production building as the closest structure. The closest sensitive receptor (a residential dwelling) is approximately 350 feet from the special occasion facility area to the south of the Project site.

Although the Project does not meet the Ordinance No. 847 standards for daytime noise, in the (AG) designation, conditions of approval have been included to address noise concerns. Generally projects are conditioned for hours of operations and compliance with general noise standards by the County of Riverside. Additionally the project has been conditioned for no outdoor activities and/or amplified sounds to occur past 10 p.m. and that a follow-up noise measurement will occur during an outdoor event with amplified sound (such as a live music event or wedding). With these conditions of approval in place, the Project is not detrimental to the health, safety, and general welfare of the community and Wine Country District area that includes similar uses operating in the vicinity and the nearest sensitive receptor is approximately 350 feet from the amplified sound source.

Other Findings:

1. The project site is not located within a Criteria Cell Group or Number of the Multi-Species Habitat Conservation Plan.
2. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.

3. Consultation in accordance with Assembly Bill No. 52 (AB 52) was completed for the proposed Project. Staff received one consultation request from the Pechanga Band of Luiseno Indians representatives on August 18, 2015. On December 29, 2015, the Planning Department emailed the Phase I Cultural Report and proposed conditions of approval to the Tribe's representatives. Staff and the Tribe's representatives discussed the project through video conference on January 20, 2016. Per the request of the Tribe's representatives, the geology report and grading plans provided to the Tribe for review on January 20, 2016. An AB 52 conclusion letter was sent out to Pechanga on May 03, 2016, that summarizes the consultation process; at which time Planning has not received any further communication or information from the Tribe's representatives regarding the project. With the implementation of the standard conditions of approval for unanticipated resources and human remains, any tribal resources that may be discovered during ground disturbing activities will be protected accordingly.
4. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within high and moderate fire hazard severity zones. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This proposed use has been designed so that the development is in compliance sections 4290 and 4291 of the Public Resources Code by providing fire access road including widths, turn radius, and percent grade, as well as, any required turnouts and required turnarounds located within 50 feet of each building. This Project includes a Plot Plan for a Class V Winery and has been reviewed by the Riverside County Fire Department, who found the design to be in compliance with standard defensible space and fire code regulations.
 - b. Fire protection and suppression services will be available for the Project through Riverside County Fire Department. The Project is closest to the Parkview Fire Station No. 84 located at 30650 Pauba

Road approximately 3.90 miles away to the south. Additionally, to the north there is the Glen Oaks Fire Station No. 96 at 37700 Glen Oaks Road approximately 4.13 miles away. Thus, the Project site is adequately served by fire protection services under existing conditions.

- c. The Project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by conditions of approval imposed by the Riverside County Fire Departments review of the proposed Project.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,600 of the project site. As of the writing of this report, Planning Staff has not received any written communication or phone calls indicating support or opposition to the proposed project.

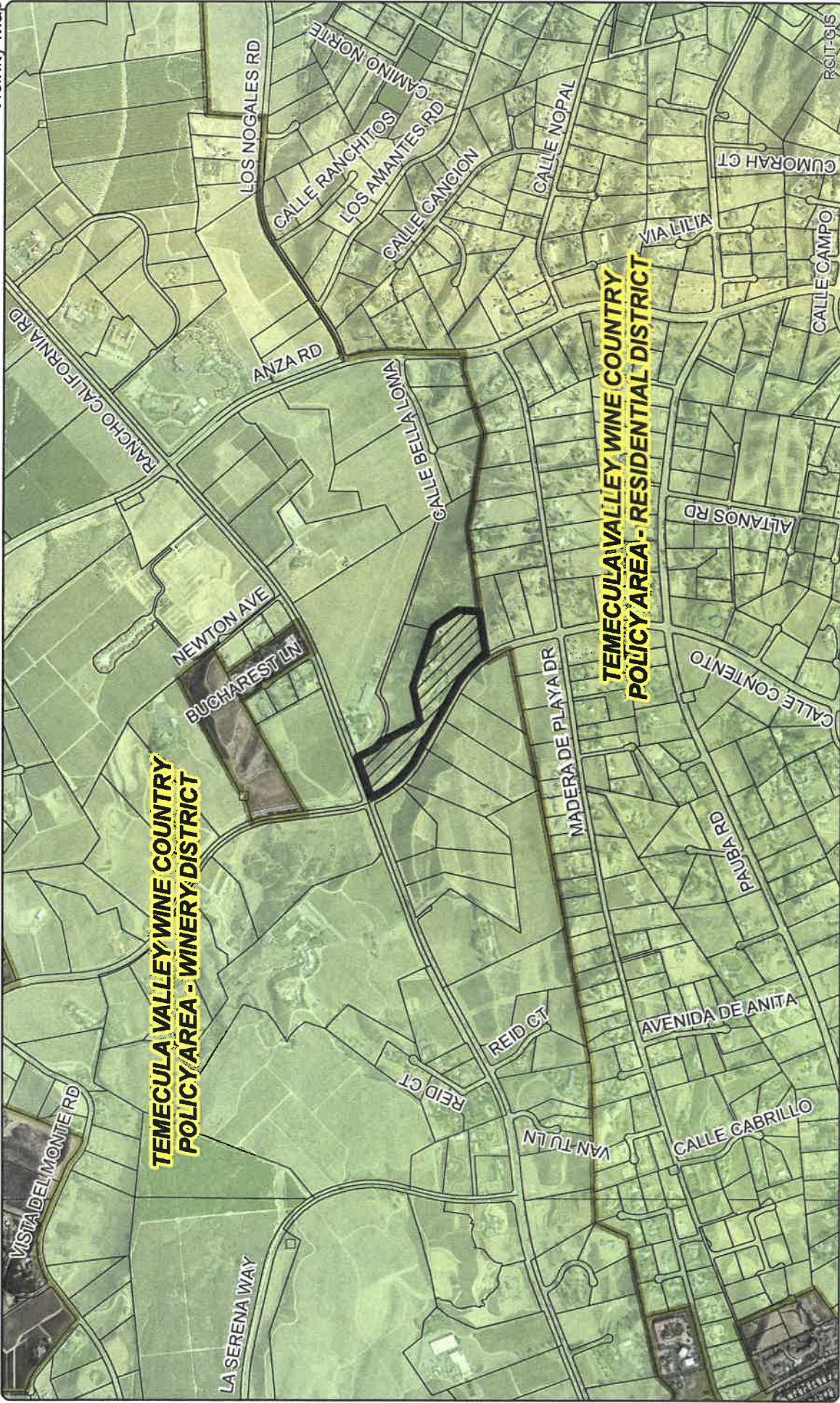
APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Commission's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25740
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 12/02/2019
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



REPLACEMENT: On October 7, 2008, the County of Riverside adopted a new General Plan. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)256-2929 (Western County) or in Palm Desert at (760)945-6477 (Eastern County) or website: <http://www.riversideca.gov>

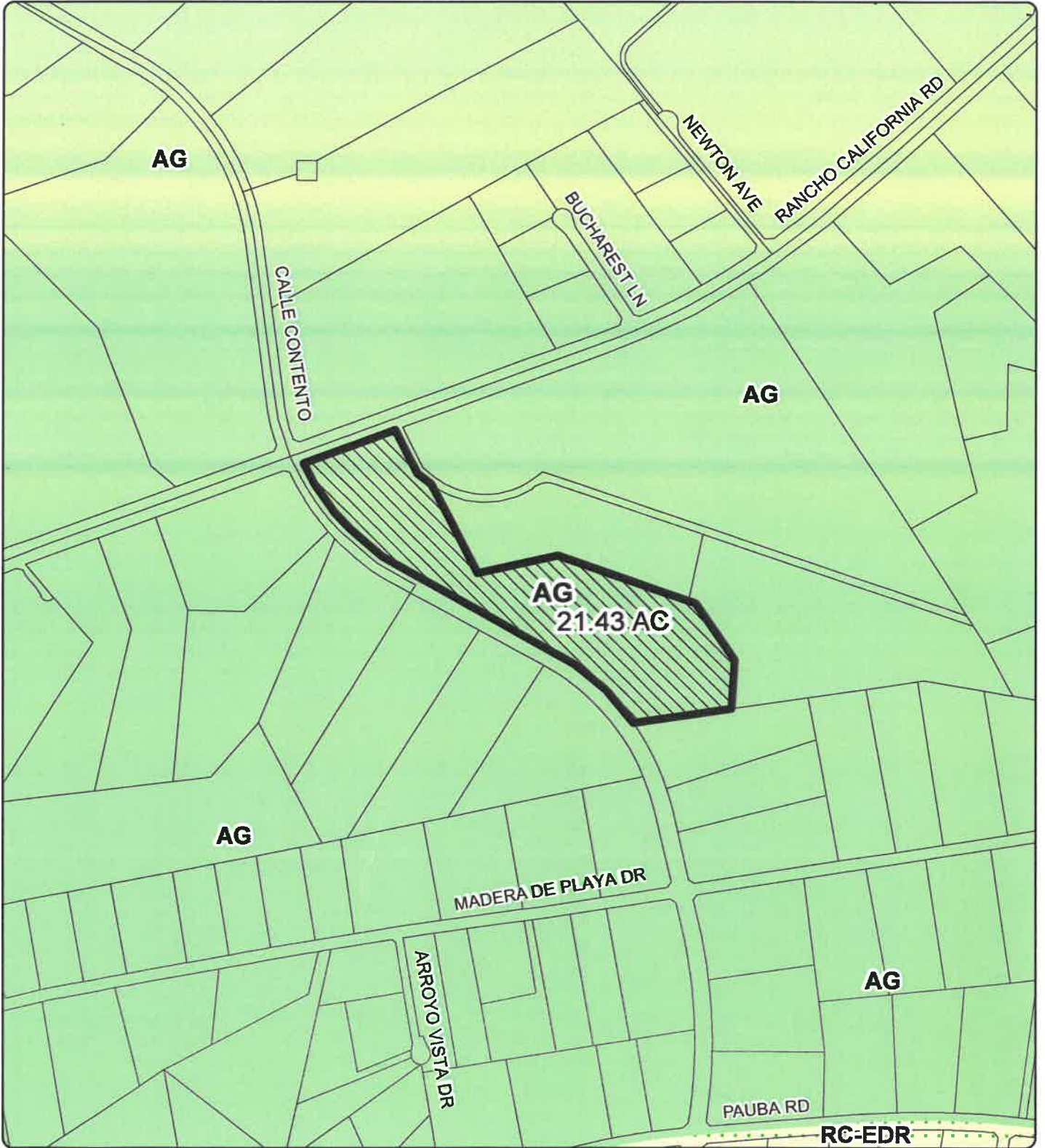
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25740

EXISTING GENERAL PLAN

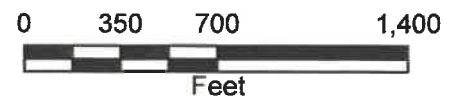
Supervisor: Washington
District 3

Date Drawn: 12/02/2019
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25740

EXISTING ZONING

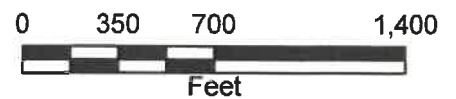
Supervisor: Washington
District 3

Date Drawn: 12/02/2019
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25740

LAND USE

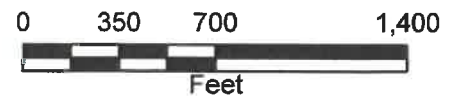
Supervisor: Washington
District 3

Date Drawn: 12/02/2019
Exhibit 1

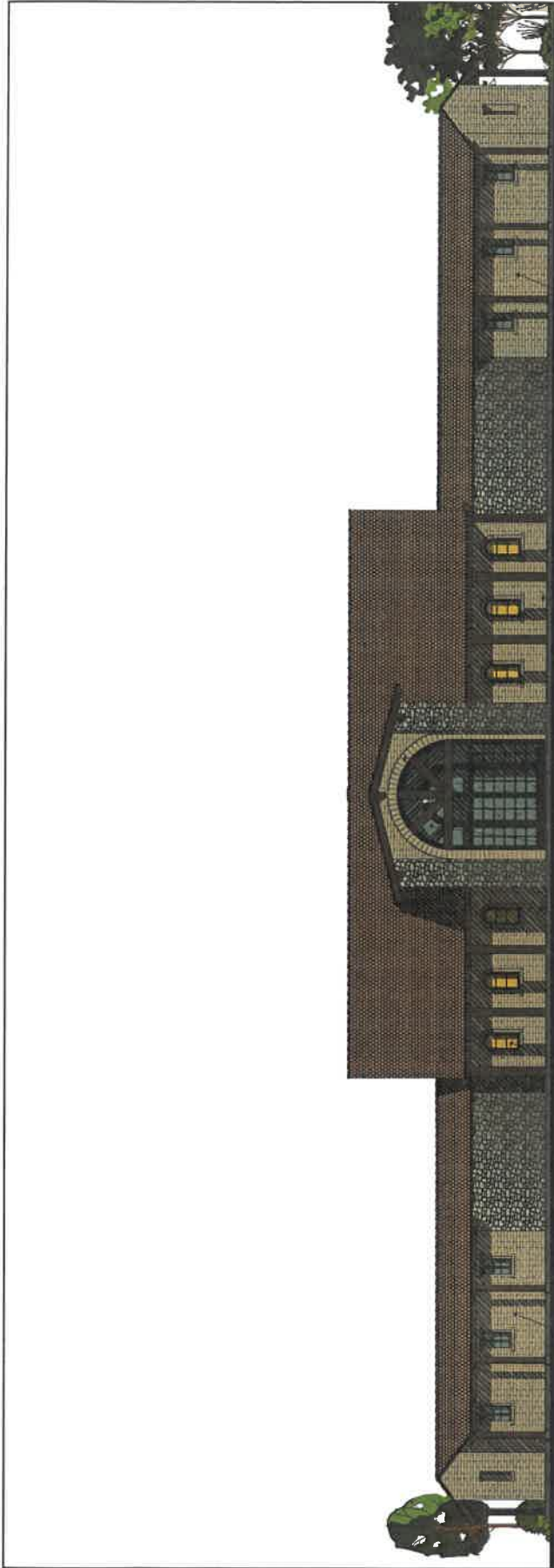


Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)953-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>



VERANDA

DECORATIVE ARCH WINDOW
(W/ AMBER GLASS TO MATCH EXISTING RESIDENCE)

VERANDA

PALLADIAN ARCH WINDOW
(BEYOND)

VERANDA

INSET ADOBE ARCH OPENING AT ENTRANCE
12' TIMBER TRUSS

VERANDA

LEGEND:

- ADOBE VENEER
- STONE VENEER
- FLAT CLAY TILE SHINGLES
(TO MATCH EXISTING RESIDENCE)
- DARK STAINED WOOD
- ACCENT GLAZING - AMBER COLOR
- GLAZING
- DOOR SWING

PRELIMINARY DESIGN CONCEPT
FRONT ELEVATION

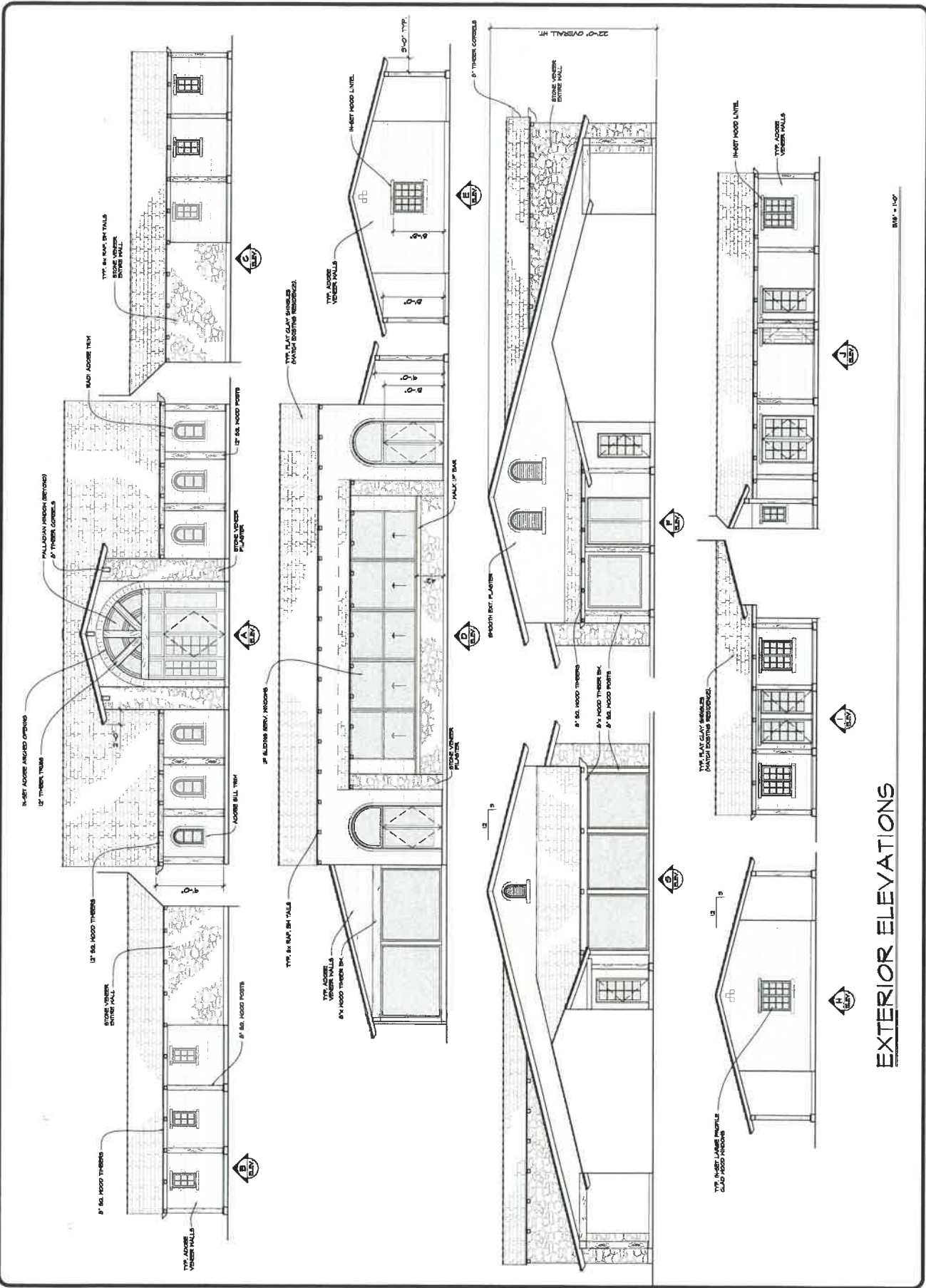
CASE: PP25740
 EXHIBIT B&C: Elevation & Floor Plans Updates
 PLANNER: T. Wheeler
 DATE: December 18, 2019

06/29/2017
 SCALE 3/16" = 1'-0"

REVISIONS	

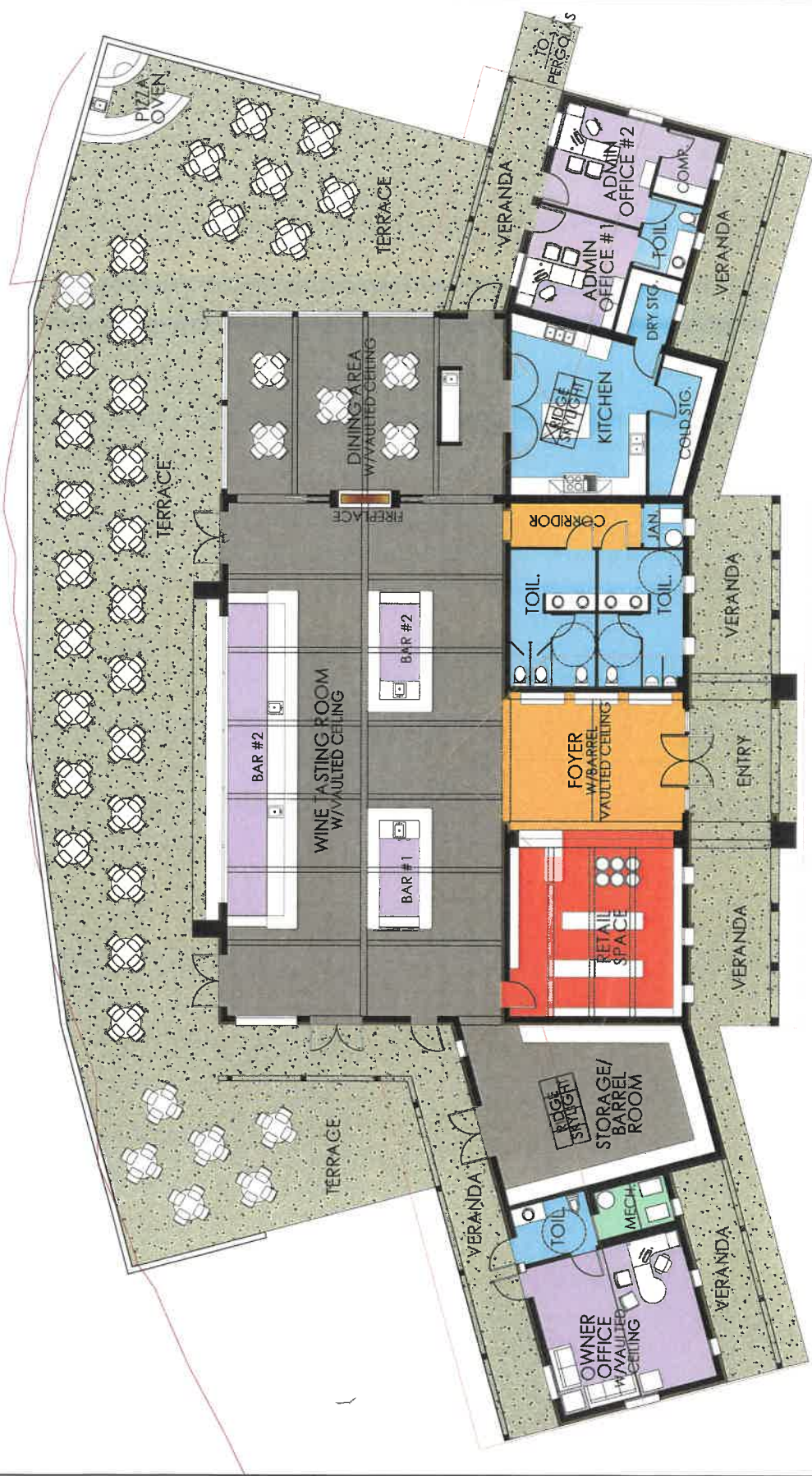
BELLA VISTA WINERY
 WINE TASTING BUILDING
 41220 CALLE CONTRA, THERESA, CA
 MICHAEL M. McMANUS ARCHITECT #10020
 CHRISTINA M. GRINNA BUILDING DESIGNER
 BUILDING DESIGN + PLANNING
 MORE INFO: 956-6638 SUITE 110
 1500 CALIFORNIA STREET
 DUNSMITH CIRCLE NORTH

DRAWN: MARY
 CHECKED: []
 DATE: 01/20/11
 SCALE: []
 JOB NO.: []
 SHEET: **3**
 OF 10



EXTERIOR ELEVATIONS

SW 1/4 - 147



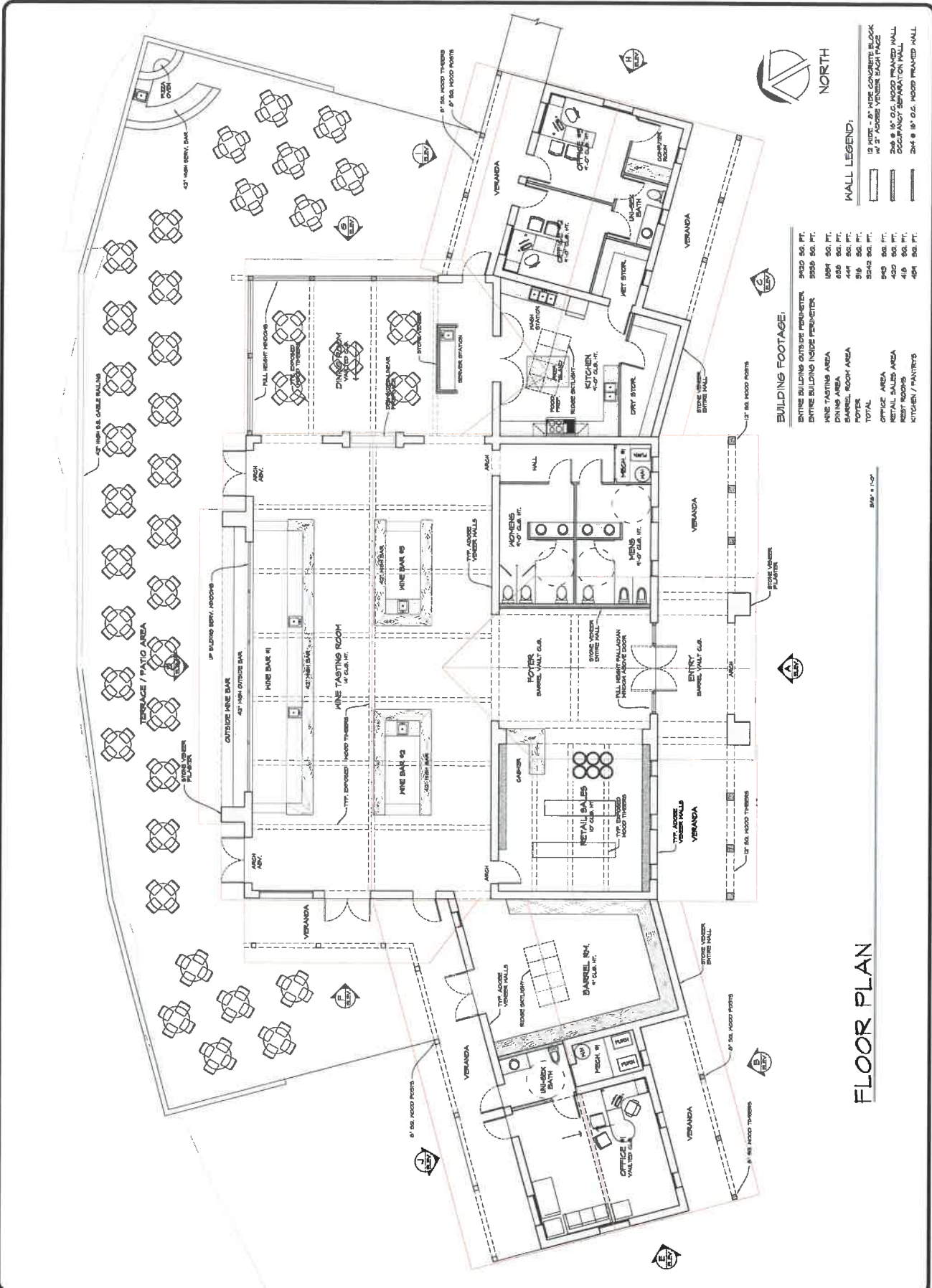
- LEGEND:**
- PUBLIC AREAS
 - ADMINISTRATION/EMPLOYEE AREAS
 - RETAIL
 - WET AREAS
 - CIRCULATION
 - MECHANICAL
 - DECK/PALCO/VERANDA/TERRACE AREAS
 - CONCRETE/ROCK/ICF SYSTEM WALLS
 - ADobe VENEER
 - STONE VENEER
 - PARTITION WALLS (MEAL STUD)
 - ROOF OVERHANG
 - BEAMS ABOVE
 - COLUMNS

PRELIMINARY DESIGN CONCEPT
FLOOR PLAN

REVISIONS	

BELLA VISTA WINERY
 WINE TASTING BUILDING
 4120 CALLE CONTENTO, TEMECULA, CA
 BUILDING DESIGNER: MICHAEL M. McMANUS
 ARCHITECT #15020
 PROJECT ARCHITECT: CHRISTINA M. GRINNA
 TECHNICAL CLERK: JENNIFER WILSON
 DATE: 02/20/10
 SCALE: 1/8" = 1'-0"
 SHEET: 4
 OF 10

PROJECT	NOV10
DATE	02/20/10
SCALE	1/8" = 1'-0"
SHEET	4
OF	10



WALL LEGEND:

(Symbol: Dashed line)	12" HDG. - 8" WIDE CONCRETE BLOCK
(Symbol: Solid line)	2x4 @ 16" O.C. WOOD FRAMED WALL
(Symbol: Dotted line)	2x4 @ 16" O.C. WOOD FRAMED WALL
(Symbol: Dash-dot line)	OCCUPANCY SEPARATION WALL
(Symbol: Long-dash line)	2x4 @ 16" O.C. WOOD FRAMED WALL

BUILDING FOOTAGE:

ENTIRE BUILDING OUTSIDE PERIMETER	9320 SQ. FT.
ENTIRE BUILDING INSIDE PERIMETER	9320 SQ. FT.
WINE TASTING AREA	1099 SQ. FT.
DINING AREA	455 SQ. FT.
KITCHEN / RESTROOM AREA	916 SQ. FT.
OFFICE	3242 SQ. FT.
TOTAL	4012 SQ. FT.
WINE TASTING AREA	405 SQ. FT.
RESTROOMS	416 SQ. FT.
KITCHEN / PANTRY	494 SQ. FT.

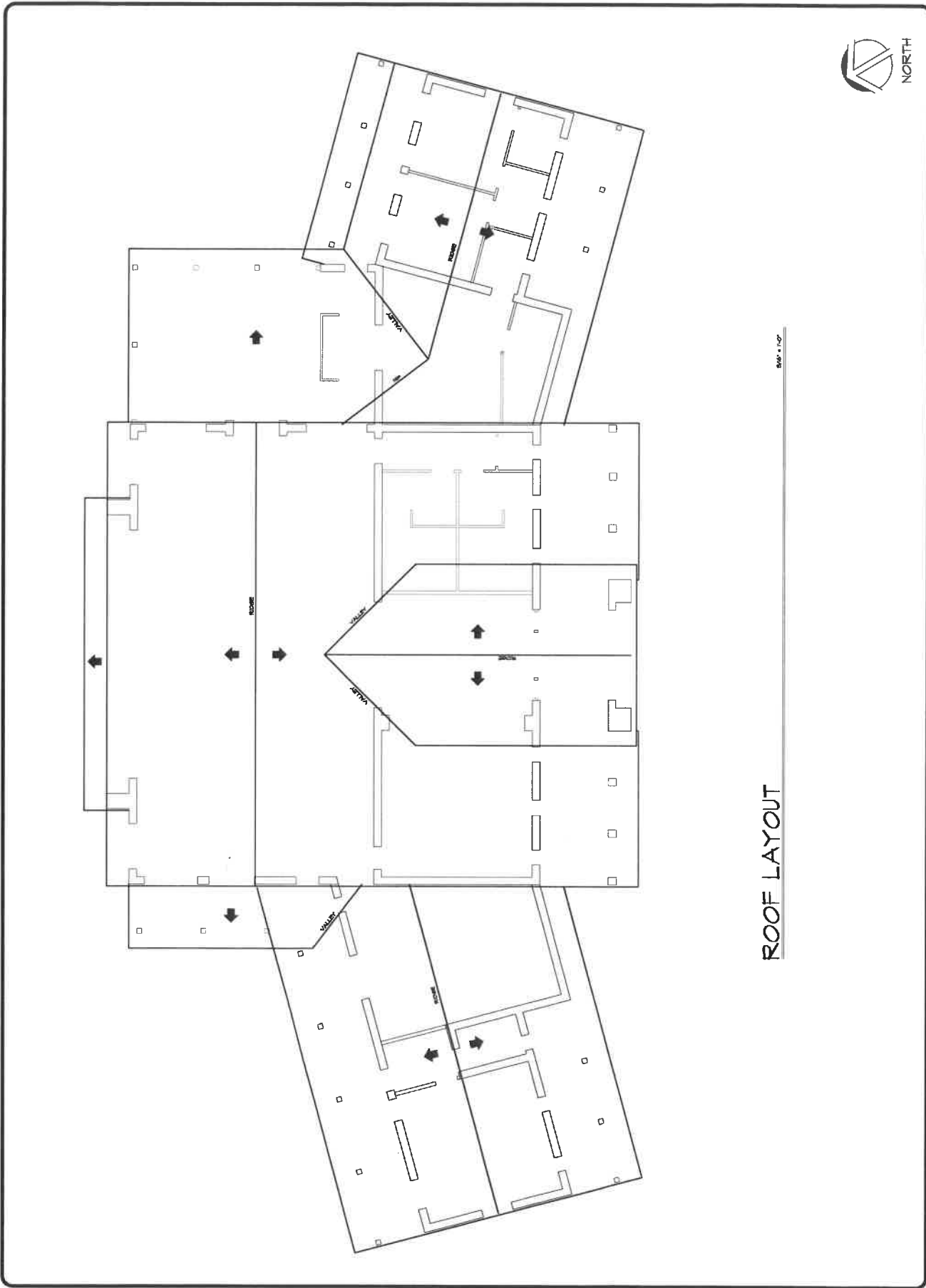
FLOOR PLAN

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

DATE	
BY	
CHECKED	
SCALE	
SHEET NO.	
SHEET	

BELLA VISTA WINERY
 WINE TASTING BUILDING
 41220 CALLE CONTRA, TEMECULA, CA
McMANUS & ASSOCIATES
 BUILDING DESIGN + PLANNING
 MICHAEL M. McMANUS CHRISTINA M. GRINNA
 BUILDING DESIGNER ARCHITECT #20080
 PHONE (760) 325-5008 FAX (760) 325-5009
 10000 BENTLEY CIRCLE NORTH

DATE	10/20/11
BY	CM/BJT
SCALE	
SHEET NO.	5
SHEET	OF 10



ROOF LAYOUT

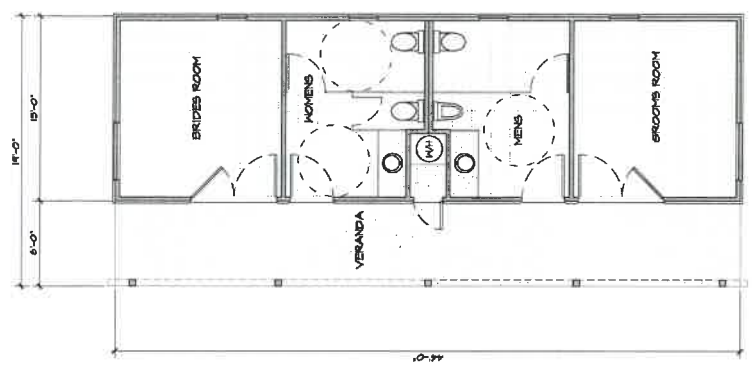
8/8/11 11:07

REVISIONS	BY	DATE

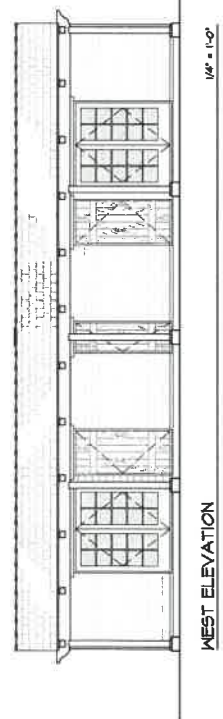
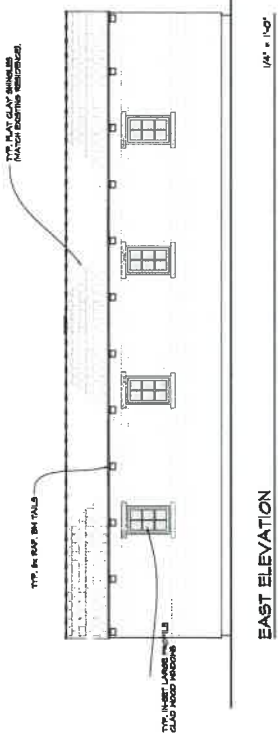
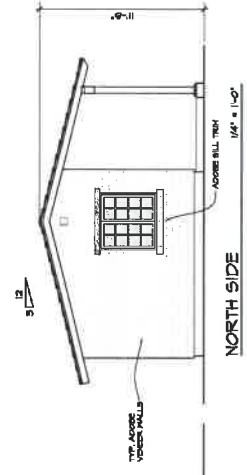
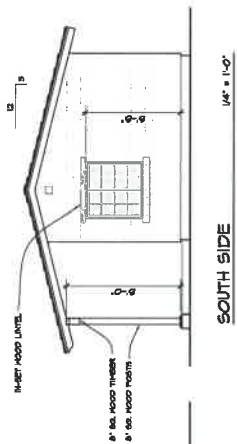
BELLA VISTA WINERY
RESTROOM BUILDING
 41220 CALLE CONTRA, TEMECULA, CA
 MICHAEL W. McMANUS ARCHITECT #12020
 BUILDING DESIGNER
 CHRISTINA M. GRINNA
 TEMECULA, CALIF. 92590-4489
 PHONE (760) 326-5005 FAX (760) 326-5006
 BUILDING DESIGN - PLANNING
McMANUS & ASSOCIATES

PROJECT	DATE	SCALE	JOB NO.	SHEET:
	09/20/11			6

of 10



FLOOR PLAN
 BUILDING AREA 572 SQ. FT.
 VERANDA AREA 204 SQ. FT.



SOUTH SIDE

NORTH SIDE

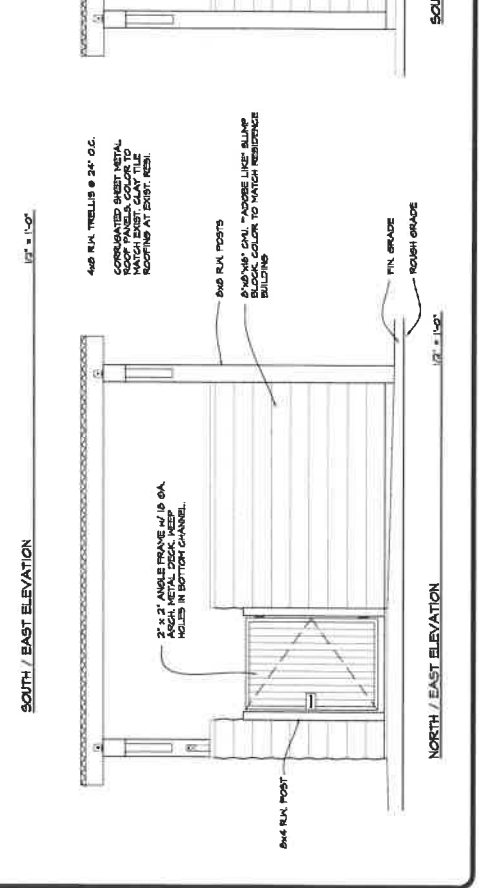
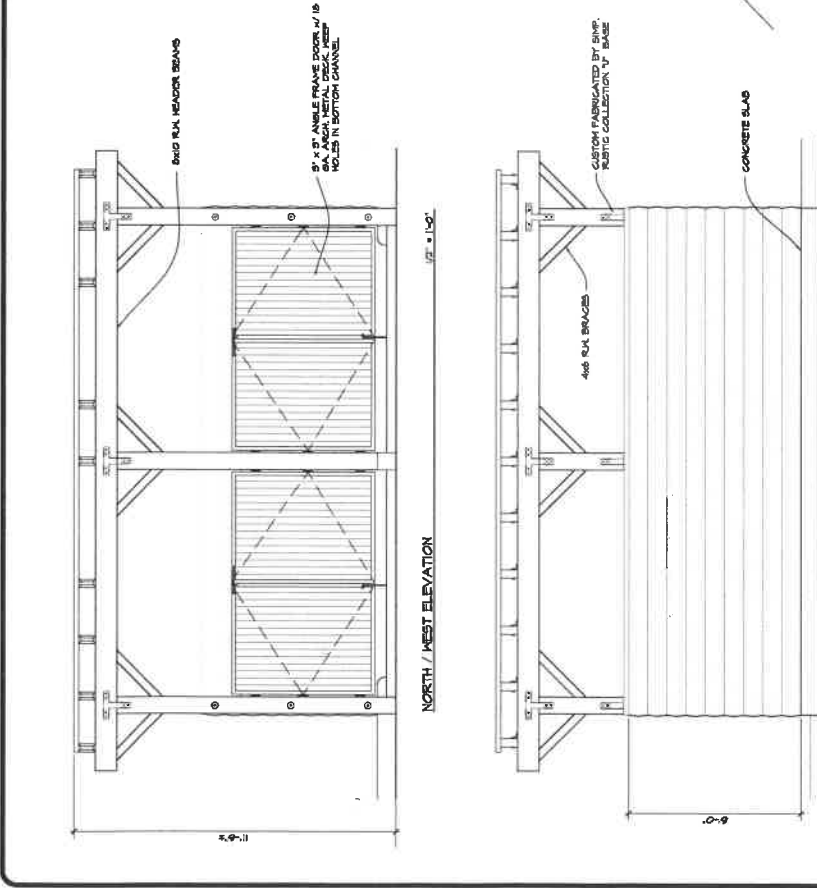
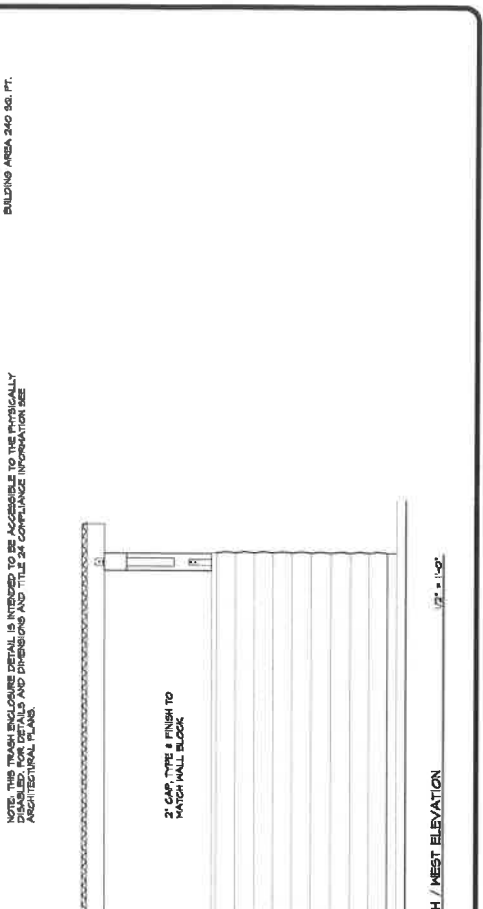
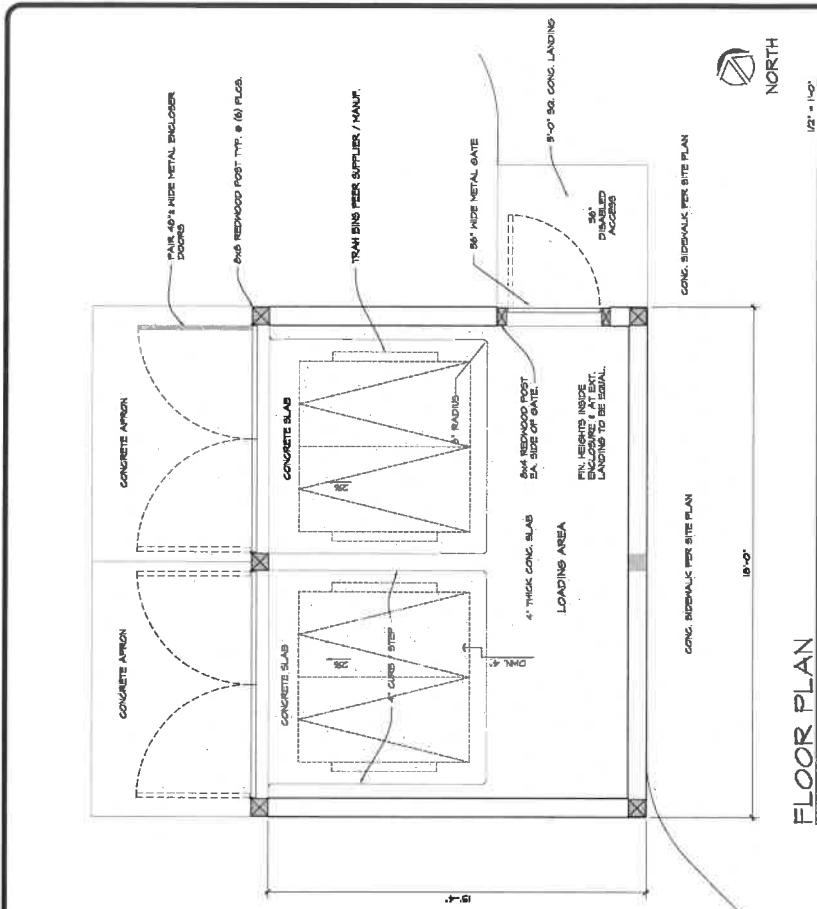
EAST ELEVATION

WEST ELEVATION

REVISED	BY	DATE

BELLA VISTA WINERY
TRASH ENCLOSURE
 4120 CALLE CONTENTO, TRUCULA, CA
 BUILDING DESIGNER: MICHAEL M. MCKANUS, CHRISTINA M. BRINNA
 ARCHITECT: MCKANUS & ASSOCIATES
 PROJECT NO: 2018-0005 SITE C
 TRUCULA, CALIF. 94780
 ENTERPRISE CIRCLE NORTH

DRAWN	MMM
ORDERED	
DATE	09/20/17
SCALE	
JOB NO.	
SHEET:	7
	of 10



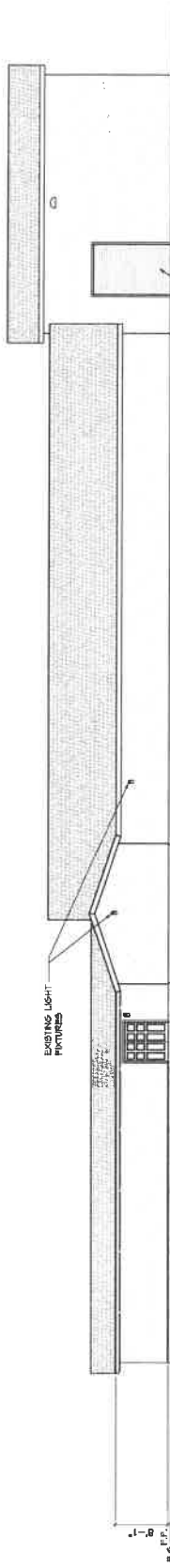
REVISIONS	DATE

PREPARED BY:
LAKE SHORE ENGINEERING
 26811 HOPE CIRCLE
 HAYWARD, CA

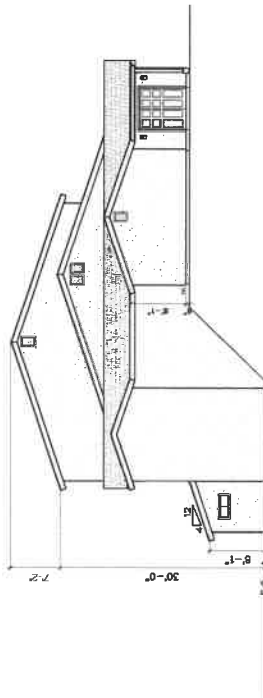
DRAWING TITLE:
 ELEVATIONS
 DISTINGUISHING WINE PRODUCTION BUILDING

CONTRACTOR/OWNER SHALL VERIFY ALL DIMENSIONS AND CHECK FOR ANY DISCREPANCIES CONCERNING ANY WORK ALL
 MATERIAL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
BELLA VISTA WINERY
 4120 CALLE CORONADO
 TRIBUCA, CA 92582

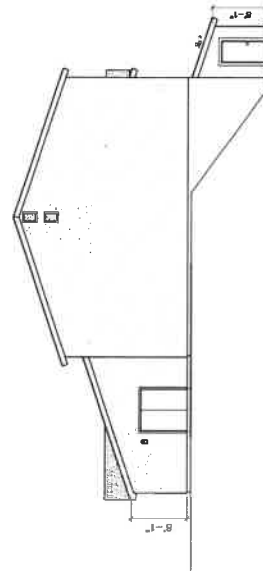
DRAWN BY:
 CHECKED BY:
 DATE:
 SCALE:
 1" = 10'-0"
 JOB NO.
 18-01
 SHEET
8 OF 10



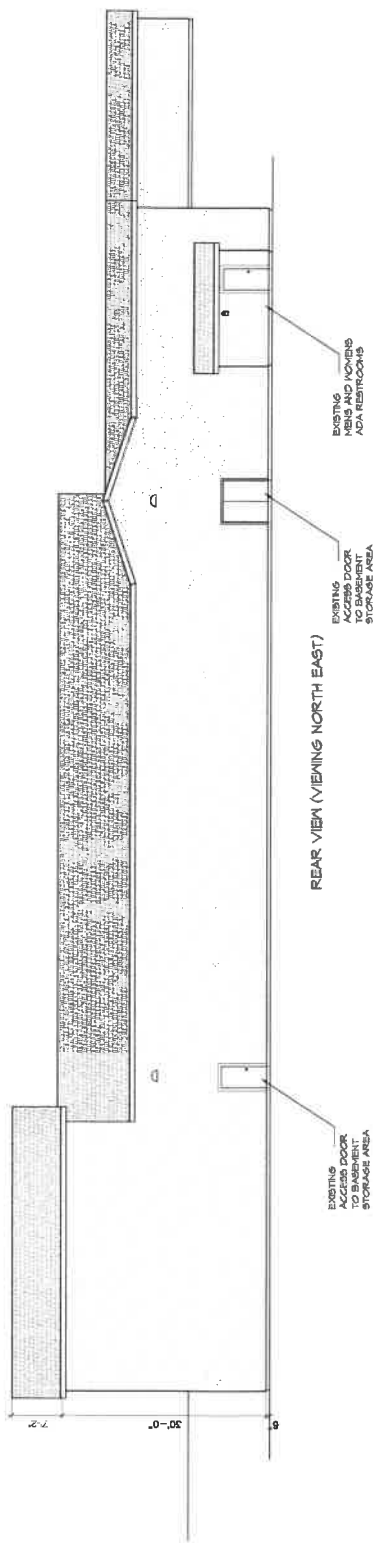
FRONT VIEW (VIEWING SOUTH WEST)



LEFT VIEW (VIEWING NORTH WEST)



RIGHT VIEW (VIEWING SOUTH EAST)



REAR VIEW (VIEWING NORTH EAST)

REVISIONS	BY:	

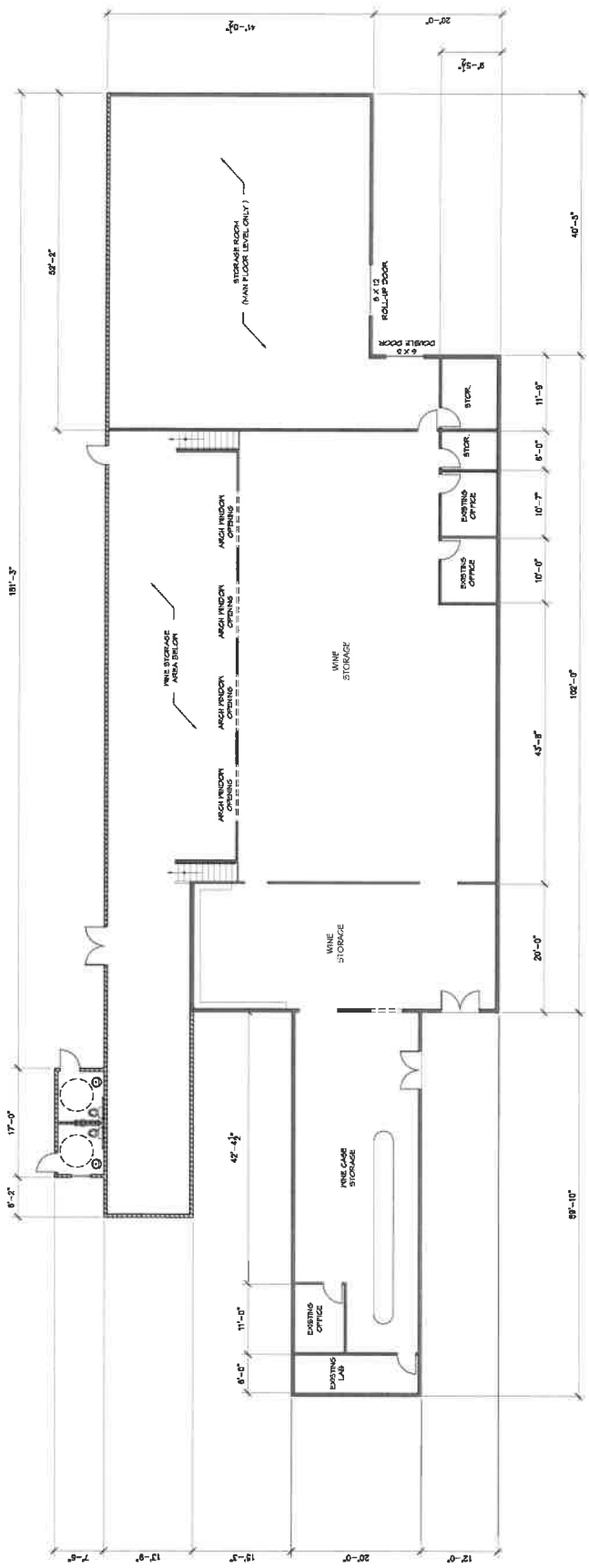
PREPARED BY:
LAKESHORE ENGINEERING
 26611 HOSE CIRCLE, SUITE 301
 MARIETTA, GA 30067

EXISTING WINE PRODUCTION BUILDING
 FLOOR PLANS

BELLA VISTA WINERY
 1500 STATE STREET
 TRIBUNAL, CA 92582

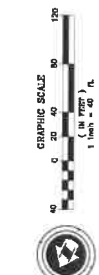
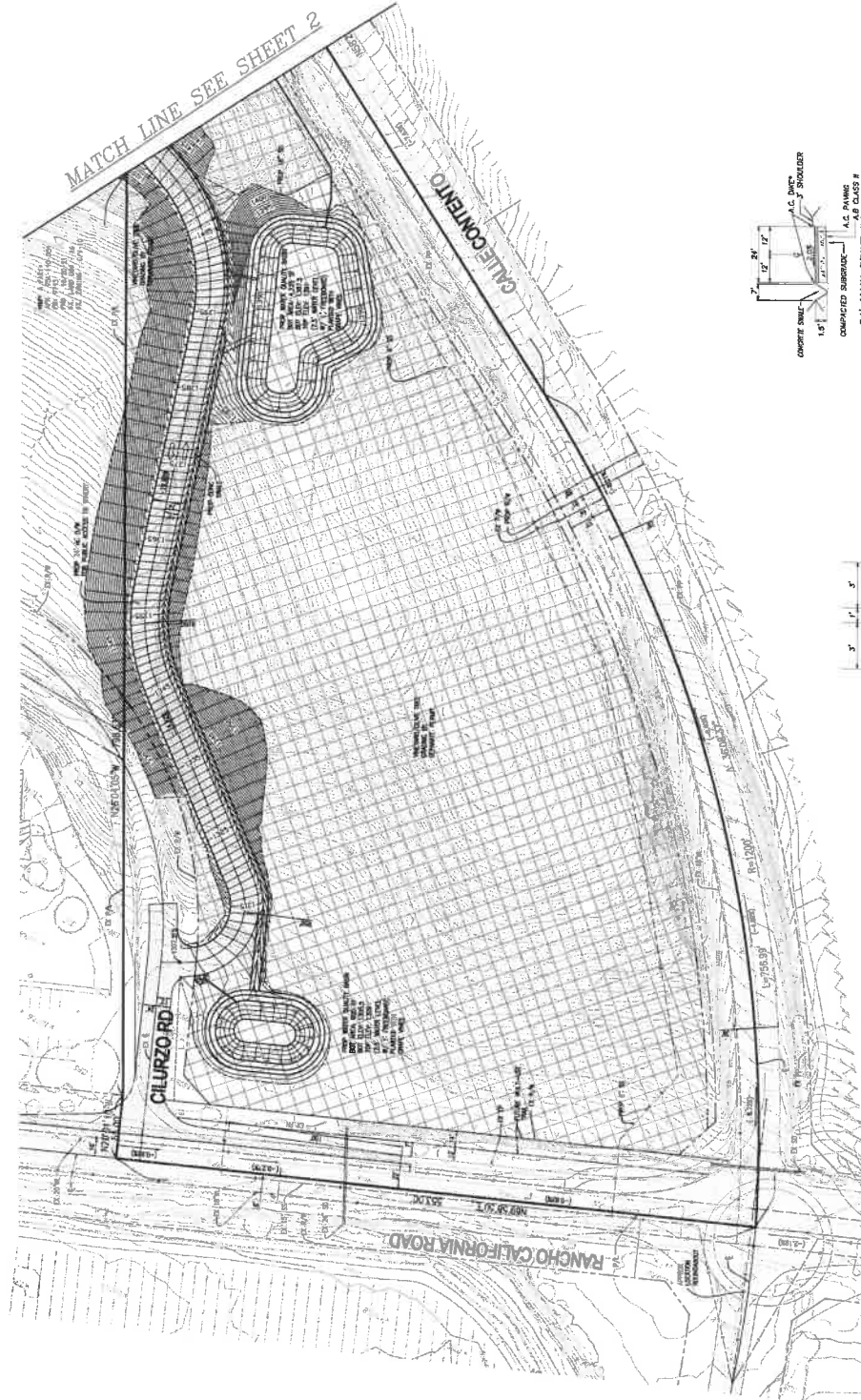
CONTRACTOR/COWNER SHALL VERIFY ALL DIMENSIONS AND CHECK FOR ANY DISCREPANCIES CORRECTING ANY WORK ALL
 INTERNAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED DIMENSIONS.

DRAWN BY:
 CHECKED BY:
 DATE:
 NAME: T.J. BOB
 SCALE:
 1/8" = 1'-0"
 JOB NO:
 15-01
 SHEET:
 6
 OF 10



————— EXISTING MAIN FLOOR WALL
 - - - - - EXISTING CONCRETE 12" LOWER LEVEL WALL

CONCEPTUAL GRADING PLAN FOR PLOT PLAN 25740



CASE: PP25740
EXHIBIT G: Grading Plans (2)
PLANNER: T. Wheeler
DATE: December 18, 2019

NO.	DATE	REVISION
1	12-18-19	ISSUE FOR PERMITTING
2	12-18-19	ISSUE FOR PERMITTING
3	12-18-19	ISSUE FOR PERMITTING
4	12-18-19	ISSUE FOR PERMITTING

OWNER/APPLICANT:
ENGINEER:
4M ENGINEERING AND DEVELOPMENT, INC.
1425 CALIFORNIA ROAD
SAN ANTONIO, TEXAS 78204
(512) 385-3366
911.072



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



12/04/19, 8:51 am

PP25740

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP25740. 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 (Plot Plan No. 25740) 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

Plot Plan No. 25740 is a proposal to entitle an existing winery facility as a Class V Winery "Project" on 24.60 gross acres. The Project will include an existing barn converted into a 13,467 square-foot wine production building with offices, a wine lab, wine storage and restrooms. Additionally new construction would consist of a 5,919 square-foot tasting room with restaurant and dining area, retail, offices, storage, and restrooms; a new 531 square-foot wedding prep building with restrooms; and a wedding pergola with a lawn area for seating; plus an outdoor pond. The Project also includes 83 parking spaces; with 9 ADA and 3 EV parking spaces included. There is also an existing 3,413 square-foot residential dwelling with a swimming pool on site which is not part of the Project.

Noise Exception No. 1900001 proposes a noise exception to a special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions pertaining to noise as required per Ordinance No. 348, Section 14.93.C.4 and 14.93.C.5.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines: 1. 3rd District Design Guidelines 2. County Wide Design Guidelines and Standards 3. County Design Guidelines • 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 [MAP and/or] EXHIBIT(S)

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 4 AND - Exhibits (cont.)**

Exhibit A (Site Plan), dated April 10, 2019. Exhibit B (Elevations), dated April 10, 2019. Exhibit C (Floor Plans), dated April 10, 2019. Exhibit G (Conceptual Grading Plan), dated April 10, 2019.

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) • Native American Cultural Resources, and Human Remains (Inadvertent Find) • School District Impact Compliance • Current California Building Code (CBC) • California Alcoholic Beverage Control License (type 02 ABC licenses and/or others) • Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
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) • 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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-USE -CODE/ORDINANCE REQ

CODE/ORDINANCE REQUIREMENTS: The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply. Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review. 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.

E Health

E Health. 1 0010-E Health-TVWC SEWER CONNECT-COMMERCIAL

Commercial projects within the Temecula Valley Wine Country (TVWC) Phase I and Phase II (Sewer) Infrastructure Study Area proposing onsite wastewater treatment exceeding cumulative discharges of wastewater flow greater than 1,200 gallons per day shall connect to the sanitary sewer within 60 days of it becoming available, for the disposal of all wastewater. Sewer shall be considered available when the main sewer is in the street in front of the property (or the sewer runs along any portion of the property boundary) and is active. In the meantime, these commercial projects shall be allowed to install a 1,200 gallons per day conventional septic system with engineered flowmeter/diversion valve system to shift flow exceeding that amount to a holding tank under existing Department of Environmental Health authority. The interim

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 0010-E Health-TVWC SEWER CONNECT-COMMERCIAL (cont.)

conventional system and/or holding tank shall not be used after sewer becomes available and a total of five years. The project proponents shall sign a Project Participation Agreement with Eastern Municipal Water District to financially participate in the sewer project and a copy thereof shall be provided to the Department of Environmental Health.

E Health. 2 0010-E Health-USE - FOOD FACILITY PLAN CHECK

As of 3/7/2016, Bella Vista Winery currently only has a 100% pre-packaged food permit and bar only does wine tasting. Prior to any handling of open foods or drinks other than wine made on-site, will require evaluation and approval from this Department. Please contact (951)461-0284 for additional details.

E Health. 3 0010-E Health-USE - POOL AND PONDS

Existing pool and pond for this project are not properly permitted by the Department of Environmental Health for conformance to California Health and Safety Code, Section 116025-116068, California Code of Regulations Title 22, and California Code of Regulations Title 24, Chapter 31B. Prior to use for any commercial purposes, please consult your local Environmental Health Office, District Environmental Services at (951) 461-0284.

Fire

Fire. 1 0010-Fire-USE-#01A - SHELL/FPE/COMM.

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY. Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

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

Super fire hydrants (6"x4"x 2-2 1/2") shall be located within 400 feet of all structures and in accordance with California Fire Code and Riverside County Ordinance 787.

Fire. 3 0010-Fire-USE-#50-BLUE DOT REFLECTOR

ADVISORY NOTIFICATION DOCUMENT**Fire****Fire. 3 0010-Fire-USE-#50-BLUE DOT REFLECTOR (cont.)**

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

Fire. 4 0010-Fire-USE-#88A-AUTO/MAN GATES

Gates shall be a minimum of 24 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Automatic gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

Fire. 5 0010-Fire-USE* -#23-MIN REQ FIRE FLOW

Minimum required fire flow shall be in accordance with California Fire Code and Riverside County Ordinance 787. Approved fire hydrants must be available before any combustible material is placed on the job site. Fire flow will be reviewed upon receipt of building plans.

Fire. 6 Gen - Custom

1.) Access - 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. 2.) Water - 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. 3.) High Fire Hazard Severity Zone - The project is located in the "SRA Very 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.

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 1****0010-Flood-USE FLOOD HAZARD REPORT**

Plot Plan (PP) 25740 is a proposal to legalize an existing winery facility into a Class V Winery in the Rancho California area. The 24.6-acre site is located on the southeast corner of Rancho California Road and Calle Contento Road. The site is Parcel 3 of Parcel Map 9743.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. The northeast corner of the site is impacted by the 100-year Zone A floodplain limits for Long Valley Wash as delineated in the Long Valley Wash Special Study dated October 2002. The site straddles a ridge-line and naturally drains in two different directions. The western portion and bulk of the site drains to the west to Calle Contento Road then stormwater runoff proceeds north to Long Valley Wash. The eastern portion of the site drains in a northeasterly direction directly to Long Valley Wash natural watercourse. Since the site is along a ridge-line there is little tributary offsite runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

No additional mitigation for increased runoff should be required if compliance with the Hydrological Conditions of Concern (HCOC) requirements in the Water Quality Management Plan (WQMP) are met. This project does not include any existing or proposed District maintained facilities and the review of the drainage plan and the preliminary WQMP are being processed by the Transportation Department.

There are three existing buildings on the site that are utilized with this proposal. Research indicated that building permits were issued 1981 and historic aerial photos show all three buildings were constructed prior to 1983. Since the permitted construction for the three buildings was completed prior to the adoption of the Murrieta Creek Area Drainage Plan (ADP) in 1986, the existing buildings will not be charge the ADP fee.

It should be noted that the site is located within the

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT (cont.)

bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plans (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$1,179 per acre of graded/impervious area, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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;

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 serving areas and tasting area 1 space per 45 s.f. of serving area plus 1 space per 2 employees

c. General retail area 1 space per 200 s.f. of gross floor area

Planning. 2 0010-Planning-USE - CEASED OPERATIONS

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 2****0010-Planning-USE - CEASED OPERATIONS (cont.)**

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

Planning. 3**0010-Planning-USE - CONSTRCT EQUIP/EXHAUST**

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3

0010-Planning-USE - CONSTRUCT EQUIP/EXHAUST (cont.)

dust control measures listed below: a)During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease. b)During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would require watering at least three times per day which include wetting down such areas in the late morning, mid-day after work is completed for the day, and whenever wind exceeds 15 miles per hour. Soil stabilizers may also be used instead of watering as deemed appropriate by the County during application review, to comply with County and SCAQMD nuisance and dust regulations. c)Immediately after clearing, grading, earthmoving, or excavation is completed, the entire area of disturbed soil shall be treated until the area is paved or otherwise developed so that dust generation will not occur. d)Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. e)Trucks transporting soil, sand, cut or fill materials, and/or construction debris to or from the site shall be tarped/covered from the point of origin.

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

- Utilize well-tuned off-road construction equipment.
- Establish a preference for contractors using Tier 3 or better heavy equipment.
- Enforce 5-minute idling limits for both on-road trucks and off-road equipment.

Planning. 4

0010-Planning-USE - CONSTRUCTION NOISE

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

- Construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September, and

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 4****0010-Planning-USE - CONSTRUCTION NOISE (cont.)**

-Construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

-To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes when not in use.

-Best efforts shall be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.

-Equipment and trucks shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible).

- Impact tools (e.g., jack hammers, pavement breakers, and rock drills) shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used; this muffler can lower noise levels from the exhaust by up to about ten dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of five dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.

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

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

- A sign posted on-site pertaining the permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 4 0010-Planning-USE - CONSTRUCTION NOISE (cont.)**

also include a listing of both the County and construction contractor's telephone numbers (during regular construction hours and off-hours); and - A pre-construction meeting may be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

Planning. 5 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 Plot Plan under a Noise Exception case (NE1900001). The proposed project will provide one (1) follow-up noise measurement that will have occurred during an outdoor event with amplified sound (such as a live music event or wedding). In addition, the following restrictions shall apply per Noise Impact Analysis prepared by Giroux & Associates dated February 22, 2019: 1. Live Music would be acceptable at the pergola area until 10:00pm 2. A disk jockey (DJ) would not be permissible at the pergola at any time 3. Live music or a DJ would be acceptable outdoors by the Wine Tasting Room until 10:00pm 4. Live Music or DJ would be acceptable at any time if held inside the Wine Tasting Room

Planning. 6 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 0010-Planning-USE - GEO02429 (cont.)

Planning. 7 0010-Planning-USE - GEO02429

County Geologic Report (GEO) No. 2429, submitted for this project (PP25740) was prepared by Matrix Geotechnical Consulting, Inc. and is entitled: "Geotechnical Investigation for the Proposed Bella Vista Winery, Located in the Temecula Valley Wine Country Area, Southeast Corner of Calle Contento and Rancho California Road, County of Riverside, California", dated February 6, 2015. In addition, Matrix Geotechnical Consulting, Inc. submitting the following: "Response to County Comments for the Proposed Bella Vista Winery, Located in the Temecula Valley Wine Country area, Southeast Corner of Calle Contento and Rancho California Road, County of Riverside, California", dated June 16, 2015. This document is herein incorporated in GEO02429. GEO02429 concluded: 1.The site is not located within a State of California Earthquake Fault Zone and there are not any known faults (active, potentially active, or inactive). 2.The possibility of damage from ground rupture is considered nil. 3.There was no indication of the presence of landslides on or directly adjacent to the site. 4.Groundwater is not expected to be a constraint for the proposed construction. 5.Cohesive soil may not be susceptible to liquefaction. 6.The potential for seiche and/or tsunami waves is considered to be nil. 7.The effects of lateral spreading on the site are considered to be nil.

GEO02429 Recommended: 1.Prior to grading of areas that may receive fill, structures or other improvements those areas should be cleared of surface obstructions, existing debris and stripped of vegetation. 2.All non-engineered fill on the site is prone to potential settlement and should be overexcavated to underlying Pauba Formation.

GEO No. 2429 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 7****0010-Planning-USE - GEO02429 (cont.)**

GEO No. 2429 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 upon application for grading and/or building permits.

Planning. 8**0010-Planning-USE - IF HUMAN REMAINS FOUND**

The developer/permit holder or any successor in interest shall comply with the following for the life of this project: Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed: a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: i) A County Official is contacted. ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American: iii) The Coroner shall contact the Native American Heritage Commission within 24 hours. b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American. c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98. d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 8 0010-Planning-USE - IF HUMAN REMAINS FOUND (cont.)**

a location not subject to further disturbance: i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission. (1)The MLD identified fails to make a recommendation; or (2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

Planning. 9 0010-Planning-USE - MT PALOMAR LIGHTING AREA

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

Planning. 10 0010-Planning-USE - PDA04943 ACCEPTED

County Archaeological Report (PDA) No 4943, submitted for this project (PP25740) was prepared by Jean Keller, Ph.D. and is entitled: "A Phase I Cultural Resources Assessment of Bella Vista Winery, Plot Plan 25740," dated August 2015.

According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA. This study has been incorporated as part of this project, and has been accepted.

Planning. 11 0010-Planning-USE - PERMIT SIGNS

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

Planning. 12 0010-Planning-USE - RECLAIMED WATER

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

ADVISORY NOTIFICATION DOCUMENT**Planning**

Planning. 13 0010-Planning-USE - RESIDENCE NOT A PART (cont.)

Planning. 13 0010-Planning-USE - RESIDENCE NOT A PART

The APPROVED EXHIBIT A PP25740 Site Plan includes an area that is labeled "Not A Part" that is currently used as an one-family dwelling unit that is permitted in the Wine Country-Winery (WC-W) Zone. No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence except in the area that is labeled "Not A Part" as shown on the APPROVED EXHIBIT A.

Planning. 14 0010-Planning-USE - SCAQMD APPLC BLE RULE403

During Construction and operation the Project shall comply with the following SCAQMD Applicable Rule 403 Measures:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more). - Water active sites at least three times daily (locations where grading is to occur will be thoroughly watered prior to earthmoving). - All trucks hauling dirt, sand, soil, or other loose materials are to be covered, or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and top of the trailer). - Pave construction access roads at least 100 feet onto the site from main road. - Traffic speeds on all unpaved roads shall be reduced to 15 mph or less. - Stockpiled dirt may be covered witha tarp to reduce the need for watering or soil stabilizers.

Planning. 15 0010-Planning-USE - TEMECULA BOMB SITE 107

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

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 15****0010-Planning-USE - TEMECULA BOMB SITE 107 (cont.)**

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

Planning. 16**0010-Planning-USE - TRAILS**

There are two road side trails located along the Project's boundary along Rancho California Road and Calle Contento. The future trails will be located entirely within the road right-of-way. The ROW shall be kept free from obstruction once the trails are established.

Planning. 17**0010-Planning-USE - UNANTICIPATED RESOURCES**

The developer/permit holder or any successor in interest shall comply with the following for the life of this project: 1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource. c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or

ADVISORY NOTIFICATION DOCUMENT**Planning**

Planning. 17 **0010-Planning-USE - UNANTICIPATED RESOURCES (cont.)**
mitigation measures.

Planning. 18 **0010-Planning-USE - VINEYARD MAINTENANCE**

Seventy-five percent of the net project area of 21.43 acres, approx. 16.06 acres shall be planted with vineyards. The planting requirement shall be maintained for the life of the permit. To achieve the seventy-five percent planting requirement, fifteen percent of the net project area may include the planting of olive trees and the remaining sixty percent of the net project area shall be planted in vineyards. Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre. Olive trees used to meet the planting requirement shall have a minimum average density of 100 olive trees per acres.

Planning. 19 **0010-Planning-USE - WINE PRODUCTION**

Seventy-five percent of grapes utilized in wine production and retail wine sales shall be grown in Riverside County except when the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area and during the first three years from the conditional use permit's effective date. Of wine sold by a winery, at least fifty percent of the wine shall be produced on the Winery's premise. Plot Plan No. 25740 permits a Class V Winery, as such the winery area shall be at least 1,500 square feet and shall produce at least 3,500 gallons of wine annually as determined by the County Agricultural Commissioner.

Planning. 20 **0020-Planning-USE - EXPIRATION CODE ENFORCE**

This permit shall be considered used as of the day of the effective date. WITHIN NINETY (90) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 20

0020-Planning-USE - EXPIRATION CODE ENFORCE (cont.)

sixtieth day, which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

Planning. 21

015 - Planning - 90 DAYS TO PROTEST

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

Planning. 22

015 - Planning - BASIS FOR PARKING

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Wine Tasting Area/Restaurant - 1 space per 45 square feet of serving area; Wine production area = 1 space per 500 square feet for fabrication area, 1 space per 1,000 square feet for storage area. The project will provide a total parking area of 83 parking spaces (including 9 ADA and 3 EV parking spaces).

Planning. 23

015 - Planning - COLORS & MATERIALS

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBITS and Color Renderings for the project.

Planning. 24

015 - Planning - HOURS OF OPERATION

The hours of operation for this winery approved through Plot Plan No. 25740 shall be as follows: Winery Tasting Room - 10:00 a.m. to 5:00 p.m., 7 days a week. *Shipping facility hours associated with the winery (Tasting Room and/or Production Building) will be limited to 8:00 a.m. to 6:00 p.m.* Restaurant hours - 11:00 a.m. to 6:00 p.m., 7 days a week. Special Occasions or Events - 9:00 a.m. to 10:00 p.m. *No special occasions or events will occur after 10 p.m. for any reason.*

Planning. 25

015 - Planning - MT PALOMAR LIGHTING & LIGHTING DIRECTION

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 25

015 - Planning - MT PALOMAR LIGHTING & LIGHTING DIRECTION

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

Planning. 26

015 - Planning - NO OUTDOOR ADVERTISING

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval. All signage will conform to the Temecula Valley Wine Country Community Plan.

Planning. 27

015 - Planning - RECLAIMED WATER

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

Planning. 28

015 - Planning - USE CASE

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use. The Planning Director, at his/her, discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

Planning. 29

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 PLOT PLAN; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests. The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 29 AND - Hold Harmless (cont.)

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 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.

Planning. 30 AND - Winery Development Standards

The following standards shall apply to all wineries as stated in Ordinance No. 348 Section 14.93.E: A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery. Olive trees used to meet the above planting requirement shall have a minimum average density of 100 olive trees per acre. Vineyards used to meet the planting requirement shall have a minimum average density of 450 vines per acre. The seventy-five (75%) planting requirement shall be maintained for the life of the permit. A minimum of seventy-five percent (75%) of the grapes utilized in wine production and retail wine sales shall be grown in Riverside County, except during the following: a) When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption. b) The first two years from the plot plan's or conditional use permit's effective date. For winery entitlements and revised entitlements approved after the effective date of Ordinance No. 348.4818, at least fifty percent (50%) of the wine sold by a winery shall be produced on the winery site. A Class V Winery shall be at least three thousand (3,000) square feet and shall produce at least seven thousand (7,000) gallons of wine annually as determined by the County Agricultural Commission. Prior to the issuance of a building permit for any incidental commercial use, the winery shall be constructed. Prior to the issuance of a certificate of occupancy for any incidental commercial use, the winery shall be operational

Planning-All

Planning-All. 1 015 - Planning-All - CAUSES FOR REVOCATION

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

Planning-All. 2 015 - Planning-All - CEASED OPERATIONS

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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3 015 - Planning-All - EXTERIOR NOISE LEVELS (cont.)

Planning-All. 3 015 - Planning-All - 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 Plot Plan under a Noise Exception case (NE1900001). The proposed project will provide one (1) follow-up noise measurement that will have occurred during an outdoor event with amplified sound (such as a live music event or wedding).

Planning-All. 4 015 - Planning-All - 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-All. 5 015 - Planning-All - MAINTAIN LICENSING

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

Planning-All. 6 015 - Planning-All - NOISE MONITORING

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report). After the issuance of two (2) Code Violation Notices (within 180 days) for excessive noise, noise measurements shall be performed by the Office of Industrial Hygiene or other County of Riverside appointee for every event to determine if the Noise Ordinance No. 847 and the determination through which the Noise Exception (NE1900001) and project conditions were approved. If violations are found, the County shall reconsider allowed hours of operations, number of guests, amount

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 6 015 - Planning-All - NOISE MONITORING (cont.)

of special occasions or events per year, approval of the special occasion facility/use, or any combination thereof.

Regional Parks and Open Space

Regional Parks and Open Space. 1 0010-Regional Parks and Open Space-USE - TRAILS

There are two road side trails located along the Project's boundary along Rancho California Road and Calle Contento. The future trails will be located entirely within the road right-of-way. The road right-of-way shall be kept free from obstruction once the trails are established.

Transportation

Transportation. 1 0010-Transportation-USE - COUNTY WEBSITE

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

Transportation. 2 0010-Transportation-USE - DRAINAGE PATTERNS

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

Transportation. 3 0010-Transportation-USE - INCREASE RUNOFF CRITERIA

INCREASED RUNOFF CRITERIA:

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to

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

Low Loss rates will be determined using the following:

ADVISORY NOTIFICATION DOCUMENT**Transportation****Transportation. 3 0010-Transportation-USE - INCREASE RUNOFF CRITERIA (cont.)**

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

Where possible and feasible the on site flows should be mitigated before combining with off site flows to minimize the size of the detention facility required. No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter. Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

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

***** Preliminary sizing may be based on the difference in runoff hydrograph volume between the "developed" condition and the "pre developed" condition for the 24 hour

Transportation. 4 0010-Transportation-USE - INCREASED RUNOFF

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

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

Transportation. 5 0010-Transportation-USE - R-O-W EXCEEDS/VACATION

If the existing right of way along Calle Contento per County Standard No. 103, Ordinance 461, 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. 6 0010-Transportation-USE - STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 0010-Transportation-USE - STD INTRO (ORD 461) (cont.)

provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461).

It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 7 0015 - LSP 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:

- 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.

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.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826 (cont.)

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 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.
- Subscribe to a recycling service with waste hauler.
- Provide recycling service to tenants.
- 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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 3 0010-Waste Resources-USE - HAZARDOUS MATERIALS (cont.)

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: PP25740

Parcel: 951140056

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-USE - IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 2 0060-BS GRADE-USE - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

060 - BS-Grade. 3 0060-BS GRADE-USE -SLOPE AND DRAINAGE EASEMENT Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

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.

Plot Plan 25740 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 3.63 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: PP25740

Parcel: 951140056

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 Plot Plan No. 25740 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: PP25740

Parcel: 951140056

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Plan: PP25740

Parcel: 951140056

60. Prior To Grading Permit Issuance Planning

060 - Planning. 3 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 area which is anticipated to be 5.37 acres in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

Planning-EPD

060 - Planning-EPD. 1 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

Plan: PP25740

Parcel: 951140056

60. Prior To Grading Permit Issuance
Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - GRADING PLAN CHECK Not Satisfied

As identified in Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis for PP25740 Bella Vista Winery, dated August 27, 2015, the areas identified as Riverine/Riparian shall be shown on all project exhibits including final map to ensure avoidance of these habitats as restricted from development. Prior to the issuance of a grading permit EPD must review the plan to confirm grading limits and to ensure that no impacts to MSHCP Riparian/Riverine habitat will occur.

060 - Planning-EPD. 3 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 September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does 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.

Plan: PP25740

Parcel: 951140056

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 0060-Transportation-USE - FINAL WQMP Not Satisfied

Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. R9 2010 0016. to the Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. 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. The project is located in the Santa Margarita watershed. For any questions, please contact (951) 712 5494.

The preparer of the Final WQMP shall address the following conditions of approval on the Preliminary WQMP.

1. The Preparer shall include CC&Rs in the Final WQMP, which must be signed and recorded by the County.
2. The Preparer will need to provide further information regarding the infiltration testing that was done, and provide proof that infiltration testing was performed with the proposed infiltration basin footprint for the Final WQMP.
3. The Preparer shall address any final comments from the County of Riverside.
4. The Applicant shall provide the County with two original copies of the WQMP, "wet signed" and sealed by the Applicant's Engineer. The Applicant shall "wet sign" the Project Owner's Certification and include the Notary Acknowledgement page in the WQMP. Additionally, the preparer shall "wet sign" and "stamp" the Preparer's Certification page in the WQMP.
5. The Applicant shall provide two digital copies on CD of the Final WQMP documents.
6. The Applicant shall provide the original "wet-signed" copy of the County's Maintenance Agreement to be included with the WQMP.

060 - Transportation. 2 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.

Plan: PP25740

Parcel: 951140056

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 - WQMP EASEMENTS Not Satisfied

Prior to issuance of a grading permit, the applicant shall ensure that BMP facilities are placed in dedicated

060 - Transportation. 5 Drainage 1 Not Satisfied

This project shall include a riser to connect to the existing culvert located at the south east corner of Rancho California Road and Calle Contento

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-USE - PALEO MONITORING REPORT Not Satisfied

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository.

Plan: PP25740

Parcel: 951140056

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-USE - NO BUILDING PERMIT WITHOUT 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 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.

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 - SEWER WILL SERVE Not Satisfied

Provide "First Release" Letter in regards to connection to sewer with Eastern Municipal Water District (EMWD). Existing septic system must be properly destroyed under permit with Building and Safety, with coordination with Environmental Health.

Flood

080 - Flood. 1 0080-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.

Plan: PP25740

Parcel: 951140056

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 **0080-Flood-USE MITCHARGE (cont.)** **Not Satisfied**

Plot Plan 25740 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 3.63 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 - ANNEX INTO CSA149A** **Not Satisfied**

Contact Riverside County Economic Development Agency - Community Services Division to annex into Community Service Area (CSA) 149A.

080 - Planning. 2 **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 B.

080 - Planning. 3 **0080-Planning-USE - CONFORM TO FLOOR PLANS** **Not Satisfied**

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

080 - Planning. 4 **0080-Planning-USE - FEE STATUS** **Not Satisfied**

Prior to issuance of building permits for Plot Plan No. 25740, 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. 5 **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 Ordinance Nos. 655 and 915, as well as the Riverside County Comprehensive General Plan.

080 - Planning. 6 **0080-Planning-USE - PLANTING REQUIREMENT** **Not Satisfied**

Fifty percent of the vineyard requirement, which equals approximately 8.0 acres, shall be planted prior to issuance of a building permit for the winery.

Plan: PP25740

Parcel: 951140056

80. Prior To Building Permit Issuance

Planning

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

Roof mounted equipment 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 Valley Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 9 080 - Planning - VINEYARD PLANTING INSPECTION Not Satisfied

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. 10 080-Planning - INCID. COM USE BLDNG PERMT Not Satisfied

Prior to the issuance of a building permit for any incidental commercial use, the winery shall be constructed.

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-USE - MBTA SURVEY Not Satisfied

Prior to the issuance of building permits the biologist who performed the MBTA survey(s) must submit a written report to EPD for review. The report must at a minimum provide survey results and details regarding any mitigation measures that may have been employed to avoid take of any MBTA covered species.

Survey

080 - Survey. 1 Vacation Not Satisfied

The project proponent, by his/her design, is requesting a vacation of the existing excess dedicated rights of way per County Standard No. 103, Ordinance 461, along Calle Contento. The project proponent shall apply under separate application with the County Surveyor for a conditional vacation of Calle Contento, 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.

Plan: PP25740

Parcel: 951140056

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080 - LSP - LANDSCAPE PERMIT/PLOT PLAN REQUIRED Not Satisfied

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,

Plan: PP25740

Parcel: 951140056

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080 - LSP - LANDSCAPE PERMIT/PLOT PLAN REQUIRED Not Satisfied

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.

080 - Transportation. 2 0080 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

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

080 - Transportation. 3 0080-Transportation-USE - CORNER CUT-BACK I Not Satisfied

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

080 - Transportation. 4 0080-Transportation-USE - IMPLEMENT WQMP Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

080 - Transportation. 5 0080-Transportation-USE - PROJECT FAIRSHARE Not Satisfied

To fund necessary roadway improvements beyond those in the WRCOG TUMF program, the County is in the process of establishing a funding program for the Wine Country Community Plan (WCCP) area, which includes this project site, in order to mitigate cumulative traffic impacts.

Since the development of the funding program is ongoing, the applicant will be required to pay the proportionate fair share attributable to this project prior to issuance of 50% of the building permits on the project.

The project's fair-share contribution is determined based on the ratio of the project traffic to future traffic of the WCCP. The project's estimated share of traffic is summarized below.

1. Rancho California Road at La Serena Way: 1.18%

2. Rancho California Road at Calle Contento: 8.16%

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

Plan: PP25740

Parcel: 951140056

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 0080-Transportation-USE - R-O-W DEDICATION 1 Not Satisfied

The project proponent shall dedicate sufficient public street right of way for the proposed roundabout at the intersection of Calle Contento and Rancho California Road as determined by the Director Transportation.

080 - Transportation. 7 0080-Transportation-USE - WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed 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. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION 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. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, 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. The construction of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., requires approval through the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN 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.

Plan: PP25740

Parcel: 951140056

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-USE - 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 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. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

BS-Plan Check

090 - BS-Plan Check. 1 0090-BS-Plan Check-BP - DIF PRIOR TO FINAL Satisfied

Prior to the final inspection, applicants are required to pay the fee required per the Development Impact Fee Ordinance No. 659.

090 - BS-Plan Check. 2 0090-BS-Plan Check-USE - UNPERMITTED STRUCTURES Not Satisfied

PER LETTER FROM OWNERS DATED MAY 25, 2016, WINERY IS TO BE PERMITTED, INCLUDING TASTING ROOM AND PALAPA. PLANS AND ALL REQUIRED DOCUMENTATION ARE TO BE SUBMITTED WITHIN 90 DAYS OF APPROVAL ON PP25740.

E Health

090 - E Health. 1 0090-E Health-USE - HAZMAT BUS PLAN Not Satisfied

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

Plan: PP25740

Parcel: 951140056

90. Prior to Building Final Inspection

E Health

090 - E Health. 2 0090-E Health-USE - HAZMAT CONTACT Not Satisfied

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

Fire

090 - Fire. 1 0090-Fire-PC-#12A-SPRINKLER SYSTEM Not Satisfied

Install a complete commercial fire sprinkler system (per NFPA 13, 2013 Edition) in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the Project Structural Engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 200 feet of a hydrant, and a minimum of 25 feet from the building(s). Sprinkler riser room must have indicating exterior and/or interior door signs. Plans must be submitted in triplicate with current fee to the Fire Department for review and approval prior to installation. Permit number, name of business or project must be on the plans by the job site address.

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

Planning

090 - Planning. 1 0090-Planning-USE - ACCESSIBLE PARKING Not Satisfied

A minimum of four (4) accessible parking space[s] for persons with disabilities is required. The proposed project is providing nine (9) accessible parking space[s] for persons with disabilities and shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of centered at the interior end of the parking space at a centered at the interior end of the parking space at a height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a clearly and conspicuously stating the following: "Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. 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.

Plan: PP25740

Parcel: 951140056

90. Prior to Building Final Inspection

Planning

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 - EXISTING STRUCTURES Not Satisfied

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

090 - Planning. 4 0090-Planning-USE - LOADING SPACES Not Satisfied

A minimum of ONE (1) loading space shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

090 - Planning. 5 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 prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25740 is calculated to be 5.37 net acres.

Plan: PP25740

Parcel: 951140056

90. Prior to Building Final Inspection

Planning

090 - Planning. 6 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 Plot Plan No. 25740 has been calculated to be 5.37 net acres.

090 - Planning. 7 0090-Planning-USE - PARKING PAVING MATERIAL Not Satisfied

A minimum of eighty-three (83) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 8 0090-Planning-USE - PLANTING REQUIREMENT Not Satisfied

A total of seventy-five percent of the net project area shall be planted in vineyards and olive trees, if the olive trees are a part of the planting percentage, prior to building permit final inspection approval, which is approximately 16.06 acres of the entire winery site.

090 - Planning. 9 0090-Planning-USE - REMOVE OUTDOOR ADVERTISE Not Satisfied

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

090 - Planning. 10 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

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

Plan: PP25740

Parcel: 951140056

90. Prior to Building Final Inspection
Planning

090 - Planning. 11 0090-Planning-USE - SIGNAGE REQUIREMENT Not Satisfied

Idling of on- and off-road heavy duty diesel vehicles for more than five minutes is prohibited.

A sign at the loading/delivery area shall be posted directing drivers of heavy duty diesel vehicles to shut down their vehicles after five minutes of idle time.

090 - Planning. 12 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 5.37 acres in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

090 - Planning. 13 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 A, 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 or landscaping 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.

Plan: PP25740

Parcel: 951140056

**90. Prior to Building Final Inspection
Planning**

090 - Planning. 14 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

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

090 - Planning. 15 090 - Planning - ELECTRICAL VEHICLE PARKING Not Satisfied

A minimum of three (3) 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.

090 - Planning. 16 090 - Planning - VINEYARD PLANTING INSPECTION Not Satisfied

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. 17 090-Planning - INCID. COMM USE FINAL Not Satisfied

Prior to issuance of a certificate of occupancy for any incidental commercial use, the winery shall be operational.

Plan: PP25740

Parcel: 951140056

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

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

090 - Transportation. 2 0090 LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

090 - Transportation. 3 0090-Transportation - USE - DEDICATION Not Satisfied

Cilurzo Road along project boundary is designated LOCAL ROAD and said road shall be improved with 24 foot full-width AC pavement and 8' graded shoulder within the 60' (30' west of centerline and 30' east of centerline) full-width dedicated right of way in accordance with County Standard No. 138, Ordinance 461.

NOTE:

1. Acceleration and deceleration AC pavement lane shall be constructed on Rancho California Road per County Standard No. 803, Ordinance 461.

2. The project proponent shall provide and record off site grading easement for proposed 24' AC main driveway prior to start of construction.

090 - Transportation. 4 0090-Transportation -UES - Improvement Not Satisfied

Currently the winery (project) address is on Calle Contento. However, when and if the project address is changed from Calle Contento to Rancho California Road this condition may be waived.

Calle Contento at Rancho California Road (proposed left turn lane) shall be improved with 40 foot (18' west of centerline and 22' east of the centerline of Calle Contento) full-width pavement and rolled AC dike, match up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Transportation Department within 81' (37' project side and 44' on the other side of centerline) full width dedicated right of way in accordance with County Standard No. 103, Section "B", Ordinance 461. (Modified for reduced improvement from 44' to 24'-40' AC pavements)

Plan: PP25740

Parcel: 951140056

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 0090-Transportation -UES - Improvement (cont.) Not Satisfied

At the northerly driveway connection to Calle Contento, the southbound approach shall be improved with a left-turn pocket and AC pavement transition to taper between the existing road, and the proposed driveway, in accordance with the following design parameters:

- i. At the proposed northerly driveway edge of pavement returns shall be a 35 foot radius.
- ii. The left-turn pocket shall be 12 foot wide (6' east and 6' west of the centerline) and 100 feet long with a 120 foot transition.
- iii. Provide 14 foot AC pavement on each side of the left-turn pocket per the design speed of 45 m.p.h.
- iv. Provide acceleration/deceleration lanes per County Standard 803.
- v. The project proponent shall provide and record off site grading easement for proposed 24' AC main driveway prior to start of construction.

090 - Transportation. 5 0090-Transportation-USE - DEDICATION Not Satisfied

Calle Contento at Rancho California Road (proposed left turn lane) along project boundary is designated COLLECTOR ROAD and said road shall be improved with 40 foot (18' west of centerline and 22' east of centerline) full width AC pavement and rolled AC dike, match up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Transportation Department within 81' (37' project side and 44' on the other side of centerline) full width dedicated right of way in accordance with County Standard No. 103, Section "B", Ordinance 461. (Modified for reduced improvement from 44' to 40' AC pavements.)

NOTE:

1. Acceleration and deceleration AC pavement lane shall be constructed on Rancho California Road at Calle Contento per County Standard No. 803, Ordinance 461.
2. Acceleration and deceleration AC pavement lane shall be constructed along the northern driveway approach per County Standard No. 803, Ordinance 461.

090 - Transportation. 6 0090-Transportation-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>

Plan: PP25740

Parcel: 951140056

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 0090-Transportation-USE - R-O-W DEDICATION 1 Not Satisfied

The project proponent shall dedicate sufficient public street right-of-way for proposed roundabout at the intersection of Calle Contenido and Rancho California Road as determined by the Director of Transportation.

090 - Transportation. 8 0090-Transportation-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. 9 0090-Transportation-USE - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification,

090 - Transportation. 10 0090-Transportation-USE - WQMP REGISTRATION Not Satisfied

Prior to Building Final Inspection, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

090 - Transportation. 11 0090-Transportation-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.

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.

090 - Waste Resources. 2 Waste-Recyclables Collection and Loading Area Inspection Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through an on-site inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 3 Waste-Recycling and Organics Compliance Not Satisfied

Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste

Plan: PP25740

Parcel: 951140056

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 3 Waste-Recycling and Organics Compliance (cont.) Not Satisfied

Resources for approval. For more information go to: www.rcwaste.org/business/planning/applications. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org.

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

DATE: October 23, 2015

TO:

Riv. Co. Transportation Dept.

Riv. Co. Trans. Dept. – Landscape Section

Riv. Co. Environmental Health Dept.

Riv. Co. Fire Department

Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check

P.D. Environmental Programs Division

P.D. Geology Section

P.D. Archaeology Section

Riv. Co. Regional Parks and Open Space

PLOT PLAN NO. 25740 Amendment 1 – EA 42766 – Applicant: Bella Vista Winery of Temecula – Engineer/Representative: Markham DMG – 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: Southeast corner of the Rancho California Road and Calle Contento intersection – 24.6 Gross Acres – Zoning: Commercial Citrus/Vineyard (C-C/V) – **REQUEST:** The Plot Plan is proposing to legalize an existing winery facility into a Class II Winery. The project includes a winery, wine tasting room, office, production area, retail space and storage area. The project also includes 88 parking spaces. – APN: 951-140-056 – Related Cases: CZ07864

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 November 5, 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.

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. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Phayvanh Nanthavongdouangsy**, (951) 955-6573, **Project Planner**, or e-mail at PNANTHAV@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)
3RD CASE TRANSMITTAL
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: February 25, 2016

TO:

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

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety- Plan Check
Riv. Co. Environmental Programs Division
Riv. Co. Landscape

Riv. Co. Geology Section
Riv. Co. Archaeology Section
3rd District Supervisor
3rd District Planning Commissioner

PLOT PLAN NO. 25740 Amendment 2 – EA 42766 – Applicant: Bella Vista Winery of Temecula – Engineer/Representative: Markham DMG – 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: Southeast corner of the Rancho California Road and Calle Contenido intersection – 24.6 Gross Acres – Zoning: Commercial Citrus/Vineyard (C-C/V) – **REQUEST:** The Plot Plan proposes to permit an existing winery facility into a Class II Winery. The project includes a winery building that is approximately 9,907 SF that includes the following uses: wine tasting room, office rooms, wine production area, retail space, and interior storage areas. Attached to the building is a 970 SF Trellis Patio cover. The project area also includes an outdoor pond with a shaded structure where visitors may walk or picnic near. The project also includes 61 parking spaces. – APN: 951-140-056 – Concurrent Cases: CZ07864

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 **LDC comments on March 10, 2016**. 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. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Phayvanh Nanthavongdouangsy**, (951) 955-6573, Urban Regional Planner IV, or e-mail at PNanthav@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)
4th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: May 16, 2016

TO:

Riv. Co. Environmental Health Dept.
Riv. Co. Building & Safety-Plan Check
Riv. Co. Building & Safety- Grading

Riv. Co. Biology
Riv. Co. Landscape
Riv. Co. Transportation

3rd District Supervisor
3rd District Planning Commissioner

PLOT PLAN NO. 25740 Amendment 3 – EA 42766 – Applicant: Bella Vista Winery of Temecula – Engineer/Representative: Markham DMG – 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: Southeast corner of the Rancho California Road and Calle Contento intersection – 24.6 Gross Acres – Zoning: Commercial Citrus/Vineyard (C-C/V) – REQUEST: The Plot Plan proposes to permit an existing winery facility into a Class II Winery. The project includes a winery building that is approximately 9,907 SF that includes the following uses: wine tasting room, office rooms, wine production area, retail space, and interior storage areas. Attached to the building is a 970 SF Trellis Patio cover. The project area also includes an outdoor pond with a shaded structure where visitors may walk or picnic near. The project also includes 61 parking spaces. – APN: 951-140-056 – Concurrent Cases: CZ07864

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 as an **LDC 'Comment' item on June 2, 2016.** 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. Please go the Department's webpage at: <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Phayvanh Nanathavongdouangsy, (951) 955-6573, Urban Regional Planner IV**, or e-mail at pnanthav@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)
FIFTH CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: October 16, 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. Waste Resources Management Dept.

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

PLOT PLAN NO. 25740, 5th Submittal – EA42766 – Applicant: Bella Vista Winery of Temecula – Engineer/Representative: Markham DMG – 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: Southeast corner of the Rancho California Road and Calle Contento intersection – 24.6 Gross Acres – Zoning: Wine Country-Winery (WC-W) – **REQUEST:** The plot plan proposes to entitle an existing winery facility into a Class V Winery. The project will include a barn converted into a wine tasting/production/storage building with offices. Additionally, the project will propose a wine tasting/restaurant building with a terrace/patio seating, offices, and storage. There will also be a cabana, wedding pergola with a lawn area for seating and a wedding building consisting of bride/groom dressing rooms and a restroom. The project area also includes an outdoor pond with a shaded structure where visitors may walk or picnic near. There is an existing residence with a residential pool on site. The project also includes 92 parking spaces, ADA parking included. – APN: 951-140-056. **BBID:779-497-833, UPROJ: PP25740**

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 November 2, 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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

DATE: February 20, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
Riv. Co. Waste Resources Management Dept.

PLOT PLAN NO. 25740, 5th Submittal – EA42766 – Applicant: Bella Vista Winery of Temecula – Engineer/Representative: Markham DMG – 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: Southeast corner of the Rancho California Road and Calle Contento intersection – 24.6 Gross Acres – Zoning: Wine Country-Winery (WC-W) – **REQUEST:** The plot plan proposes to entitle an existing winery facility into a Class V Winery. The project will include a barn converted into a wine tasting/production/storage building with offices. Additionally, the project will propose a wine tasting/restaurant building with a terrace/patio seating, offices, and storage. There will also be a cabana, wedding pergola with a lawn area for seating and a wedding building consisting of bride/groom dressing rooms and a restroom. The project area also includes an outdoor pond with a shaded structure where visitors may walk or picnic near. There is an existing residence with a residential pool on site. The project also includes 92 parking spaces, ADA parking included. – APN: 951-140-056. **BBID: 779-497-833**

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 March 8, 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”) CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: June 20, 2018

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
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section

Riv. Co. Waste Resources Management Dept.

PLOT PLAN NO. 25740, 5th Submittal – EA42766 – Applicant: Bella Vista Winery of Temecula – Engineer/Representative: Markham DMG – 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: Southeast corner of the Rancho California Road and Calle Contento intersection – 24.6 Gross Acres – Zoning: Wine Country-Winery (WC-W) – **REQUEST:** The plot plan proposes to entitle an existing winery facility into a Class V Winery. The project will include a barn converted into a wine tasting/production/storage building with offices. Additionally, the project will propose a wine tasting/restaurant building with a terrace/patio seating, offices, and storage. There will also be a cabana, wedding pergola with a lawn area for seating and a wedding building consisting of bride/groom dressing rooms and a restroom. The project area also includes an outdoor pond with a shaded structure where visitors may walk or picnic near. There is an existing residence with a residential pool on site. The project also includes 92 parking spaces, ADA parking included. – APN: 951-140-056. **BBID: 779-497-833**

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 July 19, 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.



City of Temecula

Community Development

41000 Main Street • Temecula, CA 92590

Phone (951) 694-6400 • Fax (951) 694-6477 • www.cityoftemecula.org

March 26, 2015

Ms. Phayvanh Nanthavongdouangsy
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

SUBJECT: PP25740, Plot Plan to legalize Belle Vista Winery as a Class II Winery at APN 951-140-056

Dear Ms. Nanthavongdouangsy:

Thank you for the opportunity to respond to the above mentioned proposed project. After a review of the project, the City of Temecula has no comments regarding the project as proposed. If there are significant alterations to the project, the City of Temecula would like an opportunity to review revised plans and project information.

Thank you again for the opportunity to respond to this project. If you have any questions regarding this subject please contact me by telephone at (951) 693-3918 or by email at dale.west@cityoftemecula.org.

Sincerely,

Dale West
Associate Planner

cc: Armando G. Villa, AICP, Director of Community Development

PP25740

APN : 951-140-056

DRT Date : March 12, 2015

Area Plan : Southwest

Trail(s) shown on Area Plan : Y ___ N ___

Specific Plan :

Trail(s) shown on Specific Plan : Y ___ N ___

- Existing R-O-W _____ Ultimate R-O-W _____
- Expressway (184' - 220') _____
- Urban Arterial (152') _____
- Major (128') _____
- Secondary (118') _____
- Collector (74') _____
- Mountain Arterial (110') _____

Field Review : Y ___ N ___ (Date)

T / R : T7SR2W Section : 26

Comments :

- Class 1 Bike Path
- Class 2 Bike Path
- Regional Trail
- Combination Trail (Regional / Class 1 Bike Path)
- Community Trail
- Historic Trail

Drawn By : Stella Spadafora
Checked By :
Date : March 16, 2015



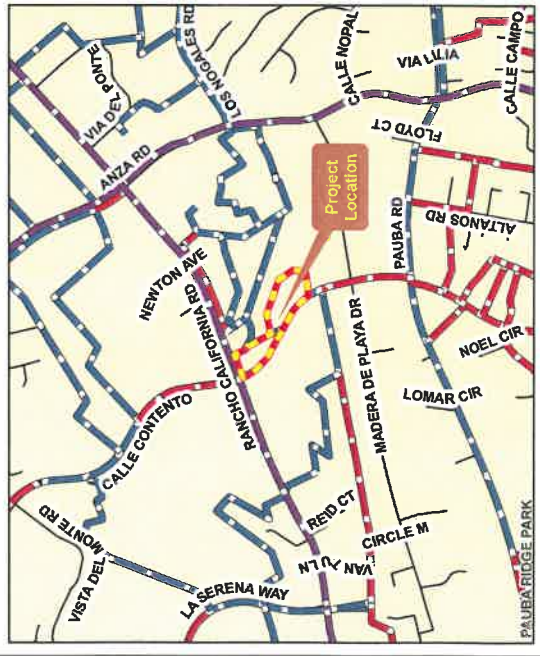
Aerial View

0 250 500 1,000 Feet



Southwest Area Plan

0 0.25 0.5 1 Miles



Area Parks & Trails

0 0.125 0.25 Miles



March 10, 2015

Board of Directors

President

Randy A. Record
Riverside County Planning Department - Riverside
P.O. Box 1409

Vice President

David J. Slawson
Riverside, CA 92502-1409

Directors

Joseph J. Kuebler, CPA
Philip E. Paule
Ronald W. Sullivan
Attention: Phayvanh Nanthavongdouangsy

Gentlemen:

General Manager

Paul D. Jones II, P.E.
Subject: Initial Case Transmittal Plot Plan No. 25740. Bella Vista Winery of Temecula. Rancho California Zoning Area. APN: 951-140-056.

Treasurer

Joseph J. Kuebler, CPA

**Chairman of the Board,
The Metropolitan Water
District of So. Calif.**

Randy A. Record

The subject project is located in EMWD's sewer service area. If this project requires service connections to EMWD's sewer system, then, details of said service connection points will be further detailed in a separate document, known as EMWD's Plan of Service (POS), to be developed by the project proponent.

Legal Counsel

Lemieux & O'Neill

To that end, EMWD requires beginning dialogue with the project proponent at an early stage in site design and development, via a one-hour complimentary Due Diligence meeting. To set up this meeting, the project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our "New Development Process" web page, under the "Businesses" tab, at www.emwd.org. This meeting will offer the following benefits:

1. Describe EMWD's development work-flow process
2. Identify project scope and parameters
3. Preliminary, high level review of the project within the context of existing infrastructure
4. Discuss potential candidacy for recycled water service

Following the Due Diligence meeting, to proceed with this project, a Plan Of Service (POS) will need to be developed by the developer's engineer, and reviewed/approved by EMWD prior to submitting improvement plans for Plan Check. The POS process will provide the following:

- 1- Technical evaluation of the project's preliminary design
- 2- Defined facility requirements, i.e. approved POS
- 3- Exception: for feasibility evaluation of a purchase acquisition, only a conceptual facilities assessment may be developed.

If you have questions or concerns, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Maroun El-Hage".

Maroun El-Hage, M.S., P.E.

Senior Civil Engineer - New Business Dept. - Extension x4468 → El-hagem@emwd.org

ME:pn



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

March 9, 2015

Phayvanh Nanthavongdouangsy, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RE: Plot Plan No. 25740

Proposal: The project proposes to legalize an existing winery facility into a Class II Winery. This includes a wine tasting room, office, production area, retail space, and storage area.

APN: 951-140-056

Dear Ms. Nanthavongdouangsy:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located at the southeast corner of Rancho California Road and Calle Contento intersection in the Southwest Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, AB 341 (Mandatory Commercial Recycling), and AB 1826 (Organic Waste Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to **Design Guidelines for Recyclables Collection and Loading Areas**, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
3. **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department 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.

4. **Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.**
5. **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, at 1.888.722.4234.**
6. **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.**
 - **Subscribe to a recycling service with their waste hauler.**
 - **Provide recycling service to their tenants (if commercial or multi-family complex).**
 - **Demonstrate compliance with the requirements of California Code of Regulations Title 14.**

For more information, please visit:

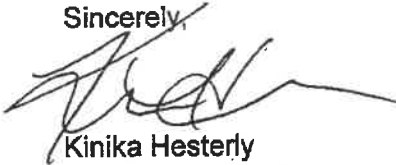
www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

7. **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.**
8. **Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.**

Phayvanh Nanthavongdouangsy, Project Planner
PP25740
March 9, 2015
Page 3

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kinika Hesterly', written over the word 'Sincerely,'.

Kinika Hesterly
Urban Regional Planner II

PD# 171341



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss
Planning Director

July 07, 2015

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

RE: AB52 Project notification/description (PP25740).

Dear Mr. Ontiveros:

Per your request, Riverside County would like to notify you of a project located within the Rancho California area of Riverside County. A map depicting the location and a description of the proposed project can be found below. If you would like to initiate consultation on this project, please respond on or before August 07, 2015 to Heather Thomson 951-955-2873 or hthomson@rctlma.org.

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

Project Description:

The Plot Plan is proposing to legalize an existing winery facility into a Class II Winery. The project includes wine tasting room, office, production area, retail space and storage area. The project also includes 83 parking spaces. – APN: 951-140-056

Sincerely,

Heather Thomson
Archaeologist

Attachments
Project Site Plan

cc: PNANTHAV@rctlma.org
Bella Vista Winery of Temecula

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

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

Drawn

August 13, 2015

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



Re: AB 52 Consultation; Plot Plan No. 25740

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,

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-nsn.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 express written permission of the Soboba Band of Luiseño Indians.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 10, 2015

Anna Hoover, Cultural Analyst
Pechanga Cultural Resources Department
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION

Dear Ms. Hoover:

This serves to notify you of a proposed project located within the Winery District area of 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 within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

PLOT PLAN NO. 25740 – EA 42766 – Applicant: Bella Vista Winery of Temecula – Engineer/Representative: Markham DMG – 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: Southeast corner of the Rancho California Road and Calle Contento intersection – 24.6 Gross Acres – Zoning: Commercial Citrus/Vineyard (C-C/V).

REQUEST: The Plot Plan is proposing to legalize an existing winery facility into a Class II Winery. The project includes wine tasting room, office, production area, retail space and storage area. The project also includes 83 parking spaces.
– APN: 951-140-056 – Related Cases: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Phayvanh Nanthavongdouangsy, Urban Regional Planner IV; PNANTHAV@rctlma.org

Attachment: Vicinity Map



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

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 PP25740

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

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

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

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 Re: PP25740
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,

P.P. 

Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

May 03, 2016

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

RE: AB 52 Consultation Conclusion Letter Plot Plan No. 25740

Dear Ms. Ozdil,

An AB 52 notification for Plot Plan No. 25740, was sent to you on July 07, 2015. On August 18, 2015, the Riverside County Planning Department ("Planning") received your request on behalf of the Pechanga/ Temecula Band of Luiseno Indians for AB 52 consultation on the Project.

On December 29, 2015 the Planning Department provided you by email, a copy of the cultural report entitled (PDA04943); *"A Phase I Cultural Resource Assessment of Bella Vista Winery, Plot Plan 25740"*, authored by Jean Keller and dated August 2015. This email also included the Conditions of Approval for this project. In a videoconference meeting on January 20, 2016 Pechanga requested the Geo report and grading plans because the project was less than ½ mile from some known human remains. These were sent to you on January 25, 2016.

At this time, Planning has not received any further communication or information from you regarding this project. Hence, based on the information gathered by Planning and the information provided by you to date, Planning has concluded that this proposed project poses no potential for a significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no Tribal Cultural Resources present. Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Pechanga and considers AB 52 consultation concluded as of this letter's date.

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

Thank you for your assistance in assessing the potential impacts to cultural resources for this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Heather Thomson".

Heather Thomson
County Archaeologist

Cc: Shellie Clack, Deputy County Counsel IV
Phayvanh Nanthavpngdouangsy, Urban Regional Planner IV, PNANTHAV@rctlma.org



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 20, 2015

Pattie Garcia
Director of Tribal Historic Preservation
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25740)

Dear Ms. Garcia:

This serves to notify you of a proposed project located within the Winery District area of 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 within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

PLOT PLAN NO. 25740 – EA 42766 – Applicant: Bella Vista Winery of Temecula – Engineer/Representative: Markham DMG – 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: Southeast corner of the Rancho California Road and Calle Contento intersection – 24.6 Gross Acres – Zoning: Commercial Citrus/Vineyard (C-C/V).

REQUEST: The Plot Plan is proposing to legalize an existing winery facility into a Class II Winery. The project includes wine tasting room, office, production area, retail space and storage area. The project also includes 83 parking spaces. – APN: 951-140-056 – Related Cases: N/A

Sincerely,

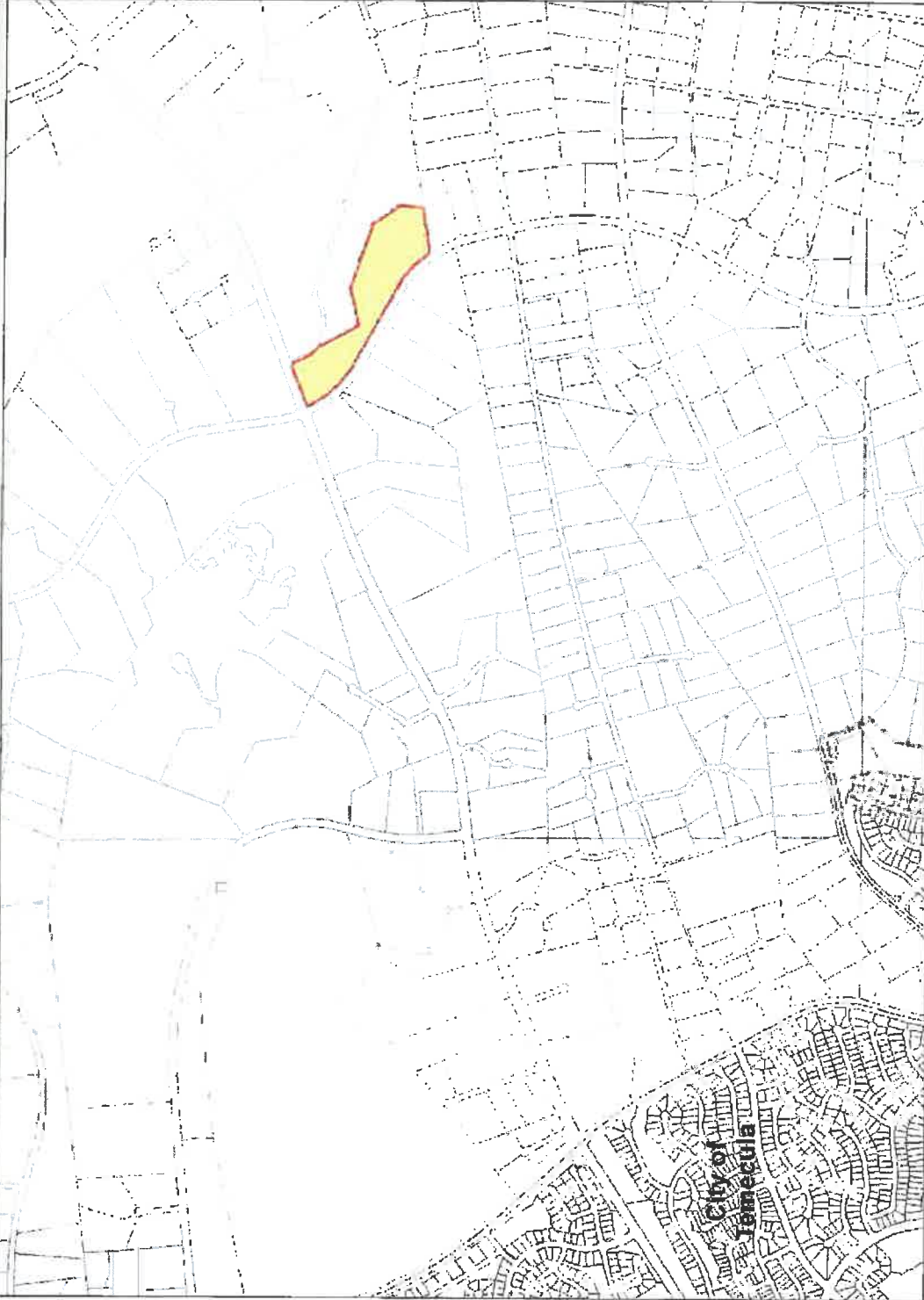
PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Phayvanh Nanthavongdouangsy, Urban Regional Planner IV; PNANTHAV@rctlma.org

Attachment: Vicinity Map

PP 25740



Legend

- Display Parcels
- City Boundaries
- Cities

Notes

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



REPORT PRINTED ON... 7/10/2015 10:57:06 AM

© Riverside County TLMA GIS

MAP NO. 310 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 9.

AMENDED BY MAP NO. 310, 697, 927, 190001
SEC 24, T.7S., R.2W, SEC 26.27,34,35

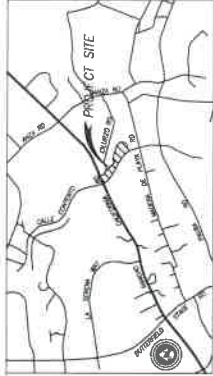


- AMENDMENTS:
- | | |
|---|------------------|
| NO. 1, (ENLARGEMENT), SEPTEMBER 10, 1971, | MAP NO. 310 |
| NO. 2, (DIMINISHMENT), ABANDONED | , MAP NO. 697 |
| NO. 3, (DIMINISHMENT), AUGUST 24, 2004 | , MAP NO. 927 |
| NO. 4, (DIMINISHMENT), | , MAP NO. 190001 |



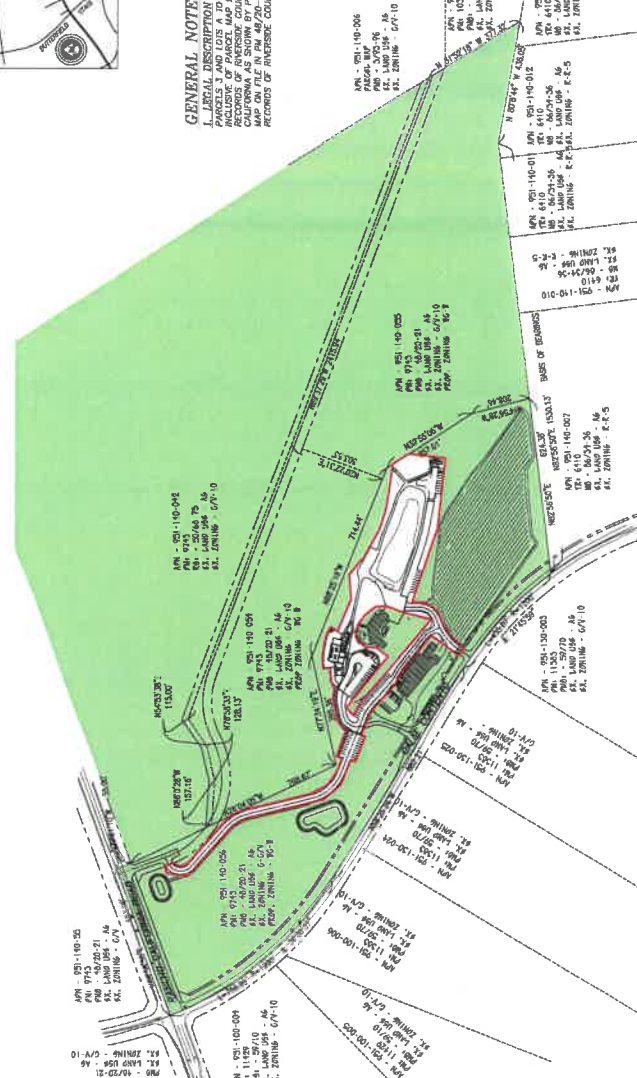
ADOPTED ON FEBRUARY 24, 1969
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

AGRICULTURAL PRESERVE DIMINISHMENT MAP XXXX



2014 HUDGINS GUIDE PG. 509, V-3
SEC. 27, T.12S, R.27W
SHEET NO. 2014

- GENERAL NOTES**
1. GENERAL DESCRIPTION: PROJECT MAP NO. 9743, RECORDS OF BUREAU OF COUNTY RECORDS, BUREAU OF COUNTY RECORDS OF ANDESIDE COUNTY, MAP ON FILE IN 2014 48/20-21.
 2. TOTAL ORIGINAL ACRES: 2460 ACRES (GROSS).
 3. EXISTING ZONING: AGRICULTURE (C/A-10).
 4. PROPOSED ZONING: AGRICULTURE (C/A-10).
 5. PROJECT AREA USE DESIGNATION: AGRICULTURE/WINERY.
 6. PROPOSED LAND USE DESIGNATION: AGRICULTURE/WINERY.
 7. METHOD OF SEWER DISPOSAL: PUBLIC SEWER.
 8. UTILITIES: ELECTRICITY, WATER, GAS, TELEPHONE, CABLE, SATELLITE.
 9. ADJACENT LAND OWNERS: SEASIDE CALIFORNIA WATER DISTRICT, EASTERN MUNICIPAL WATER DISTRICT, SAN JUAN WATER DISTRICT, SOUTHERN CALIFORNIA Edison, VERDUGO WATER COMPANY, VERDUGO WATER COMPANY.
 10. ADJACENT LAND PARCELS: SEE MAP.
 11. SITE ADDRESS: 4120 CALE CONTINO, TEMECULA, CA 92592.
 12. ZONING: AGRICULTURE (C/A-10).
 13. PREPARED DATE: JUNE 4, 2019.
 14. SPECIFIC PLAN: THIS PROJECT IS NOT WITHIN A SPECIFIC FLOOD ZONE. THIS PROJECT IS NOT IN AN AREA OF SPECIAL FLOOD HAZARD, OR FLOOD HAZARD.



EXISTING / AGRICULTURAL PRESERVE
24.79 ACRES
PROPOSED DIMINISHMENT:
5.10 ACRES

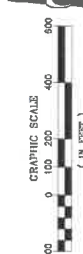
PREPARED BY:

NO.	DATE	REVISION

AM ENGINEERING AND DEVELOPMENT, INC.
4850 Telegraph Ave. - Ste. B
Temecula, CA 92592
TEL (951) 258-3988

OWNER/APPLICANT:
CERVAE FAMILY TRUST
4120 CALE CONTINO
TEMECULA, CA 92592
(951) 698-2520

- LEGEND**
- EX.....EXISTING
 - PM.....PROPOSED
 - PA.....PARCEL MAP BOOK/PAGE
 - TR.....TRACT
 - WB.....WATER BOUNDARY
 - SE.....SEWER
 - CA-10.....CITY RESIDENTIAL-10 ACRES
 - CA-15.....CITY RESIDENTIAL-15 ACRES
 - R-R-3.....RURAL RESIDENTIAL-3 ACRES
 - CC-F.....COMMERCIAL CENTER
 - CONTRINE.....CONTRINE
 - RT.....RIGHT OF WAY
 - PL.....PROPERTY LINE



NOTES:
1. THIS MAP IS SUBJECT TO THE RECORDS OF THE BUREAU OF COUNTY RECORDS, BUREAU OF COUNTY RECORDS OF ANDESIDE COUNTY, MAP ON FILE IN 2014 48/20-21.
2. ALL DIMENSIONS SHALL BE AS SHOWN ON THIS MAP UNLESS OTHERWISE SPECIFIED.
3. THIS PROJECT IS NOT WITHIN A SPECIFIC FLOOD ZONE. THIS PROJECT IS NOT IN AN AREA OF SPECIAL FLOOD HAZARD, OR FLOOD HAZARD.
4. THE PROJECT AREA SHALL BE BOUND BY A FENCE AT ALL TIMES.
5. THE PROJECT AREA SHALL BE MAINTAINED IN AGRICULTURE AND SHALL NOT BE USED FOR OTHER CONSTRUCTION PURPOSES.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Winery

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

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

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Bella Vista Winery of Temecula, Inc. / Imre Cziraki E-Mail: krm@markhamdmg.com

Mailing Address: 41220 Calle Contento

Temecula, CA 92592
City State ZIP

Daytime Phone No: (951) 676-5250 Fax No: (951) 676-7458

Engineer/Representative's Name: Markham DMG / James Bach E-Mail: jrb@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B

Temecula CA 92590
City State ZIP

Daytime Phone No: (951) 296-3466 ext 221 Fax No: (951) 296-3476

Property Owner's Name: Imre & Gizella Cziraki, Trustees of the Cziraki Family Trust E-Mail: bellavistawinery@aol.com

Mailing Address: 41220 Calle Contento

Temecula, CA 92592
City State ZIP

Daytime Phone No: (562) 865-5610 Fax No: (951) 676-7458

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

James Bach, Authorized Agent

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

James Bach, Authorized Agent

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 951-140-056

Section: 26, 27, 35

Township: 7 S

Range: 2 W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 24.60 gross acres

General location (nearby or cross streets): North of Madera De Playa Dr., South of Rancho California Rd, East of Calle Contento, West of Cilurzo Road.

Thomas Brothers map, edition year, page number, and coordinates: 2010 Pg 959 J3

Project Description: (describe the proposed project in detail)

Winery - plot plan to legalize existing winery

Related cases filed in conjunction with this application:

Lot line adjustment

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

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

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 16,271 c.y

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 6,405 c.y

Does the project need to import or export dirt? Yes No

Import _____ Export 9,866 Neither _____

What is the anticipated source/destination of the import/export?
Blend to ag grading prior to vineyard planting

What is the anticipated route of travel for transport of the soil material?
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N/A sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River Santa Margarita River Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1) _____ Date _____

Applicant (2) _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

I (we) certify that my (our) answers are true and correct.

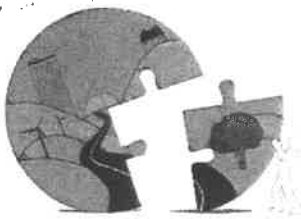
Owner/Authorized Agent (1)  Date 2/6/15
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Standard Stormwater Mitigation Plan (SSMP) within the Santa Margarita River Region		
Project File No.		
Project Name:	Bella Vista Winery	
Project Location:	41220 Calle Contento, Temecula, CA 92592	
Project Description:	Winery	
Applicant Contact Information:		
Proposed Project Consists of, or includes:		YES NO
Redevelopment. The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing development and/or the redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to SSMP requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development. [Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.]		<input checked="" type="checkbox"/> <input type="checkbox"/>
New Development. The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.		<input type="checkbox"/> <input type="checkbox"/>
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)		<input type="checkbox"/> <input type="checkbox"/>
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)		<input type="checkbox"/> <input type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SSMP requirements except for structural treatment control BMPs [MS4 Permit requirement F.2.b(3)] and numeric sizing criteria requirement [MS4 Permit Requirement F.1.d.(6)] and hydromodification requirement [MS4 Permit requirement F.1.h].		<input type="checkbox"/> <input type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.		<input type="checkbox"/> <input type="checkbox"/>
Environmentally Sensitive Areas (ESAs). 1 All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of		<input type="checkbox"/> <input type="checkbox"/>

APPLICATION FOR LAND USE PROJECT

flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.		
Impervious parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	<input type="checkbox"/>	<input type="checkbox"/>
<p>Areas that include but are not limited to all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special biological Significance by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Natural Communities Conservation Program within the Cities and County of Orange; and any other equivalent environmentally sensitive areas which have been identified by the Copermitttees.</p> <p>The Basin Plan for the San Diego Basin WQMPSSMP (also referred to as a WQMP). www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chpt_2_2012.pdf. The most recent CWA Section 303(d) list can be found at: http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml.</p>		
<p>DETERMINATION: Circle appropriate determination.</p>		
<p>If any question answered "YES" SSMP (also referred to as a WQMP).</p>		
<p>If all questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.</p>		



PP 25740

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

APPLICATION FOR EXCEPTION TO NOISE ORDINANCE NO. 847

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION INFORMATION:

Applicant Name: BELLA VISTA WINERY OF TEMECULA, INC.

Contact Person: IMRE CZIRAKI E-Mail: BELLAVISTAWINERY68@GMAIL.COM

Mailing Address: 41220 CALLE CONTENTO
TEMECULA CA 92592
City State ZIP

Daytime Phone No: (951) 676-5250 Fax No: (951) 676-7458

Engineer/Representative Name: 4M ENGINEERING AND DEVELOPMENT, INC

Contact Person: KIRK R. MEDEIROS E-Mail: KIRK@4MED.NET

Mailing Address: 41635 ENTERPRISE CIR N, SUITE B
TEMECULA CA 92590
City State ZIP

Daytime Phone No: (951) 296-3466 EXT 218 Fax No: (N/A)

Property Owner Name: IMRE & GIZELLA CZIRAKI, TRUSTEES OF THE CZIRAKI FAMILY TRUST

Contact Person: IMRE CZIRAKI E-Mail: BELLAVISTAWINERY68@GMAIL.COM

Mailing Address: 41220 CALLE CONTENTO
TEMECULA CA 92592
City State ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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

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

APPLICATION FOR AN EXCEPTION TO NOISE ORDINANCE NO. 847

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 951-140-056

Approximate Gross Acreage: 24.60 ACRES

General location (nearby or cross streets): North of MADERA DE PLAYA DR., South of RANCHO CALIFORNIA RD, East of CALLE CONTENTO, West of CILURZO ROAD.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

IMRE CZIRAKI

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

NOISE EXCEPTION INFORMATION:

Type of Event:

Single Event Exception

Continuous Event Exception

Describe the event, for which the exceptions are being sought, including but not necessarily limited to the following: type of event; setting (indoor, outdoor or a combination of both); proposed schedule; hours of operation; expected number of vehicles per day; and expected number of participants per day.

SPECIAL EVENTS, WEDDINGS COMBINATION OF BOTH INDOOR AND OUTDOOR,

NO DJ OUTSIDE PER NOISE LETTER. HOURS OF OPERATION ARE 9 AM TO 10 PM

MONDAY THRU SUNDAY. MAX PARKING FOR THE SITE IS 83 SPACES.

TYPICAL GUESTS FOR WEDDING 150-300 PEOPLE

Attach additional sheets as necessary

APPLICATION FOR AN EXCEPTION TO NOISE ORDINANCE NO. 847

Describe the sound sources for which the exceptions are being sought, including, but not necessarily limited to the following: audio equipment; motor vehicle sound systems; sound amplifying equipment and live music.

LIVE MUSIC, AMPLIFIED SOUND FOR CEREMONIES, DJ EQUIPMENT (INDOOR ONLY)

Attach additional sheets as necessary

Describe any noise sensitive land uses/sensitive receptors in the vicinity of the site, including, but not necessarily limited to the following: Schools, hospitals, rest homes, long term care facilities, mental health care facilities, residential uses, libraries, passive recreational uses and places of worship.

RESIDENCE APPROX 600 FEET FROM CEREMONY AND 1000 FEET FROM TASTING ROOM

Attach additional sheets as necessary

This completed application form, together with all of the listed requirements provided on an Exception to Ordinance No. 847 Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1075 NE Condensed Application.docx
Created: 07/06/2015 Revised: 07/30/2018




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.

 12/10/19

Property Owner(s) Signature(s) and Date

IMRE CZIRAKI

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

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.

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 7864 AND PLOT PLAN NO. 25740 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Bella Vista Winery of Temecula – Engineer/Representative: Markham DMG – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture: Agriculture (AG) – Temecula Valley Wine Country Policy Area (10 Acre Minimum) – Location: Southeast corner of the Rancho California Road and Calle Contento intersection – 24.6 Gross Acres – Zoning Commercial Citrus/Vineyard (C-C/V) – REQUEST: The Change of Zone proposes to change the site's existing zone from C-C/V to Wine Country-Winery (WC-W) Zone. The Plot Plan proposes to permit an existing winery facility into a Class II Winery. The project will improve site access off Rancho California Road along Cilurzo Road, improve the existing parking lot area to accommodate 61 parking spaces, and add a 534 SF bathroom facility to an existing 13,012 SF building. The Class II Winery will include the following uses: wine tasting room, office rooms, wine production area, retail space, and interior storage. The project includes an outdoor pond area where visitors may walk or picnic near.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
SEPTEMBER 21, 2016
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Phayvanh, at 951-955-6573 or email pnanthav@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. The proposed mitigated negative declaration has a 20-day review period and was posted for review on August 31, 2016. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Phayvanh Nanthavongdouangsy
P.O. Box 1409, Riverside, CA 92502-1409

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

PLOT PLAN NO. 25740 and NOISE EXCEPTION NO. 1900001 – No New Environmental Document Required – EA42766 – Applicant: Bella Vista Winery of Temecula – Engineer/Representative: Markham DMG & 4M Engineering & Development – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) within the Temecula Valley Wine County Policy Area –Winery District – Location: Southeasterly corner of the Rancho California Road and Calle Contenido intersection – 24.6 Gross Acres – Zoning: Wine Country-Winery (WC-W) – **REQUEST: Plot Plan No. 25740**, is a proposal to entitle an existing winery facility as a Class V Winery (Project) on 24.60 gross acres. The Project will include an existing barn converted into a 13,467 sq. ft. wine production building with offices, a wine lab, wine storage, and restrooms. Additionally new construction would consist of a 5,919 sq. ft. tasting room with restaurant and dining area, retail, offices, storage, and restrooms; a new 531 sq. ft. wedding prep building with restrooms; and a wedding pergola with a lawn area for seating; plus an outdoor pond. The Project also includes 83 parking spaces; with 9 ADA and 3 EV parking spaces included. There is also an existing 3,413 sq. ft. residential dwelling with a swimming pool on site which is not part of the Project. **Noise Exception No. 1900001**, proposes a noise exception to a special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions pertaining to noise as required per Ordinance No. 348, Section 14.93.C.4 and 14.93.C.5.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	DECEMBER 18, 2019
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **No New Environmental Documentation Is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12th Floor, Riverside, CA 92501.

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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on December 03, 2019,

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

APN (s) or case numbers PP25740 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1600'

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

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

TITLE: GIS Analyst

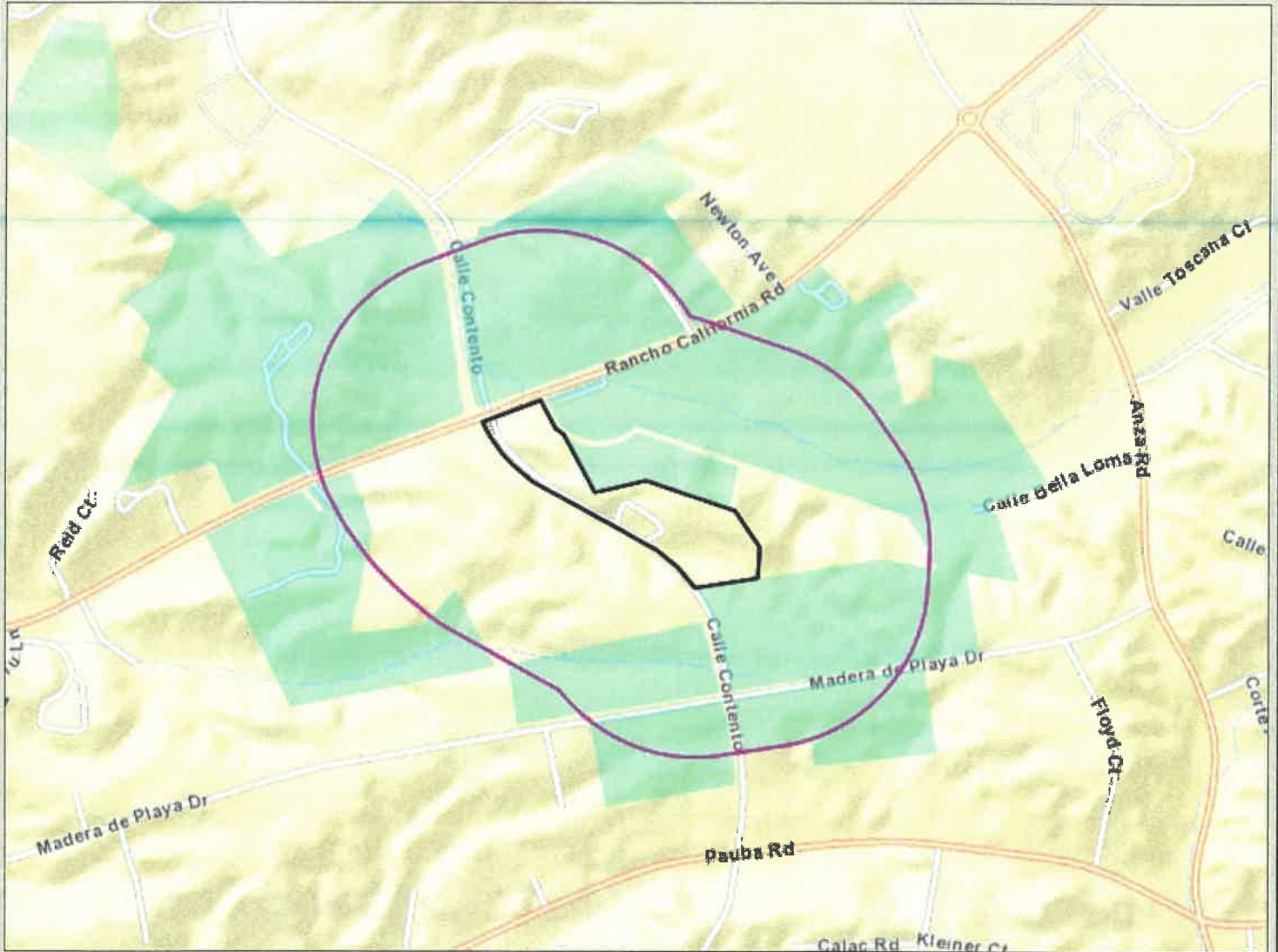
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PP25740 (1600 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 12/3/2019 2:32:11 PM

© Riverside County RCIT

951140012
MARK DAVID NAYLOR
LORI HARLA NAYLOR
13834 RECUERDO DR
DEL MAR CA 92014

943250019
THOMAS W SMOTRICH
SHIRLEY W BOEHM
ARRON BERMAN

1763 ROYAL OAKS DR N D-7
BRADBURY CA 91010

951140054
IMRE CZIRAKI
GIZELLA CZIRAKI
2242 OLD HIGHWAY 395
FALLBROOK CA 92028

951140041
LYTTON VINEYARD & WINERY
25009 REY ALBERTO CT
CALABASAS CA 91302

943250012
KENNETH VEASEY
30520 RANCHO CALIFORNIA
TEMECULA CA 92591

943120022
S T & KOO INTERNATIONAL CORP
323 WEST COURT STE 301
SAN BERNARDINO CA 92401

951140033
MARY CATHERINE BISHOP
33510 MADERA DE PLAYA
TEMECULA CA 92592

951100007
AMERICAN ESTATE & TRUST
33515 RANCHO CALIFORNIA
TEMECULA CA 92591

951130004
JOHN S WEAVER
GINA M WEAVER
33740 MADERA DE PLAYA DR
TEMECULA CA. 92592

943120046
LOUIDAR
33820 RANCHO CALIF RD
TEMECULA CA 92591

951130011
JACK ALVARADO
DEBRA ALVARADO
33851 MADERA DE PLAYA
TEMECULA CA. 92592

951130012
DWIGHT H UHRICH
JUDY M UHRICH
33883 MADERA DE PLAYA
TEMECULA CA. 92592

951130013
JOHN W TAYLOR
DEBRA J TAYLOR
33933 MADERA DE PLAYA
TEMECULA CA. 92592

951130014
WILLIAM JACOBUS MALHERBE
SUZANNE ELIZABETH MALHERBE
33951 MDERA DE PLAYA DR
TEMECULA CA. 92592

951130007
JEAN E FERRE
33966 MADERA DE PLAYA DR
TEMECULA CA. 92592

951130008
MARY ANN MARTIN
33985 MADERA DE PLAYA DR
TEMECULA CA. 92592

951140034
VIVIENNE L FLESHER
JOAN R GOLDSMITH
34015 MADERA DE PLAYA
TEMECULA CA. 92592

951140009
WILBUR B RAISNER
GEORGENE T RAISNER
34020 MADERA DE PLAYA
TEMECULA CA. 92592

943250018
CALVARY CHAPEL BIBLE FELLOWSHIP
34180 RANCHO CALIFORNIA
TEMECULA CA. 92591

943250023
CALVARY CHAPEL BIBLE FELLOWSHIP INC
34180 RCH CALIFORNIA RD
TEMECULA CA. 92591

951140010
STEVEN C TURNBOW
LAURA A TURNBOW
34200 MADERA DE PLAYA DR
TEMECULA CA. 92592

951140035
ALBERT S HELME
PAULENE E HELME
34201 MADERA DE PLAYA
TEMECULA CA. 92592

951140046
STEVEN E LOWE
34353 MADERA DE PLAYA DR
TEMECULA CA. 92592

951140001
JOSEPHINE MAGANA ADAMS
34655 CALLE BELLA LOMA
TEMECULA CA. 92592

951140013
JUSTIN ALLINGTON
39825 AVENIDA ARIZONA
TEMECULA CA 92591

943250014
JEFFREY KILPATRICK
DENISE KILPATRICK
40853 BUCHAREST ST
TEMECULA CA. 92591

951140007
LIEU N AU
MARCIA A AU
41432 CALLE CONTENTO
TEMECULA CA. 92592

951140008
JUNE HELEN MAHURIN
41460 CALLE CONTENTO RD
TEMECULA CA. 92592

951140006
MAURICE C VANROEKEL
42642 RIVERA DR
TEMECULA CA 92592

951140042
SKATE RANCH
42642 RIVERA DR
TEMECULA CA 92592

951100002
CREATIVE SPACE INNOVATION
4322 WILSHIRE BLV NO 300
LOS ANGELES CA 90010

951140011
XIUJUAN WANG
44025 MARGARITA RD NO 100
TEMECULA CA 92590

951130006
MADERA RESERVE
7 SALVO
IRVINE CA 92606

943250001
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

951130005
LAURA B STEARN
PO BOX 891809
TEMECULA CA 92589

943250013
SCOTT F KLINE
COLLEEN KLINE
PO BOX 893713
TEMECULA CA 92589

951140063
RLVC LTD PARTNERSHIP
16241 VENEZIA TERRACE
CHINO HILLS CA 91709

942240003
SELINA J CAVALETTO
LASSALETTE ENTERPRISES
CECILIA E VILLINES

29379 RANCHO CALIF RD 201
TEMECULA CA 92591

943230008
109 ACRES
3719 S PLAZA DR
SANTA ANA CA 92704

943210014
MAHMOUD M YAKUT
FELICITAS M YAKUT
39788 CALLE CONTENTO
TEMECULA CA 92591

943220002
RUTH M MAIS
39841 ANZA RD
TEMECULA CA. 92591

943120020
CHARLES T PELTZER
CARRIE ANN PELTZER
40275 CALLE CONTENTO
TEMECULA CA 92591

943260046
INVESTEUIROPA
41391 KALMIA ST STE 200
MURRIETA CA 92562

951140054
IMRE CZIRAKI
GIZELLA CZIRAKI
2242 OLD HIGHWAY 395
FALLBROOK CA 92028

943120045
LOUIDAR
33820 RANCHO CALIF RD
TEMECULA CA 92591

943120018
WILLIAM L OWEN
JERRI F OWEN
39701 CALLE CONTENTO
TEMECULA CA. 92591

943210013
MAHMOUD M YAKUT
FELICITAS M YAKUT
39788 CALLE CONTENTO
TEMECULA CA. 92591

943120019
JOHN C BRODERSEN
SUSAN D BRODERSEN
39847 CALLE CONTENTO
TEMECULA CA. 92591

943120021
CHARLES T PELTZER
CARRIE ANN PELTZER
40275 CALLE CONTENTO
TEMECULA CA. 92592

951140042
SKATE RANCH
42642 RIVERA DR
TEMECULA CA 92592



5162

Easy Peel® Address Labels
Bend along line to expose Pop-up EdgeGo to avery.com/templates
Use Avery Template 5162

943240006
RAUL E RAMIREZ
440 W MARKHAM ST
PERRIS CA 92571

943240005
RAUL E RAMIREZ
440 W MARKHAM ST
PERRIS CA 92571

943240004
FALKNER WINERY INC
7625 HILLSIDE DR
LA JOLLA CA 92037

943210012
HARSHADRAY D PATEL
NALINI PATEL
AKASH HARSHADRAY PATEL

951140059
DESTINY VINEYARDS
P O BOX 4026
CHATSWORTH CA 91313

978 S LADAN LN
ANAHEIM HILLS CA 92808

943060010
LOUDAR
P O BOX 891510
TEMECULA CA 92591

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Pechanga Temecula Band of Luiseño Indians
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

4M Engineering & Development, Inc.
41635 Enterprise Circle North - Suite B
Temecula CA 92590
Attn: Kirk Medeiros

Temecula Valley Winegrowers Association
P.O. Box 1601
29377 Rancho California Road Suite #203
Temecula, CA 92593

Visit Temecula Valley Wine Country
28690 Mercedes Ave., Suite A
Temecula, CA 92590

Lorraine F. Harrington
35820 Pauba Rd.
Temecula CA 92592

RCHA (Rancho California Horseman Association)
P.O. Box 1622
Temecula CA 92593

Larry Smalley
35725 Los Nogales Rd.
Temecula CA 92592

Terilee Hammett
40540 Chaparral Drive
Temecula, CA 92592

Bella Vista Winery of Temecula
41220 Calle Contento
Temecula, CA 92592

Markham DMG
41635 Enterprise Circle Ste. B
Temecula, CA 92590
Attn: Larry Markham



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

PP25740
Project Title/Case Numbers

Tim Wheeler
County Contact Person (951) 955-6060
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Bella Vista Winery of Temecula
Project Applicant 41220 Calle Contento, Temecula, CA 92592
Address

Project is located south of Rancho California Rd. north of Madera de Playa Dr. east of Calle Contento, & west of Cilurzo Rd. Project address is 41220 Calle Contento. *Project Location*

Plot Plan No. 25740 is a proposal to entitle an existing winery facility as a Class V Winery "Project" on 24.60 gross acres. The Project will include an existing barn converted into a 13,467 square-foot wine production building with offices, a wine lab, wine storage and restrooms. Additionally new construction would consist of a 5,919 square-foot tasting room with restaurant and dining area, retail, offices, storage, and restrooms; a new 531 square-foot wedding prep building with restrooms; and a wedding pergola with a lawn area for seating; plus an outdoor pond. The Project also includes 83 parking spaces; with 9 ADA and 3 EV parking spaces included. There is also an existing 3,413 square-foot residential dwelling with a swimming pool on site which is not part of the Project. Noise Exception No. 1900001 proposes a noise exception to a special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions pertaining to noise as required per Ordinance No. 348, Section 14.93.C.4 and 14.93.C.5.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on December 18, 2019, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

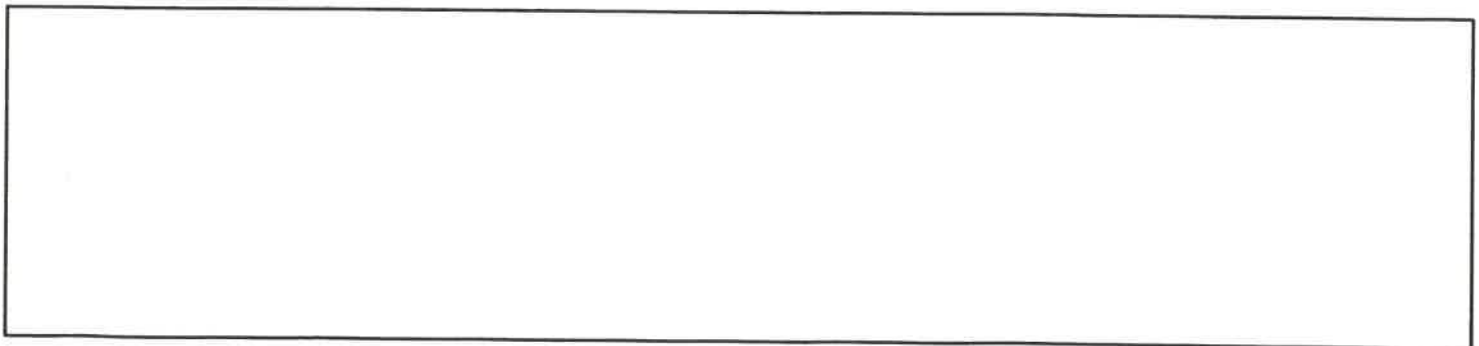
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner _____
Title

December 18, 2019
Date

Date Received for Filing and Posting at OPR: _____



**INVOICE (PLAN-CFG06150)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Bella Vista of Temecula
41220 Calle Contento
Temecula, Ca 92592

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06150	02/06/2015	02/06/2015	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06150	0451 - CF&G TRUST	\$2,210.25
	0452 - CF&G TRUST: RECORD FEES	\$50.00
41220 Calle Contento Temecula,		SUB TOTAL
		\$2,260.25

TOTAL **\$2,260.25**

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

5.1

Planning Commission Workshop: December 18, 2019

PROPOSED PROJECT

Case Number(s):	Hemp Workshop	Applicant: County of Riverside
Area Plan:	All	
Zoning Area/District:	All	
Supervisory District:	All	
Project Planner:	Larry Ross	 Charissa Leach, P.E. Assistant TLMA Director

PROJECT BACKGROUND AND ANALYSIS

Background:

The passage of the 2018 Federal Farm bill and subsequent State legislation has made the cultivation of industrial hemp for fiber, seed, and extracts legal at the Federal and State levels. Industrial hemp production includes cultivation of cannabis sativa plants, the same species of plant cultivated for the still federally illegal cannabis market. The legal distinction between industrial hemp and other cannabis varieties is based on the amount of tetrahydrocannabinol (“THC”) present in the flowering tops. If the plant has no more than 0.3% THC, it is defined under the law as hemp. Cannabis used for medical or recreation purposes typically contains 20% to 25% THC. Rules adopted in Riverside County for cannabis exclude hemp from the definition. There are currently no adopted regulations in Riverside County specific to hemp.

Many jurisdictions around the state are currently working to address hemp cultivation based on the recent legislative changes. Approximately half of the counties in California have adopted interim ordinances banning hemp cultivation while regulations are developed, and the other half are allowing hemp cultivation in a variety of ways (regulated or allowed as an agricultural crop).

On April 30, 2019, the California Department of Food and Agricultural (CDFA) made available applications for industrial hemp cultivators to register with the Agricultural Commissioner of the county in which they intend to grow.

On June 4, 2019, the Board of Supervisors did not approve a revised, more narrowly focused interim moratorium that would have extended the previous moratorium on Industrial Hemp. Without a moratorium in place, Industrial Hemp can now be grown in zones in which “field crops” are a listed use with an approved Industrial Hemp Registration from the County Agricultural Commissioner. Further, at the same June 4, 2019 meeting, the Board of Supervisors authorized the Planning Department to develop an amendment to Ordinance No. 348 to regulate Industrial Hemp.

On June 10, 2019 regulations implementing the state law were adopted on an emergency basis to clarify testing, abatement, and enforcement requirements for industrial hemp.

As of the writing of this report, the Agricultural Commissioner has been able to verify that about 600 acres of Industrial Hemp have been planted. They have taken 33 samples of registered crops, of which 3 have tested to have THC beyond the allowed 0.3%, and as a result 4.5 acres of industrial hemp crop had to be destroyed.

The Agricultural Commissioner keeps statistics based growing hemp as a crop and growing hemp simply for seed, and the chart below reflects applied industrial hemp registrations for those two categories broken down by district:

Type of Registration	Supervisorial District				
	Number of Registrations				
	1	2	3	4	5
Crop	13	1	37	18	5
Seed	2	0	8	3	1
Total Registrations	15	1	45	21	6

Total number of Registrations is 88.

Type of Registration	Supervisorial District				
	Acres of Cultivation				
	1	2	3	4	5
Crop, acres	166.78	.1	2,024.28	5,147.91	529.75
Seed, acres	10.3	0	349.71	39	15.99
Total acres under cultivation	177.08	.1	2,373.99	5,186.91	545.74

Total number of Acres under Registration is 8,283.82 acres.

Please find the attached draft proposed Industrial Hemp Amendment to Ordinance No. 348 for the review and comment of the Planning Commission and public.

ORDINANCE NO. 348.xxxx
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE xxxx INDUSTRIAL HEMP ACTIVITIES

ARTICLE xxxx INDUSTRIAL HEMP ACTIVITIES

SECTION 19.XXX. PURPOSE AND INTENT.

The purpose of this Article is to protect the public health, safety, and welfare, enact effective regulatory and enforcement controls in compliance with State law, protect neighborhood character, and minimize potential for negative impacts on people, communities, and the environment in the unincorporated areas of Riverside County by establishing land use regulations for industrial hemp activities. Industrial hemp activities includes industrial hemp cultivation, industrial hemp manufacturing and processing. Industrial hemp activities require land use regulations due to the potential environmental and social impacts associated with industrial hemp activities.

SECTION 19.XXX. PROHIBITED ACTIVITIES.

- A. Any Industrial Hemp Activity that is not expressly exempted from this Article or provided for in an approved conditional use permit or plot plan and a registration with the County Agricultural Commissioner is prohibited in all zones and is hereby declared a public nuisance that may be abated by the County and is subject to all available legal remedies, including but not limited to civil injunctions.
- B. All Industrial Hemp Activities are prohibited within any dwelling unit, accessory dwelling unit, guest quarters, or any other residential accessory building permitted for residential occupancy.
- C. The cultivation of Industrial Hemp, either outdoors or indoors, is prohibited on acreage less than one-half of an acre.
- D. Outdoor Industrial Hemp Cultivation is prohibited in the W-2 Zone on lots less than 10 gross acres.

SECTION 19.XXX APPLICABILITY.

- A. Industrial Hemp Activities shall not be allowed in the unincorporated areas of Riverside County without first obtaining all required land use permits, licenses, registrations or other entitlements required by local or State laws and regulations.
- B. For the purposes of this Article, Industrial Hemp does not include Cannabis as defined in this ordinance.
- C. This Article does not apply to legally existing Outdoor Industrial Hemp Cultivation in the A-1, A-P, A-2, A-D and W-2 zone classifications that is operated by an Established Agricultural Research Institution as defined in Section 81000 of the California Food and Agricultural Code.
- D. Outdoor Industrial Hemp Cultivation legally operating in the A-1, A-P, A-2, A-D, R-R, R-R-O, R-1, R-1A, R-A, R-2, R2-A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, C/V, C-C/V, WC-

ORDINANCE NO. 348.xxxx
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE xxxx INDUSTRIAL HEMP ACTIVITIES

R, WC-W, WC-WE, WC-E, R-D, N-A, W-2, W-2-M, W-1, W-E, M-R, M-R-A and MU zone classifications with a valid registration issued by the County Agricultural Commissioner prior to the effective date of Ordinance No. 348.XXX may continue operating for the period of time provided in the valid registration. Upon expiration of the valid registration, the Outdoor Industrial Hemp Cultivation shall comply with the requirements of this Article and all other applicable laws and regulations.

SECTION 19.XXX. PROHIBITED LOCATIONS.

Industrial Hemp Activities are prohibited in the following zones: R-R, R-R-O, R-1, R-1A, R-A, R-2, R2-A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, C/V, C-C/V, WC-R, WC-W, WC-WE, WC-E, R-D, N-A, W-2-M, W-1, W-E, M-R, M-R-A, SP and MU.

SECTION 19.XXX OUTDOOR INDUSTRIAL HEMP CULTIVATION

- A. **REGISTRATION.** In addition to the requirements set forth in this Article, a registration shall be obtained from the County Agricultural Commissioner for the approved outdoor industrial hemp cultivation.
- B. **ZONING.**

Notwithstanding any other provision of this ordinance, Outdoor Industrial Hemp Cultivation is allowed as follows:

1. In the A-1, A-P, A-2 and A-D zones, Outdoor Industrial Hemp Cultivation is allowed in accordance with the following:
 - a. On lots less than 10 gross acres with an approved conditional use permit in accordance with Section 18.28 of this ordinance.
 - b. On lots 10 gross acres or greater but less than 20 gross acres with an approved Plot Plan in accordance with Section 18.30 of this ordinance.
 - c. On lots 20 gross acres or greater but less than 160 acres as a use by right.
 - d. On lots 160 gross acres or greater with an approved conditional use permit in accordance with Section 18.28 of this ordinance.

2. In W-2 Zone, Outdoor Industrial Hemp Cultivation is allowed in accordance with the following:
 - a. On lots less than 10 gross acres, Outdoor Industrial Hemp Cultivation is prohibited.
 - b. On lots 10 gross acres or greater but less than 40 gross acres with an approved conditional use permit in accordance with Section 18.28 of this ordinance.
 - c. On lots 40 gross acres or greater but less than 160 gross as a use by right.
 - d. On lots 160 gross acres or greater with an approved conditional use permit in accordance with Section 18.28 of this ordinance.

ORDINANCE NO. 348.xxxx
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE xxxx INDUSTRIAL HEMP ACTIVITIES

SECTION 19.XXX INDOOR INDUSTRIAL HEMP CULTIVATION.

- A. **REGISTRATION.** In addition to the requirements set forth in this Article, a registration shall be obtained from the County Agricultural Commissioner for the approved Indoor Industrial Hemp Cultivation.
- B. **ZONING.**

Notwithstanding any other provision of this ordinance, Indoor Industrial Hemp Cultivation is allowed as follows:

Indoor Industrial Hemp Cultivation is allowed in the following zone classifications with an approved plot plan in accordance with section 18.30 of this ordinance: C-1/C-P, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2 and A-D.

SECTION 19.XXX INDUSTRIAL HEMP CULTIVATION STANDARDS.

In addition to the applicable permit and approval requirements provided in this Article and the development standards in the applicable zoning classification, Industrial Hemp Cultivation operations shall comply with the standards provided below. If there is an inconsistency between the development standards of the zone classification and these standards, the more restrictive standard applies.

A. **LOCATION REQUIREMENTS.**

- 1. Indoor and Outdoor Industrial Hemp Cultivation shall not be located within 1,000 feet of any Child Day Care Center, K-12 school, public park, or Youth Center. The distance shall be measured from the nearest points of the respective lot lines using a direct straight-line measurement. This location requirement may be modified with the approval of a variance pursuant to Section 18.27 of this ordinance.
- 2. Industrial Hemp shall not be cultivated on a premises legally allowed to cultivate or process Cannabis.

B. **MINIMUM LOT DIMENSIONS.**

The minimum average lot width for Indoor Industrial Hemp Cultivation lots shall be 150 feet.

C. **SETBACKS.**

- 1. Indoor Industrial Hemp Cultivation:

Indoor Industrial Hemp Cultivation shall be within a fully enclosed building or buildings and setback from the lot lines and public right-of way in accordance with the development standards for the zone classification in which it is located. When an Indoor Industrial Hemp Cultivation facility is located adjacent to a residentially zoned lot the minimum setback shall be 25 feet.

ORDINANCE NO. 348.xxxx
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE xxxx INDUSTRIAL HEMP ACTIVITIES

2. Outdoor Industrial Hemp Cultivation:

- a. The Industrial Hemp Cultivation Area shall be setback a minimum of 100 feet from all lot lines and public right-of-ways.
- b. The Industrial Hemp Cultivation Area shall be located a minimum of 50 feet from the drip line of any riparian vegetation of any watercourse.
- c. When adjacent to a residentially zoned lot, the Industrial Hemp Cultivation Area shall be setback a minimum of 300 feet from the adjacent residentially zoned lot lines.

D. SCREENING AND FENCING.

Outdoor Industrial Hemp Cultivation on lots 20 gross acres or less shall occur within a secure fence at least 6 feet in height that fully encloses the Industrial Hemp Cultivation Area and prevents easy access to the Industrial Hemp Cultivation Area. The fence must be solid, durable and include a lockable gate(s) that is locked at all times, except for during times of active ingress and egress. Fences shall be separated by a minimum of six feet from all cultivation structures, providing a clear six foot path. The fence shall comply with all other applicable County ordinances, policies, and design standards related to height, location, materials, or other fencing restrictions. Industrial Hemp Cultivation Area shall not be secured by fences with barbed wire or screened with plastic sheeting on chain link. Chain link with slats is allowed. Fencing directly facing any Child Day Care Center, K-12 school, public park, or Youth Center shall be opaque.

E. ENERGY CONSERVATION MEASURES.

All Indoor Industrial Hemp Cultivation operations shall include adequate measures to address the projected energy demand for Industrial Hemp Cultivation at the lot. On-site renewable energy generation shall be required for all Indoor Industrial Hemp Cultivation operations. Renewable energy systems shall be designed to have a generation potential equal to or greater than 20-percent of the anticipated energy demand.

F. WATER CONSERVATION MEASURES.

All Industrial Hemp Cultivation operations shall include adequate measures that minimize use of water for cultivation on the lot. Water conservation measures, water capture systems, or grey water systems shall be incorporated into the operations in order to minimize use of water where feasible.

G. OPERATIONS.

ORDINANCE NO. 348.xxxx
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE xxxx INDUSTRIAL HEMP ACTIVITIES

1. All Industrial Hemp Cultivation lighting shall be fully shielded, downward casting and not spill over onto structures, other properties or the night sky. Light shall not escape at a level that is visible from neighboring properties between sunset and sunrise.
2. All Industrial Hemp Cultivation operations shall accumulate or store garbage and refuse in a nonabsorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. All garbage and refuse on the site shall not be accumulated or stored for more than seven calendar days, and shall be properly disposed of before the end of the seventh day. All waste, including but not limited to refuse, garbage, green waste and recyclables, must be disposed of in accordance with County and State laws and regulations. All waste generated from Industrial Hemp Cultivation operations must be properly stored and secured to prevent access from the public.
3. Onsite generators are prohibited, except as a source of energy in an emergencies. Onsite generators for emergency use shall be included in the Plot Plan.
4. Supplemental lighting for Outdoor Hemp Cultivation shall not exceed 25 watts per square foot to be used up to one hour before sunrise or after sunset, unless the building or structure is equipped with light-blocking measures to ensure no light escapes from it.
5. Industrial Hemp Cultivation shall not include the retail sales of Industrial Hemp or Industrial Hemp Products.

H. SIGNAGE – OUTDOOR INDUSTRIAL HEMP CULTIVATION

In accordance with Section 81006 of the Food and Agricultural Code, Outdoor Industrial Hemp Cultivation shall have a sign placed at primary entrance of the lot indicating it is Industrial Hemp Cultivation. The sign shall be a minimum of 3 foot by 3 foot and provide a valid phone number of the operators for the Outdoor Industrial Hemp Cultivation.

SECTION 19.XXX. INDUSTRIAL HEMP MANUFACTURING FACILITIES.

ZONES. Notwithstanding any other provision of this ordinance, Industrial Hemp Manufacturing Facilities are allowed as follows:

1. Non-Volatile Industrial Hemp Manufacturing Facility.

Non-volatile Industrial Hemp Manufacturing Facilities are allowed in the following zones with an approved Plot Plan in accordance with Section 18.30 of this ordinance: I-P, M-SC, M-M and the M-H zones.

2. Volatile Industrial Hemp Manufacturing Facility.

ORDINANCE NO. 348.xxxx
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE xxxx INDUSTRIAL HEMP ACTIVITIES

Volatile Industrial Hemp Manufacturing Facilities are allowed in the following zones with an approved conditional use permit in accordance with Section 18.28 of this ordinance: I-P, M-SC, M-M and M-H.

SECTION 19.XXX. INDUSTRIAL HEMP MANUFACTURING FACILITIES STANDARDS.

In addition to the applicable permit and approval requirements provided in this Article and the development standards for the applicable zoning classification, Industrial Hemp Manufacturing Facilities shall comply with the standards provided below. If there is an inconsistency between the development standards of the zone classification and these standards, the more restrictive standard applies.

A. GENERAL LOCATION.

Industrial Hemp Manufacturing Facilities shall not be located within 600 feet from any Child Day Care Center, K-12 school, public park, or Youth Center. Distance shall be measured from the nearest point of the respective lot lines using a direct straight-line measurement. A new adjacent use will not affect the continuation of an existing legal use that has been established under this Article and continuously operating in compliance with the conditional use permit, and local and State laws and regulations.

B. SETBACKS.

1. Except for a Volatile Industrial Hemp Manufacturing Facility, Industrial Hemp Manufacturing Facilities shall comply with the setback standards for the zone classification they are located in, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 25 feet. A Volatile Industrial Hemp Manufacturing Facility shall be setback from a residential zone a minimum of 40 feet which may include and may include landscaping as required.
2. Setbacks may be modified with an approved setback adjustment in accordance with Section 18.33 of this ordinance. In no case shall a setback be less than setbacks required by the State law, the California Building Code or Ordinance No. 457.

C. OPERATIONS.

1. Any compressed gases used in the manufacturing process shall not be stored on any lot within in containers that exceeds the amount which is approved by the Riverside County Fire Department and authorized by the conditional use permit.
2. Closed loop systems for compressed gas extraction systems must be commercially manufactured, bear a permanently affixed and visible serial number and certified by an engineer licensed by the State of California that the system was commercially manufactured, is safe for its intended use, and was built to codes of recognized and generally accepted good engineering practices.

ORDINANCE NO. 348.xxxx
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE xxxx INDUSTRIAL HEMP ACTIVITIES

3. Industrial Hemp Manufacturing Facilities shall have a training program for persons using solvents or gases in a closed looped system to create hemp extracts on how to use the system, to access applicable material safety data sheets and to handle and store the solvents and gases safely.

SECTION 19.xxx. PERMIT REQUIREMENTS FOR INDUSTRIAL HEMP ACTIVITIES.

Industrial Hemp Activities shall comply with the following requirements:

A. APPLICATION REQUIREMENTS.

At the time of filing the application for an Industrial Hemp Activity on a form provided by the Planning Department, the applicant shall also provide the applicable fee for processing the land use permit application.

B. SUSPENSION, REVOCATION, OR TERMINATION OF STATE LICENSE.

Suspension of any required license issued by the State of California, or by any State licensing authority, or registration issued by the County Agricultural Commissioner shall immediately suspend the ability of an Indoor or Outdoor Industrial Hemp Cultivation to operate within the County until the State or County reinstates or reissues the State license or County registration, as applicable. Revocation or termination of State license or County registration will also be grounds to revoke or terminate any conditional use permit or plot plan granted to an Indoor or Outdoor Industrial Hemp Cultivation land use pursuant to this Article.

C. HEALTH AND SAFETY.

Industrial Hemp Activities shall at all times be operated in such a way as to ensure the health, safety, and welfare of the public. Industrial Hemp Activities shall not create a public nuisance or adversely affect the health or safety of the nearby residents, businesses or employees working at the Industrial Hemp Activity by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, unsafe conditions or other impacts, or be hazardous due to the use or storage of materials, processes, products, and runoff of water, pesticides or wastes.

D. NUISANCE ODORS INDOOR INDUSTRIAL HEMP.

Indoor Industrial Hemp Activities shall be sited and operated in a manner that prevents Hemp nuisance odors from being detected offsite. All Indoor Industrial Hemp Activities shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the Industrial Hemp Activity that is distinctive to its operation is not detected outside of the operation's facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any

ORDINANCE NO. 348.xxxx
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE xxxx INDUSTRIAL HEMP ACTIVITIES

other unit located inside the same building as the Industrial Hemp Activity. In order to control nuisances such as odors, humidity and mold, Industrial Hemp Activities shall install and maintain at the minimum, the following equipment, or any other equipment that can be proven to be an equally or more effective method or technology to control these nuisances:

1. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally;
2. An air system that creates negative air pressure between the Industrial Hemp Activities' interior and exterior, so that the odors generated by the Industrial Hemp Activity are not detectable on the outside of the Industrial Hemp Activity.

E. RELOCATION OF A PERMITTED INDUSTRIAL HEMP ACTIVITY.

In the event the permittee or successor in interest vacates and relocates the Industrial Hemp Activity to a new location, a new conditional use permit or plot plan will need to be granted by the County in accordance with this ordinance prior to commencing operations at the new location.

F. PERMIT AND LICENSE POSTING.

The permittee shall post or cause to be posted at the Industrial Hemp Activity all required County and State permit and licenses to operate.

G. INSPECTIONS.

Industrial Hemp Activities shall be subject to inspections by appropriate local and State agencies, including, but not limited to, the Riverside County Departments of Code Enforcement, Planning, Fire, Public Health, Environmental Health, the Agricultural Commissioner's Office and the Sheriff's Department.

H. SIGNAGE.

Signage for an Industrial Hemp Activity shall comply with the following:

1. Business identification signage for an Industrial Hemp Activity shall comply with Section 19.4 of this ordinance.
2. No Industrial Hemp Activity shall advertise by having a person or device holding a sign or an air dancer sign advertising the activity to passersby, whether such person, device or air dancer is on the lot of the Industrial Hemp Activity or elsewhere including, but not limited to, the public right-of-way.
3. No signs placed on the lot of an Industrial Hemp Activity shall obstruct any entrance or exit to the building or any window.

ORDINANCE NO. 348.xxxx
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE xxxx INDUSTRIAL HEMP ACTIVITIES

4. Signage shall not be directly illuminated, internally or externally.
5. No banners, flags, billboards, or other prohibited signs may be used at any time.

I. PARKING.

Parking shall be provided in accordance with Section 18.12 of this ordinance.

J. HAZARDOUS MATERIALS.

All Industrial Hemp Activities that utilize hazardous materials shall comply with applicable hazardous waste generator, Riverside County Ordinance No. 615, and hazardous materials handling, Riverside County Ordinance No. 651, requirements and maintain any applicable permits for these programs from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner.

K. COMPLIANCE WITH LOCAL AND STATE LAWS AND REGULATIONS.

1. All Industrial Hemp Activities shall comply with all applicable local and State laws, ordinances and regulations related to, but not limited to, the following: the California Environmental Quality Act, California Building Code, California Fire Code, Riverside County Ordinance No. 787, Riverside County Ordinance No. 457, Riverside County Ordinance No. 657, Riverside County Ordinance No. 745, Airport Land Use Compatibility Plans, weights and measures regulations, pesticide use, water quality, storm water discharge and the grading of land.
2. All buildings and structures, including greenhouse, hoop structures, or other similar structures shall comply with all applicable Building, Fire, and Safety laws and regulations. All buildings and structures shall be reviewed by the Riverside County Building and Safety Department in accordance with the California Building Code and Riverside County Ordinance No. 457 and by the Riverside County Fire Department in accordance with Riverside County Ordinance No. 787 and the California Fire Code.

L. MULTIPLE INDUSTRIAL HEMP ACTIVITIES.

Multiple Industrial Hemp Activities may be allowed on the same lot provided the proposed activities are allowed in the zone classification and meet all requirements in this Article and State Law.

SECTION 19.XXX APPROVAL REQUIREMENTS FOR INDUSTRIAL HEMP ACTIVITIES

- A.** No conditional use permit or plot plan for an Industrial Hemp Activity shall be approved unless the following findings are made:
1. The permit is consistent with the General Plan and any applicable specific plan.

ORDINANCE NO. 348.xxxx
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE xxxx INDUSTRIAL HEMP ACTIVITIES

2. The permit complies with the permit requirements of this Article and Section 18.28 or Section 18.30 of this ordinance, as applicable.
 3. The permit complies with the development standards for the zoning classification in which the Industrial Hemp Activity is located.
 4. The permit will not be detrimental to the public health, safety or general welfare.
- B. In addition to the findings required in subsection A. of Section 19.XXX, above, no conditional use permit or plot plan for Indoor or Outdoor Industrial Hemp Cultivation shall be approved unless the following findings are made:
1. The Industrial Hemp Cultivation complies with all the requirements of the State and County for Hemp Cultivation.
 2. The Industrial Hemp Cultivation is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law.
 3. The Industrial Hemp Cultivation includes adequate measures that minimize use of water for cultivation on the lot.
 4. The Industrial Hemp Cultivation includes adequate quality control measures to ensure cultivation meets State and County regulatory standards.
 5. The Industrial Hemp Cultivation includes adequate measures that address enforcement priorities for cultivation including restricting access to minors, and ensuring that Hemp is not supplied to unlicensed or unpermitted persons.
 6. The Indoor Industrial Hemp Cultivation will operate in a manner that prevents Hemp nuisance odors from being detected offsite.
- C. In addition to the findings required in subsection A. of Section 19.XXX, above, no conditional use permit or plot plan for an Industrial Hemp Manufacturing Facility shall be approved unless the following findings are made:
1. The complies with all the requirements of the State and County for the manufacturing of Industrial Hemp.
 2. The Industrial Hemp Manufacturing Facility does not pose a significant threat to the public or to neighboring uses from explosion or from release of harmful gases, liquids, or substances.
 3. The Industrial Hemp Manufacturing Facility includes adequate quality control measures to ensure Hemp manufactured at the facility meets industry standards and includes a documented employee safety training program, a Materials Data Safety Sheet, and

ORDINANCE NO. 348.xxxx
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE xxxx INDUSTRIAL HEMP ACTIVITIES

meets all requirements in Health and Safety Code Section 11362.775, as it may be amended from time to time.

4. The Industrial Hemp Manufacturing Facility includes adequate measures that address enforcement priorities for Hemp activities including restricting access to minors, and ensuring that Hemp and Hemp Products are obtained from and supplied only to other permitted licensed sources within the State and not distributed out of State.
 5. The Industrial Hemp Manufacturing Facility is not located within 600 feet from any Child Day Care Center, K-12 school, public park, or Youth Center
- D. Conditional use permits and plot plan shall be subject to all conditions necessary or convenient to assure that the Industrial Hemp Activity will satisfy the requirements of this Article.

SECTION 19.XXX PUBLIC HEARING REQUIREMENTS FOR INDUSTRIAL HEMP ACTIVITIES

A public hearing shall be held on the application for a conditional use permit or plot plan in accordance with the Section 18.28 or Section 18.30 of this ordinance, as applicable, and all of the procedural requirements and rights of appeal set forth therein shall govern the public hearing.

SECTION 19.xxx. REVOCATION OF PERMIT FOR INDUSTRIAL HEMP ACTIVITIES.

Any conditional use permit or plot plan granted under this Article may be revoked upon the findings and procedures contained in Section 18.31 of this ordinance except that the Planning Commission shall be the hearing body to make a determination that grounds for revocation exist and provide notice of the revocation. All other procedural requirements and rights of appeal set forth in Section 18.31 of this ordinance shall govern the hearing.

ORDINANCE NO. 348.4896
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XX AMENDMENTS AND CHANGE OF ZONE

SECTION 21.XX INDUSTRIAL HEMP.

An agricultural product, whether growing or not, that is limited to types of the plant *Cannabis sativa* L. and any part of the plant, including the seed of the plant and all derivatives, extracts, the resin extracted from any part of the plant, cannabinoids, isomers, acids, salts and salts of isomers, with a delta-9 tetrahydrocannabinol concentration of no more than 0.3 percent on a dry weight basis. For purposes of this ordinance, Industrial Hemp is not considered a field crop.

SECTION 21.XXX INDUSTRIAL HEMP ACTIVITY.

The cultivation, growing, seed breeding, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery or sale of Industrial Hemp and Industrial Hemp Products.

SECTION 21.XXX INDUSTRIAL HEMP CULTIVATION.

Any activity involving the planting, growing, harvesting, drying, curing, grading or trimming of industrial hemp for commercial purposes and industrial hemp seed breeders.

SECTION 21.xxx INDUSTRIAL HEMP CULTIVATION AREA.

The area on a lot or in a building where Industrial Hemp is planted, grown, harvested, dried, cured, graded, or trimmed or that does all or any combination of these activities.

ORDINANCE NO. 348.4896
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XXI DEFINITIONS

SECTION 21.xxx INDUSTRIAL HEMP MANUFACTURING.

The compounding, blending, extracting, infusing, or otherwise making or preparing a hemp product.

SECTION 21.xxx INDUSTRIAL HEMP MANUFACTURING FACILITY (NON-VOLATILE).

A facility that processes, produces, prepares, propagates, holds, stores, packages, labels or compounds hemp or hemp products either directly or indirectly or by extraction and/or infusion methods, or independently by means of chemical synthesis or by a combination of extraction and/or infusion and chemical synthesis, using non-volatile organic compounds, at a fixed location, that packages or repackages hemp or hemp products, or labels or relabels its containers. Hemp manufacturing also includes any processing, preparing, holding, or storing of components and ingredients.

SECTION 21.XXX INDUSTRIAL HEMP MANUFACTURING FACILITY (VOLATILE).

A facility that processes, produces, prepares, propagates, holds, stores, packages, labels, or compounds hemp or hemp products either directly or indirectly or by extraction and/or infusion methods, or independently by means of chemical synthesis or by a combination of extraction and/or infusion and chemical synthesis, using volatile organic compounds, at a fixed location, that packages or repackages hemp or hemp products, or labels or relabels its containers. Hemp manufacturing also includes any processing, preparing, holding, or storing of components and ingredients.

SECTION 21.XXX INDUSTRIAL HEMP PRODUCTS.

Hemp that has undergone a process whereby the plant material has been transformed into a concentrate, including, but not limited to, concentrated hemp, or an edible or topical product containing hemp or concentrated hemp and other ingredient.

SECTION 21.XXX INDOOR INDUSTRIAL HEMP CULTIVATION.

The cultivation of Industrial Hemp within a permanent structure using exclusively artificial light or within any type of structure using artificial light at a rate of twenty-five (25) watts per square foot.