



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

1:30 P.M.

OCTOBER 22, 2012

## AGENDA

### RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center  
4080 Lemon Street  
12<sup>TH</sup> Floor, Conference Room 12A  
Riverside, CA 92501

**NOTE:** Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. 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 give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Mary Stark at (951) 955-7436 or E-mail at [mcstark@rctlma.org](mailto:mcstark@rctlma.org). Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

#### 1.0 CONSENT CALENDAR:

1.1 NONE

#### 2.0 PUBLIC HEARINGS: 1:30 p.m. or as soon as possible thereafter.

- 2.1 **PLOT PLAN NO. 23017 CEQA MND** – Applicant: Jim Carter – Engineer/Representative: Hunsaker & Associate, Inc. – Third/Third Supervisorial District – Location: northerly of Rancho California Road, easterly of Calle Contento and westerly of Anza Road – 111.5 Gross Acres – Zoning: Citrus Vineyard (C/V-20) – **REQUEST:** Proposes 23 buildings totaling 42,051 square feet including 42 casita units, a 5,470 square foot winery and tasting room, a 1,200 square foot housekeeping and pool maintenance room, a 221 square foot office, and 142 parking spaces on a 111.5 acre lot.

The proposed operating hours for the tasting room is 10 a.m. to 6 p.m. daily. The applicant is also proposing a 100 special occasions per calendar year with a maximum number of 100 guests per occasion with operating hours from 10 a.m. to 10 p.m. Friday and Saturday and 10 a.m. to 9 p.m. Sunday through Thursday. Project Planner: HPKang at (951) 955-1888 or email [hpkang@rctlma.org](mailto:hpkang@rctlma.org). (Quasi-judicial)

- 2.2 **PLOT PLAN NO. 25169** - CEQA Exempt - Applicant: Arnulfo Gutierrez – Owner: Arnulfo and Anna Gutierrez – Fifth/Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Rural Community: Very Low Density Residential – 1 Acre Minimum (RC:VLDR) - Located Southerly of Alfred Circle, Northerly of Orchard Street, westerly of Beaumont Avenue, easterly of Nancy Avenue - Zoning: Light Agricultural – 1 Acre Minimum – (A-1-1) - **REQUEST:** The Plot Plan is a proposal to construct a 2,400 square foot detached RV Garage with an attached 1,200 square foot patio on 1.84 acres, associated with the 2,597 square foot main residence with attached 766 square foot garage located at 9915 Mountain View Avenue in the unincorporated Riverside County near Beaumont. APN: 407-110-035. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 2.3 **PLOT PLAN NO. 25196** - CEQA Exempt - Applicant: Joe Moreno – Owner: Dulia Moreno – Fifth/Fifth Supervisorial District – Romoland Zoning District – Harvest Valley/Winchester Area Plan – Rural Community: Very Low Density Residential – 1 Acre Minimum (RC:VLDR) - Located Westerly of Trade Winds Drive, southerly of Mahogany Lane, northerly of Sparacio Road - Zoning: Rural Residential – (R-R) – 4.89 Acres - **REQUEST:** The Plot Plan is a proposal to construct a 2,560 square foot detached barn on 4.89 acres, associated with the 2,978 square foot main residence located at 28121 Mahogany Lane in the unincorporated Riverside County near Romoland. APN: 327-330-018. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)
- 2.4 **PLOT PLAN NO. 25161** - CEQA Exempt - Applicant: US Modular Inc., – Owner: Jeffrey and Judith Johnson – First/First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan – Rural: Rural Residential – 10 Acres Minimum (R:RR) - Located Northerly of Yellow Brick Road, southerly of Country Pine, easterly of Panamint, westerly of Juniper - Zoning: Residential Agricultural – 5 Acres Minimum (R-A-5) – 4.77 Acres - **REQUEST:** The Plot Plan is to permit an unpermitted 1,485 square foot detached metal garage on 4.77 acres, associated with the 2,480 square foot main residence located at 21645 Gold Valley Road in the unincorporated Riverside County near Perris. APN: 321-290-028. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

3.0 PUBLIC COMMENTS:

Agenda Item No.: 2.1  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third/Third  
Project Planner: H. P. Kang  
Directors Hearing: October 22, 2012

PLOT PLAN NO. 23017  
No New Environmental Documents Required  
Applicant: Jim Carter/Temecula Springs, LP  
Engineer/Representative:  
Hunsaker and Associates

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The applicant, Jim Carter, proposes 23 buildings totaling 42,051 square feet including 42 casita units, a 5,470 square foot winery and tasting room, a 1,200 square foot housekeeping and pool maintenance room, a 221 square foot office, and 142 parking spaces on a 111.5 acre lot.

The proposed operating hours for the tasting room is 10 a.m. to 6 p.m. daily. The applicant is also proposing a 100 special occasions per calendar year with a maximum number of 100 guests per occasion with operating hours from 10 a.m. to 10 p.m. Friday and Saturday and 10 a.m. to 9 p.m. Sunday through Thursday.

The project site is located northerly of Rancho California Road, easterly of Calle Contento and westerly of Anza Road.

### BACKGROUND:

The project is located within Rancho California Agricultural Preserve No. 12 and 5.65 acres are proposed to be removed from the agricultural preserve through Agricultural Preserve Case No. 1011.

### SUMMARY OF FINDINGS:

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Agriculture: Agriculture (AG: AG) (10 Acre Minimum)  |
| 2. Surrounding General Plan Land Use: | Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to the north, east, south and west   |
| 3. Existing Zoning:                   | Citrus Vineyard - 20 Acre Minimum (C/V-20)   |
| 4. Surrounding Zoning:                | Citrus Vineyard - 20 Acre Minimum (C/V-20) to the north, east and west, and Citrus Vineyard (C/V) to the south   |
| 5. Existing Land Use:                 | Vacant land  |
| 6. Surrounding Land Use:              | Scattered single family residences and vacant land to the west and north, Faulkner winery and Calvary Chapel Church to the west, vacant land to the east and Skate Ranch and orchards to the south |
| 7. Project Data:                      | Total Acreage: 111.5 Gross Acres<br>Parking Spaces: 142  |
| 8. Environmental Concerns:            | See attached environmental assessment  |

*D.M.*

**RECOMMENDATIONS:**

**FIND** that No New Environmental Documents are required on the basis that a **MITIGATED NEGATIVE DECLARATION** was adopted by the Board of Supervisors on September 25, 2012 for **ENVIRONMENTAL ASSESSMENT NO. 41524**, which incorporated findings and conclusions in the initial study that this project will not have a significant effect on the environment; and,

**APPROVAL** of **PLOT PLAN NO. 23017**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Agriculture: Agriculture (AG: AG) (10 Acre Minimum) Land Use Designation of the Riverside County General Plan.
2. The proposed project is consistent with the Citrus Vineyard (C/V) zoning classification of Ordinance No. 348, and with other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP).

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Agriculture: Agriculture (AG: AG) (10 Acre Minimum) on the Southwest Area Plan.
2. The proposed use, a winery and resort, is allowed in the Agriculture: Agriculture (AG: AG) (10 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to the north, east, south and west.
4. The zoning for the subject site is Citrus Vineyard - 20 Acre Minimum (C/V-20).
5. The proposed use, a winery and resort, is a permitted use, subject to approval of a plot plan, in the Citrus Vineyard (C/V) zone.
6. The proposed use, a winery and resort, is consistent with the development standards set forth in the Citrus Vineyard (C/V) zone.
7. The project site is surrounded by properties which are zoned Citrus Vineyard (C/V), Citrus Vineyard – 10 Acre Minimum (C/V-10) and Citrus Vineyard-20 Acre Minimum (CV-20).

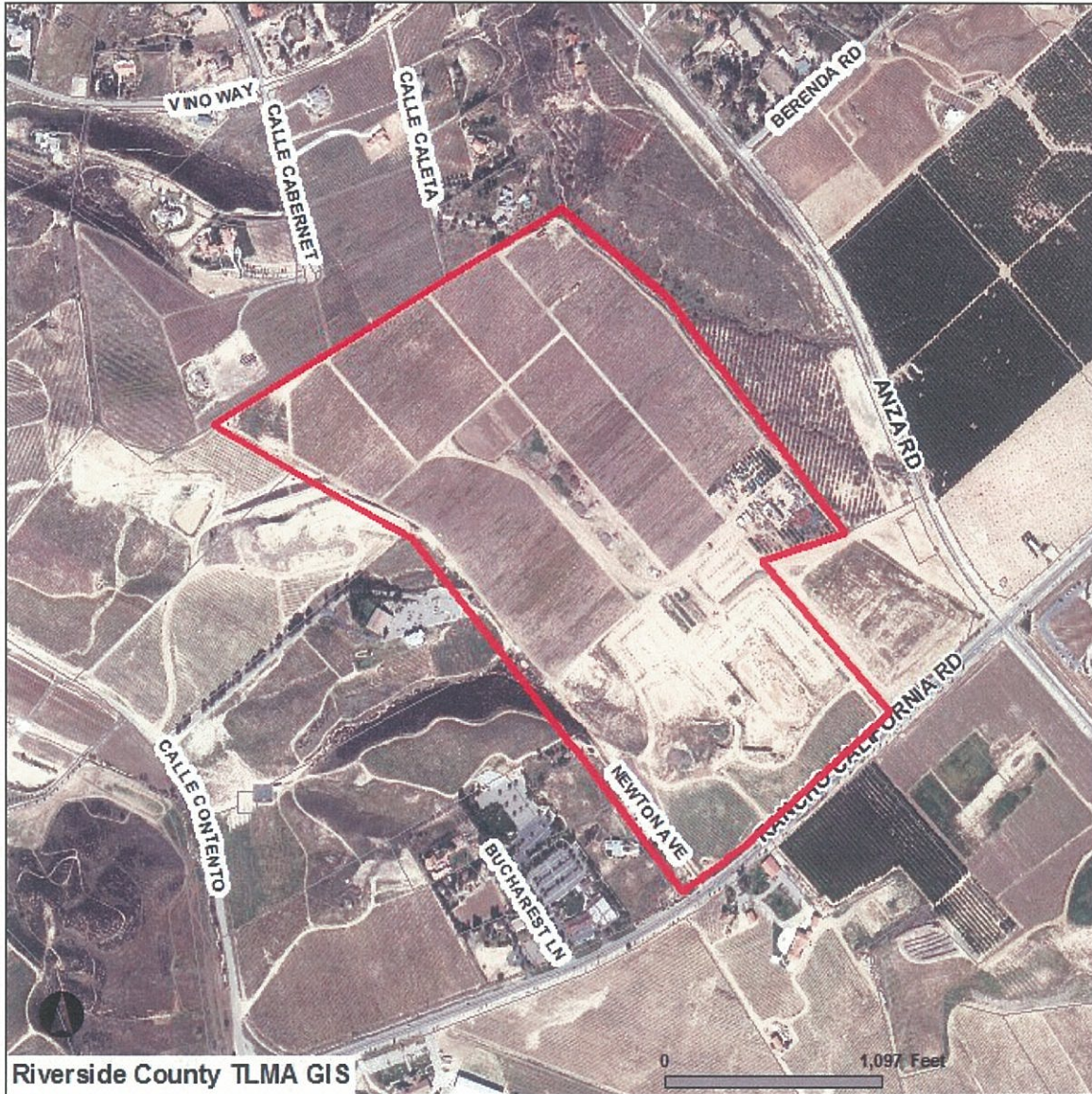


8. Similar uses have been constructed and are operating in the project vicinity.
9. This project is not located within a Criteria Area of the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP).
10. Based upon the adopted Mitigated Negative Declaration adopted by the Board of Supervisors on September 25, 2012, the following listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified:
  - a. Biological Resources
  - b. Cultural Resources
  - c. Recreation
  - d. Transportation/Traffic

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A 100-year flood plain, an area drainage plan, or dam inundation area.
  - b. A City Sphere of Influence.
  - c. A Specific Plan.
  - d. A Redevelopment Area.
  - e. An Airport Influence Area.
  - f. A Cell Criteria Area of the WRCMSHCP.
  - g. A High Fire Area.
  - h. A Fault Zone.
3. The project site is located within:
  - a. The boundaries of the Temecula Valley Unified School District.
  - b. Rancho California #12 Agricultural Preserve.
  - c. The Stephens Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Number 943-230-001.

PP23017 Aerial Map



LEGEND

CASE

INTERSTATES

HIGHWAYS

PARCELS

**\*IMPORTANT\***

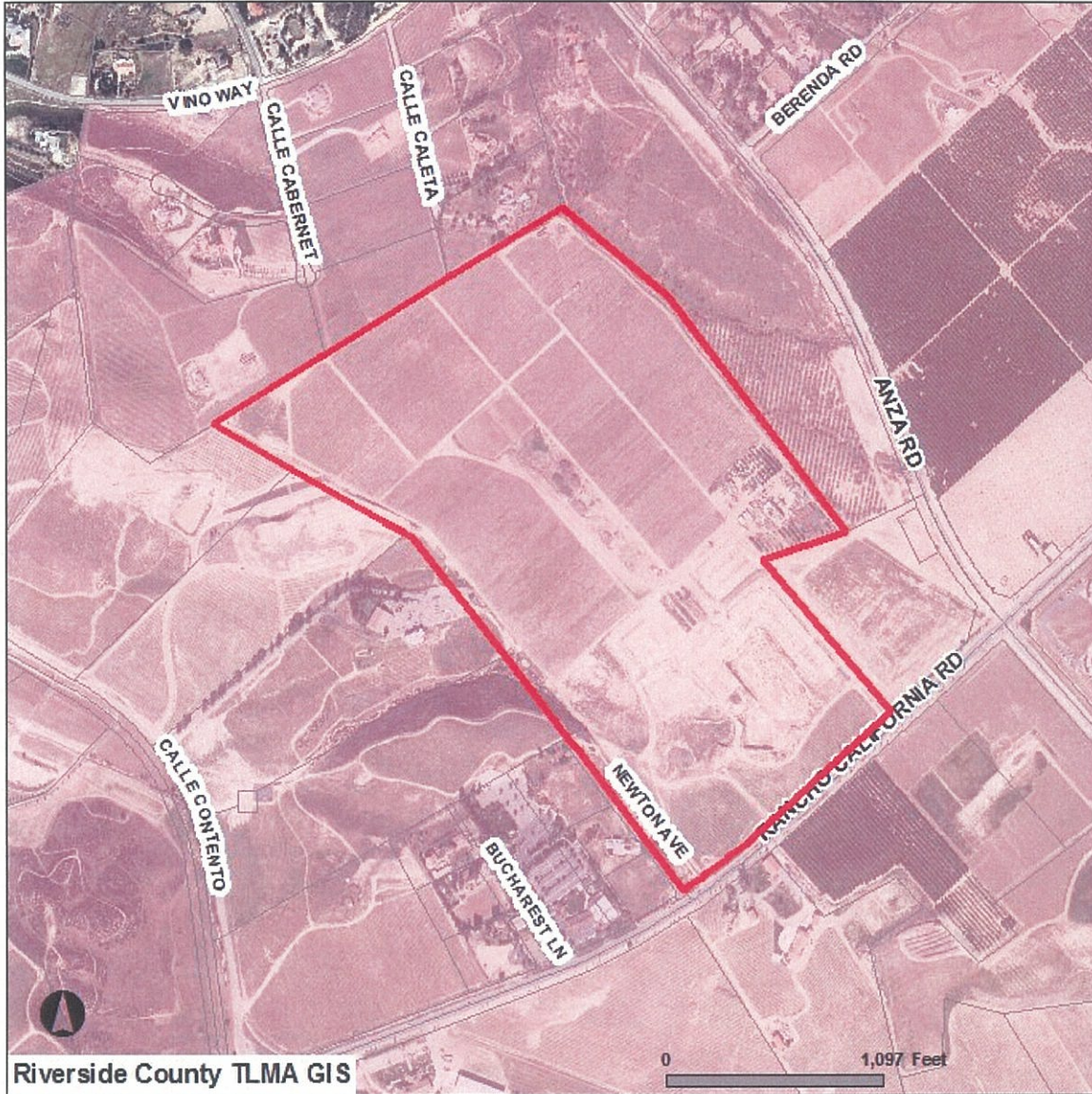
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness 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...Wed Sep 12 14:07:48 2012

Version 120712



PP23017 Policy/Overlay



POLICY AREAS/OVERLAYS

- CASE
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- CITRUS VINEYARD RURAL POLICY AREA

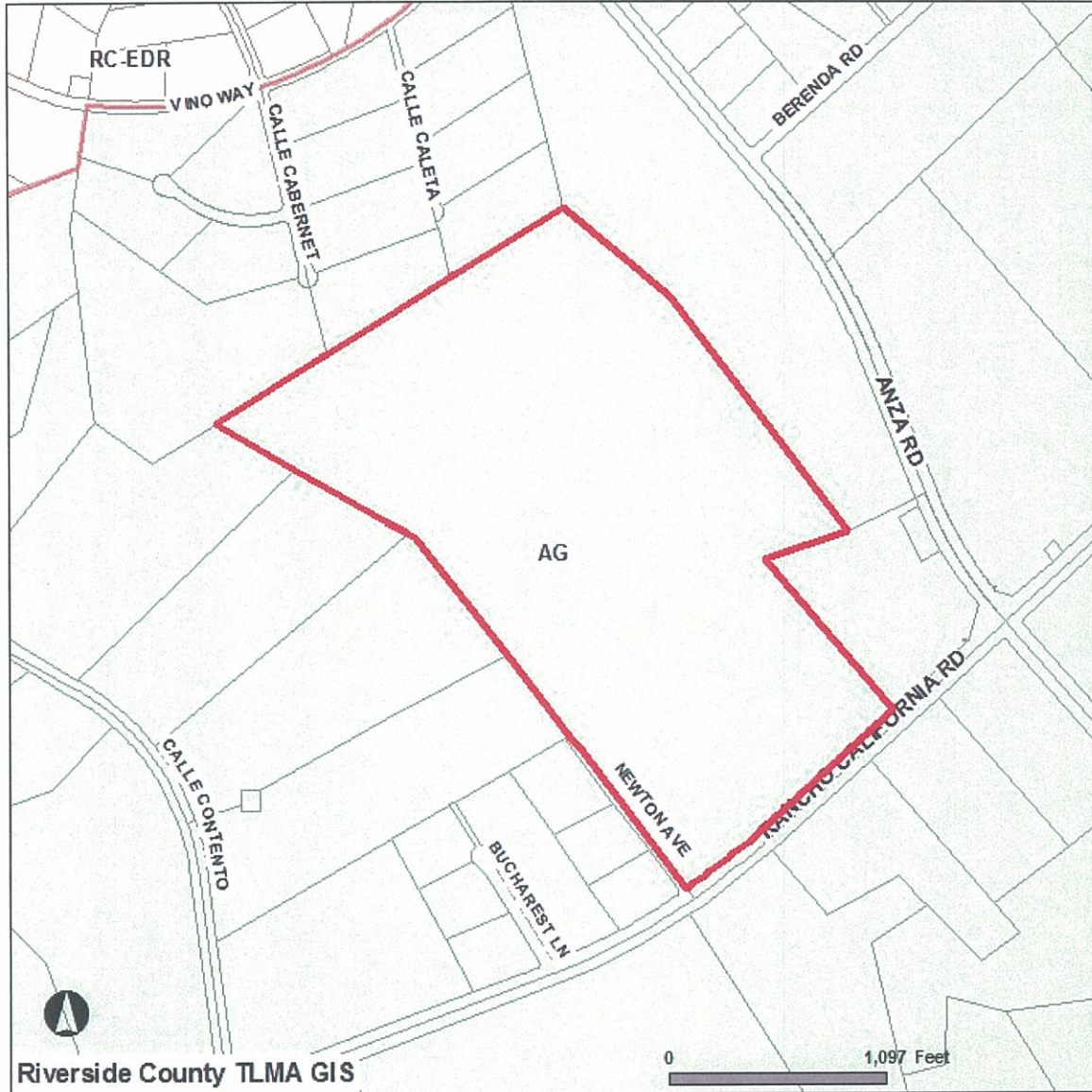
**\*IMPORTANT\***  
 Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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.

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Version 120712



PP23017 Land Use Map



LAND USE

CASE

INTERSTATES

HIGHWAYS

PARCELS

AG - AGRICULTURE

EDR-RC - RURAL COMMUNITY  
- ESTATE DENSITY  
RESIDENTIAL

**\*IMPORTANT\***

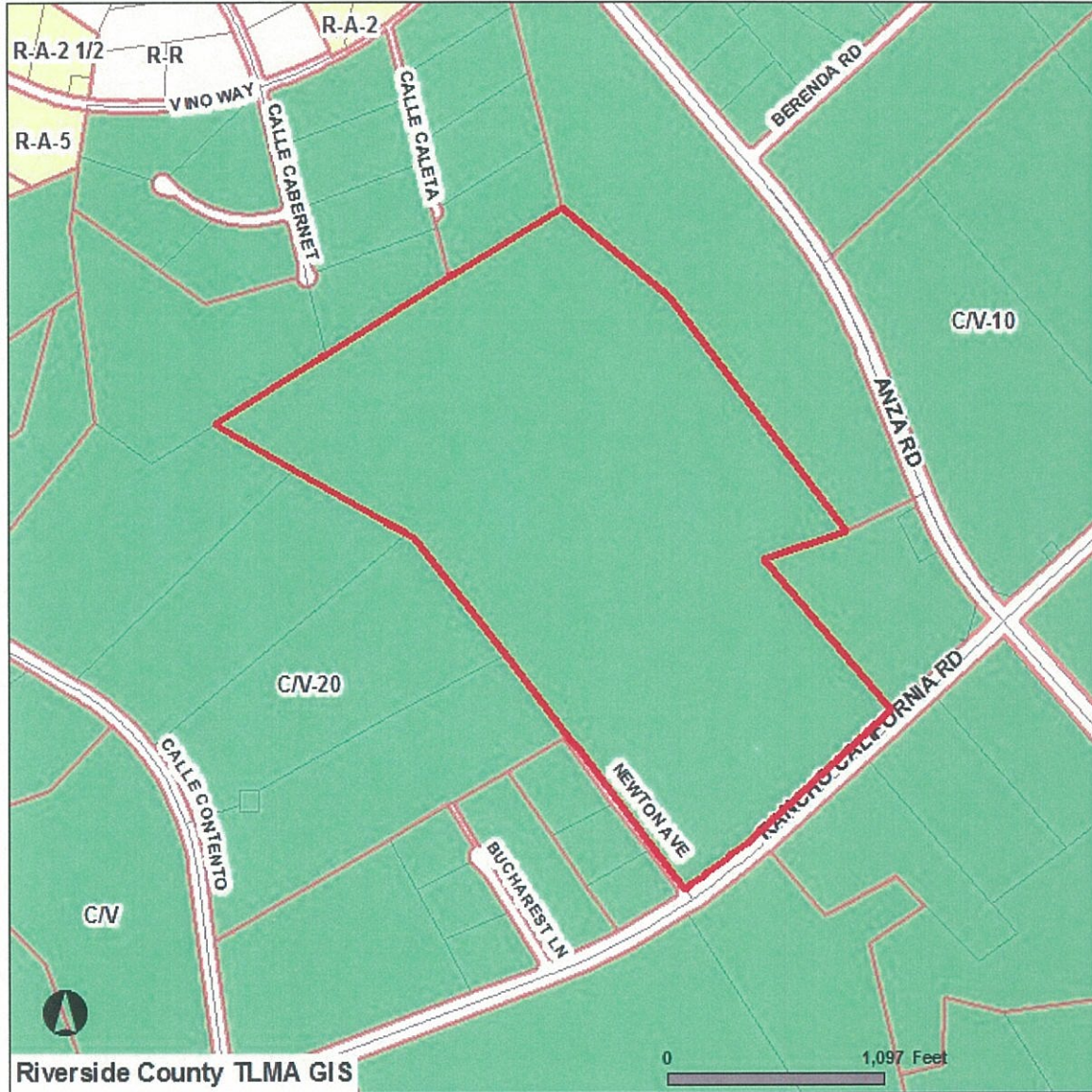
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Version 120712



PP23017 Zoning Map



Riverside County TLMA GIS

ZONING

- CASE
- ZONING BOUNDARY
- CV, CV-10, CV-20
- R-A-2, R-A-2 1/2, R-A-5
- PARCELS
- R-R
- INTERSTATES
- HIGHWAYS

**\*IMPORTANT\***

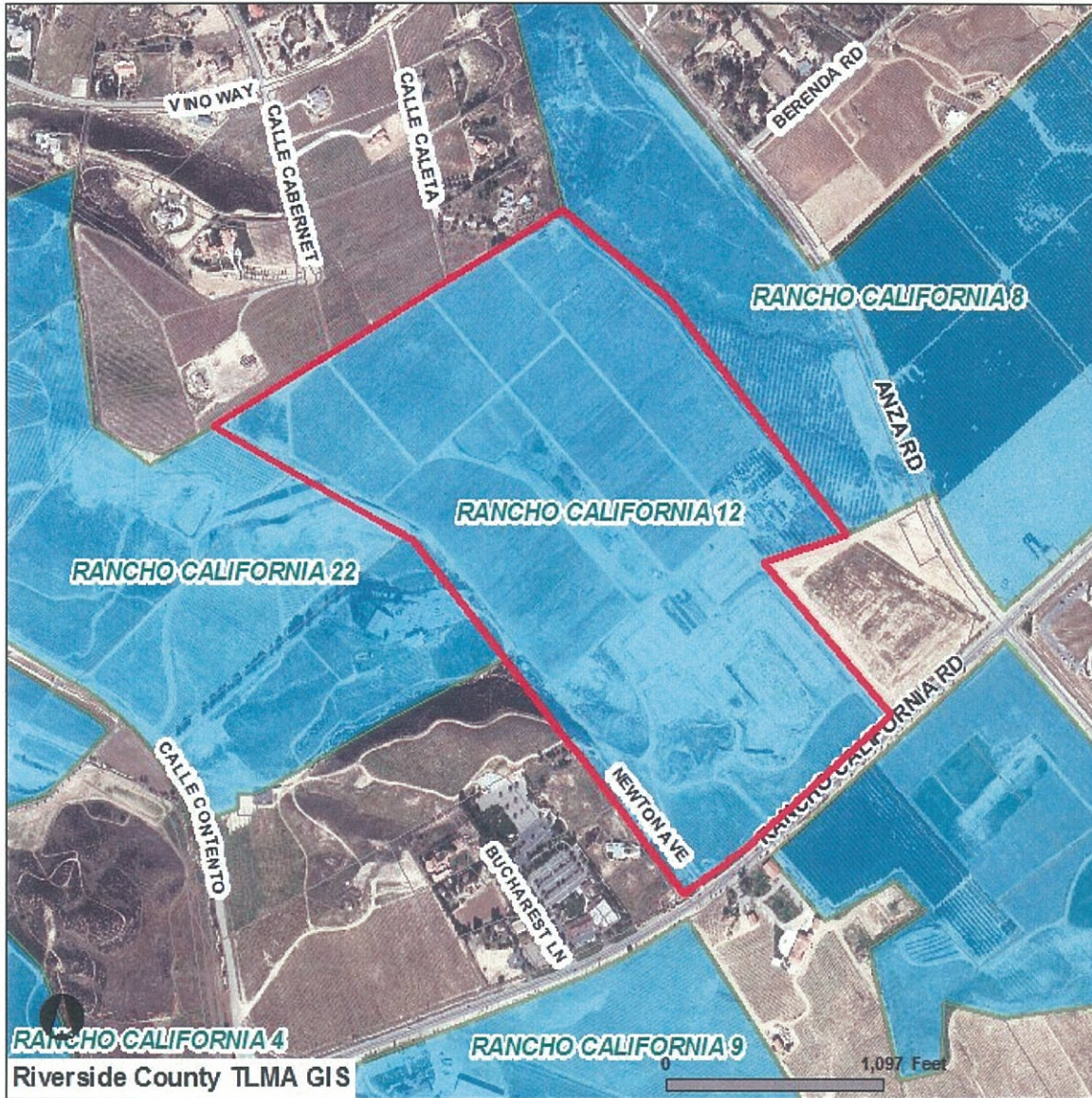
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Version 120712



PP23017 Agricultural Preserve



AGRICULTURAL PRESERVE

- CASE
- N INTERSTATES
- M HIGHWAYS
- PARCELS
- AGRICULTURAL PRESERVE

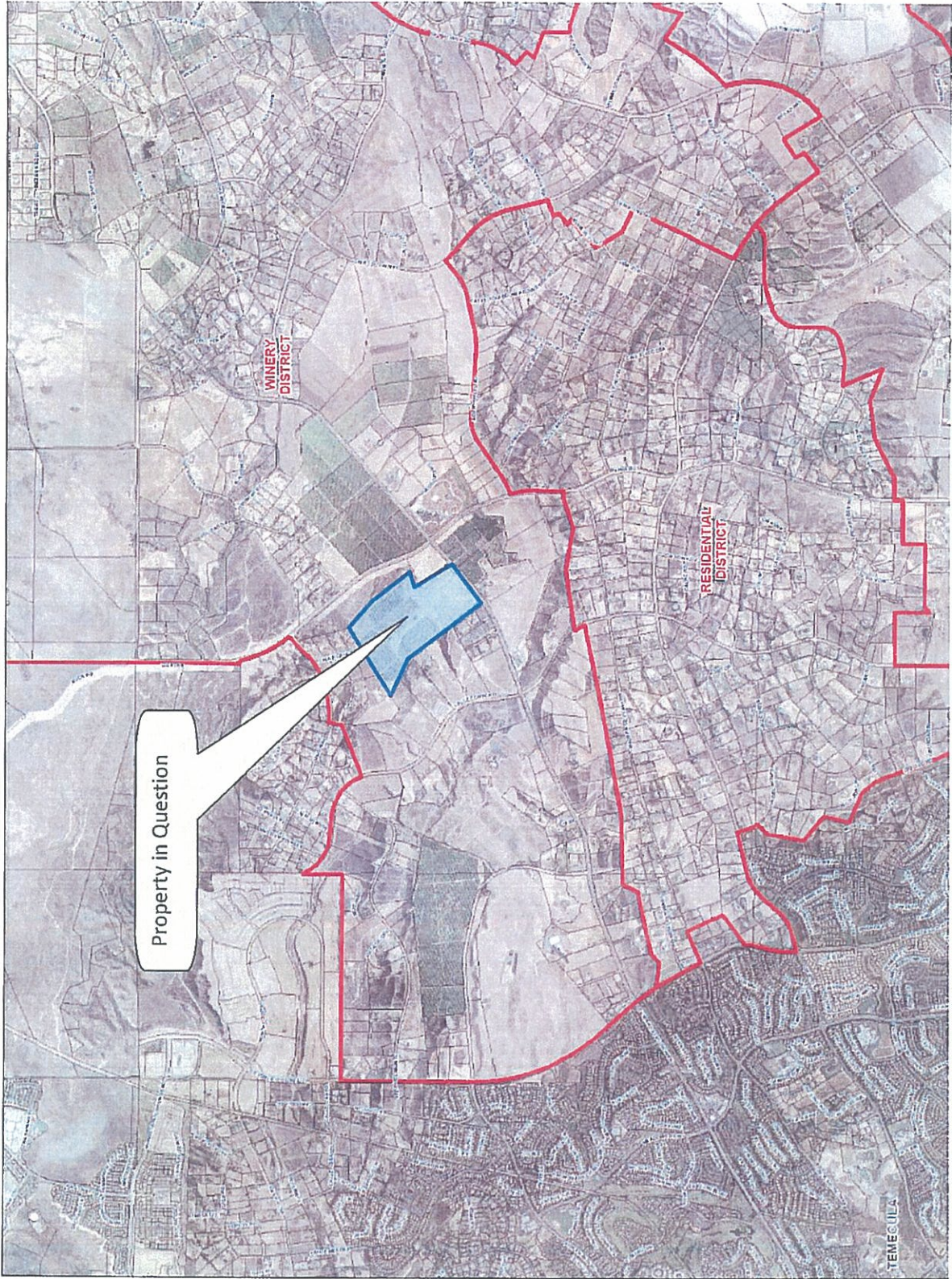
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Version 120712







**APPLICANT / LAND OWNER:**

APPLICANT: [Name]  
 ADDRESS: [Address]  
 CITY: [City]  
 STATE: [State]  
 ZIP: [ZIP]

**ENGINEER/REPRESENTATIVE:**

ENGINEER: [Name]  
 ADDRESS: [Address]  
 CITY: [City]  
 STATE: [State]  
 ZIP: [ZIP]

**LEGAL DESCRIPTION:**

LEGAL DESCRIPTION: [Detailed description of the land parcel, including acreage, location, and any easements or encumbrances.]

**GENERAL NOTES:**

1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES.
4. ALL EASEMENTS ARE TO BE SHOWN WITH DASHED LINES.
5. ALL UTILITIES ARE TO BE SHOWN WITH DASHED LINES.
6. ALL EXISTING STRUCTURES ARE TO BE SHOWN WITH DOTTED LINES.
7. ALL PROPOSED STRUCTURES ARE TO BE SHOWN WITH SOLID LINES.
8. ALL PROPOSED DRIVEWAYS ARE TO BE SHOWN WITH DASHED LINES.
9. ALL PROPOSED PARKING AREAS ARE TO BE SHOWN WITH DASHED LINES.
10. ALL PROPOSED LANDSCAPING ARE TO BE SHOWN WITH DASHED LINES.

**PUBLIC UTILITIES / SERVICES:**

WATER: [Utility Name]  
 GAS: [Utility Name]  
 SEWER: [Utility Name]  
 TELEPHONE: [Utility Name]  
 CABLE: [Utility Name]

**DEEDING SCHEDULE:**

NO.	DESCRIPTION	DATE
1	DEEDING SCHEDULE	1/1/1980
2	DEEDING SCHEDULE	1/1/1980
3	DEEDING SCHEDULE	1/1/1980

**ZONING AND LAND USE BOUNDARY:**

NO.	DESCRIPTION	DATE
1	ZONING AND LAND USE BOUNDARY	1/1/1980
2	ZONING AND LAND USE BOUNDARY	1/1/1980
3	ZONING AND LAND USE BOUNDARY	1/1/1980

PREPARED BY:



**AMENDED NO. 2  
 PLOT PLAN 23017  
 FOR COMMERCIAL PURPOSES  
 COUNTY OF RIVERSIDE, CA**

SHEET 1 OF 2

**VICINITY MAP:**



**SITE COVERAGE BREAKDOWN:**

ITEM	AREA (SQ. FT.)	PERCENTAGE
1. DRIVEWAY	10,000	10.0%
2. PARKING	20,000	20.0%
3. LANDSCAPING	10,000	10.0%
4. BUILDING	60,000	60.0%
TOTAL	100,000	100.0%

**LEGEND:**

- 1. DRIVEWAY
- 2. PARKING
- 3. LANDSCAPING
- 4. BUILDING
- 5. EXISTING UTILITY
- 6. PROPOSED UTILITY
- 7. EXISTING STRUCTURE
- 8. PROPOSED STRUCTURE
- 9. EXISTING DRIVEWAY
- 10. PROPOSED DRIVEWAY

**SCALE:**

SCALE	DESCRIPTION
1" = 100'	GENERAL
1" = 200'	DETAILED

**DATE PREPARED:**

DATE PREPARED: [Date]

**BY:**

BY: [Name]

**TITLE:**

TITLE: [Title]

**PROJECT NO.:**

PROJECT NO.: [Project Number]

**DATE:**

DATE: [Date]

**SCALE:**

SCALE: [Scale]

**DATE:**

DATE: [Date]

**BY:**

BY: [Name]

**TITLE:**

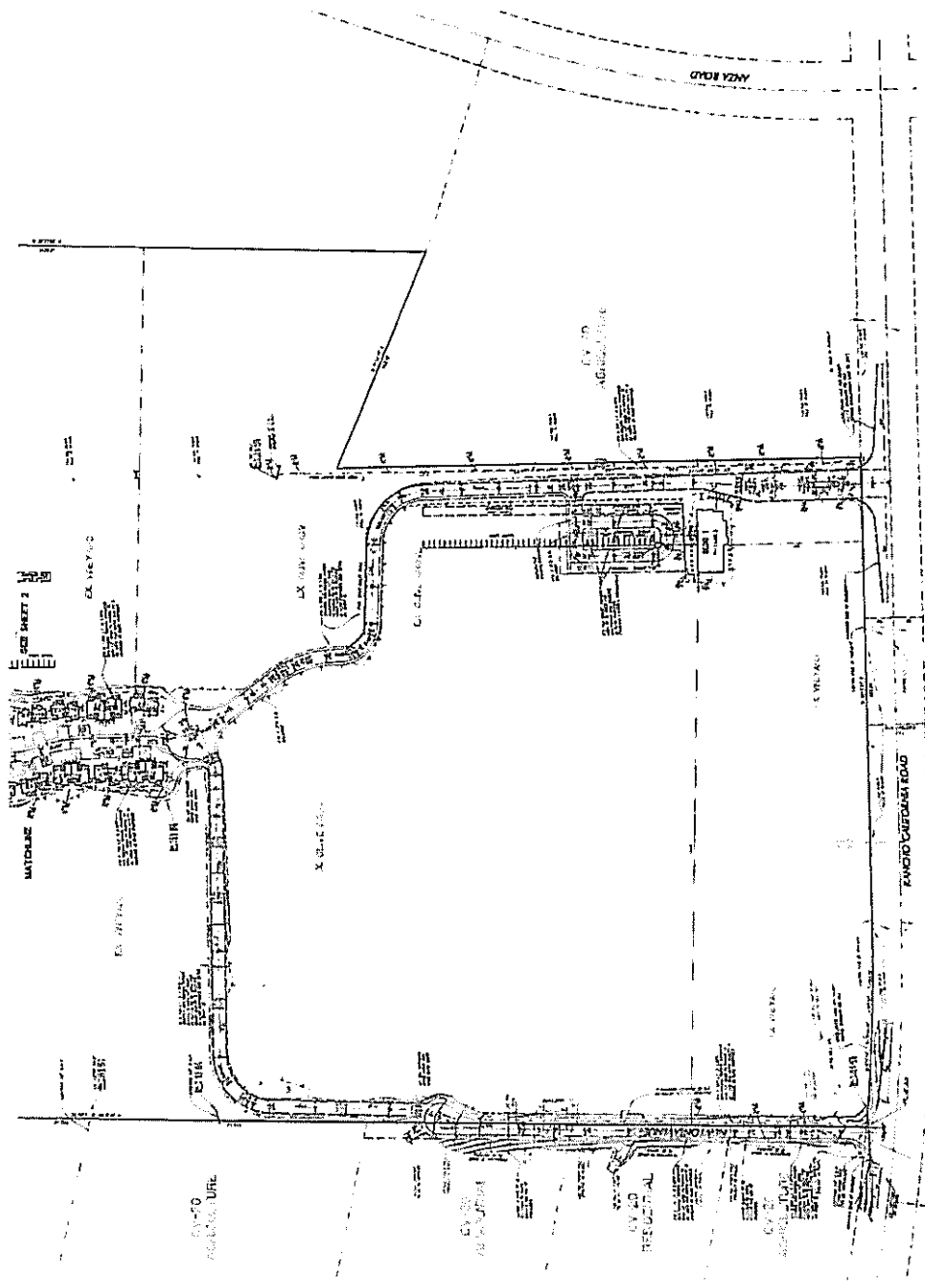
TITLE: [Title]

**PROJECT NO.:**

PROJECT NO.: [Project Number]

**DATE:**

DATE: [Date]



**PARKING TABULATION**

TYPE	NO. OF SPACES	TOTAL
1. DRIVEWAY	10	10
2. PARKING	20	20
3. LANDSCAPING	10	10
4. BUILDING	60	60
TOTAL	100	100

PREPARED FOR:

APPLICANT: [Name]

ADDRESS: [Address]

CITY: [City]

STATE: [State]

ZIP: [ZIP]

DATE: [Date]

BY: [Name]

TITLE: [Title]

PROJECT NO.: [Project Number]

DATE: [Date]

BY: [Name]

TITLE: [Title]

PROJECT NO.: [Project Number]

DATE: [Date]

BY: [Name]

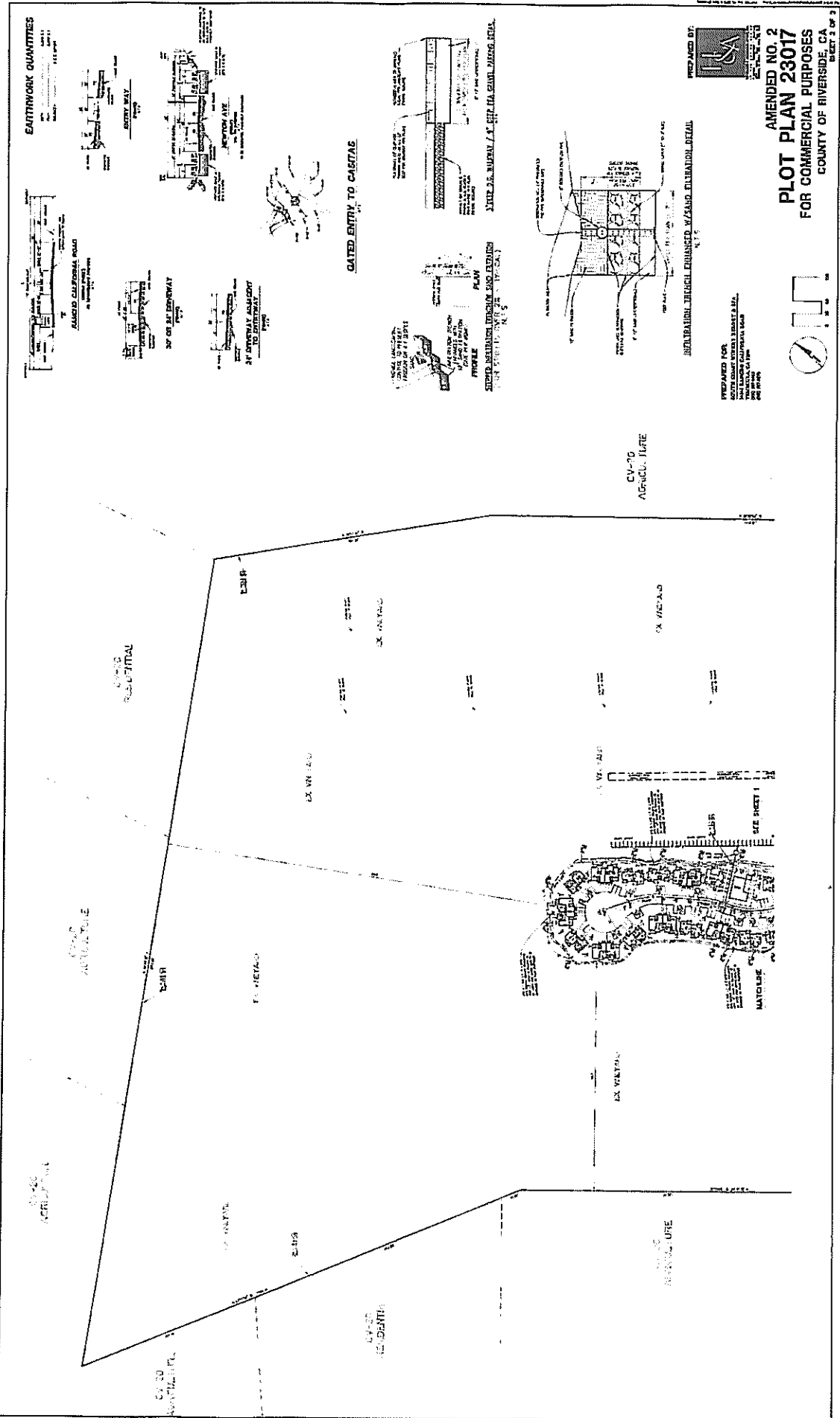
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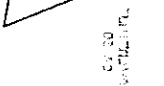
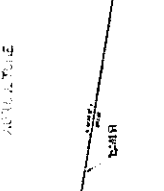
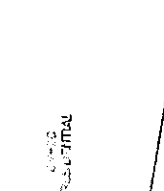
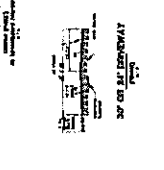
BY: [Name]





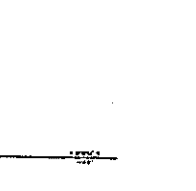
**EARTHWORK QUANTITIES**

ITEM	AMOUNT	UNIT
1. EXCAVATION	1,234	CY
2. FILL	567	CY
3. ASPHALT	12,345	SQ YD
4. CONCRETE	2,345	CY
5. GRAVEL	3,456	CY
6. SAND	4,567	CY
7. CURB	123	LN
8. GUTTER	456	LN
9. MANHOLE	1	NO.
10. STREET LIGHT	2	NO.
11. SIGN	3	NO.
12. FENCE	456	LN
13. TREE	5	NO.
14. BENCH	1	NO.
15. BIKE RACK	2	NO.
16. TRASH CAN	3	NO.
17. FIRE HYDRANT	1	NO.
18. VALVE	2	NO.
19. MANHOLE	3	NO.
20. STREET LIGHT	4	NO.
21. SIGN	5	NO.
22. FENCE	6	LN
23. TREE	7	NO.
24. BENCH	8	NO.
25. BIKE RACK	9	NO.
26. TRASH CAN	10	NO.
27. FIRE HYDRANT	11	NO.
28. VALVE	12	NO.
29. MANHOLE	13	NO.
30. STREET LIGHT	14	NO.
31. SIGN	15	NO.
32. FENCE	16	LN
33. TREE	17	NO.
34. BENCH	18	NO.
35. BIKE RACK	19	NO.
36. TRASH CAN	20	NO.
37. FIRE HYDRANT	21	NO.
38. VALVE	22	NO.
39. MANHOLE	23	NO.
40. STREET LIGHT	24	NO.
41. SIGN	25	NO.
42. FENCE	26	LN
43. TREE	27	NO.
44. BENCH	28	NO.
45. BIKE RACK	29	NO.
46. TRASH CAN	30	NO.
47. FIRE HYDRANT	31	NO.
48. VALVE	32	NO.
49. MANHOLE	33	NO.
50. STREET LIGHT	34	NO.
51. SIGN	35	NO.
52. FENCE	36	LN
53. TREE	37	NO.
54. BENCH	38	NO.
55. BIKE RACK	39	NO.
56. TRASH CAN	40	NO.
57. FIRE HYDRANT	41	NO.
58. VALVE	42	NO.
59. MANHOLE	43	NO.
60. STREET LIGHT	44	NO.
61. SIGN	45	NO.
62. FENCE	46	LN
63. TREE	47	NO.
64. BENCH	48	NO.
65. BIKE RACK	49	NO.
66. TRASH CAN	50	NO.
67. FIRE HYDRANT	51	NO.
68. VALVE	52	NO.
69. MANHOLE	53	NO.
70. STREET LIGHT	54	NO.
71. SIGN	55	NO.
72. FENCE	56	LN
73. TREE	57	NO.
74. BENCH	58	NO.
75. BIKE RACK	59	NO.
76. TRASH CAN	60	NO.
77. FIRE HYDRANT	61	NO.
78. VALVE	62	NO.
79. MANHOLE	63	NO.
80. STREET LIGHT	64	NO.
81. SIGN	65	NO.
82. FENCE	66	LN
83. TREE	67	NO.
84. BENCH	68	NO.
85. BIKE RACK	69	NO.
86. TRASH CAN	70	NO.
87. FIRE HYDRANT	71	NO.
88. VALVE	72	NO.
89. MANHOLE	73	NO.
90. STREET LIGHT	74	NO.
91. SIGN	75	NO.
92. FENCE	76	LN
93. TREE	77	NO.
94. BENCH	78	NO.
95. BIKE RACK	79	NO.
96. TRASH CAN	80	NO.
97. FIRE HYDRANT	81	NO.
98. VALVE	82	NO.
99. MANHOLE	83	NO.
100. STREET LIGHT	84	NO.



**AMENDED NO. 2**  
**PLOT PLAN 23017**  
 FOR COMMERCIAL PURPOSES  
 COUNTY OF RIVERSIDE, CA  
 SHEET 2 OF 3

PREPARED FOR:  
 THE OWNER'S ENGINEER & ARCHITECT  
 1234 MAIN STREET  
 RIVERSIDE, CA 92501  
 DATE: 08/15/2017



PREPARED BY:  
 CIVIL ENGINEERING & ARCHITECTURE  
 5678 9TH STREET  
 RIVERSIDE, CA 92501  
 DATE: 08/15/2017

INDUSTRIAL, COMMERCIAL, RESIDENTIAL, AGRICULTURAL

CV-70  
 AGRICULTURE

INDUSTRIAL, COMMERCIAL, RESIDENTIAL, AGRICULTURAL

INDUSTRIAL, COMMERCIAL, RESIDENTIAL, AGRICULTURAL

INDUSTRIAL, COMMERCIAL, RESIDENTIAL, AGRICULTURAL



Artist's Concept

## CARTER ESTATE A WINERY RESORT

© 2011 The Home Depot U.S.A., Inc.

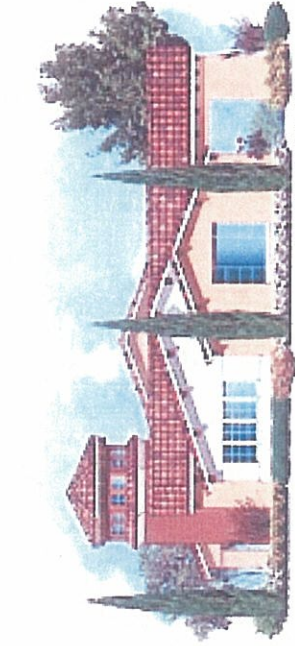




**COMMERCIAL**  
**Winery & Tasting**  
 Phase 1

**CARTER ESTATES** A Winery Resort For  
**SOUTH COAST WINERY RESORT & SPA**  
 11422 Camino del Rio South, Suite 400, San Diego, CA 92108

**PHASE 1**  
**C1**

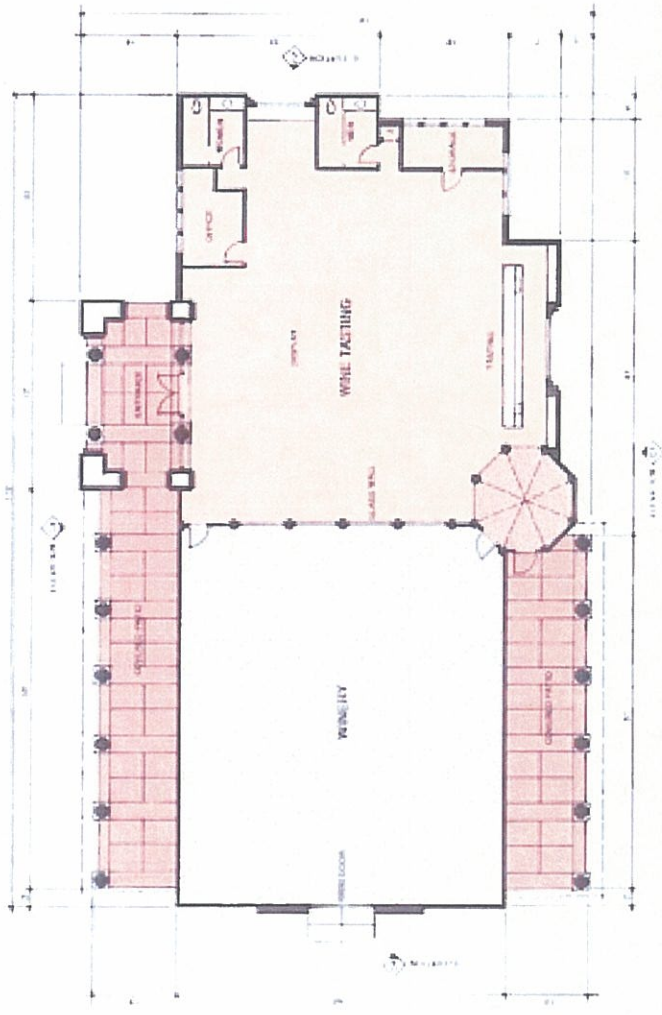
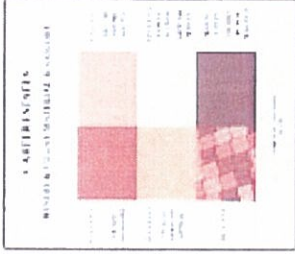


**ELEVATION C1**



**ELEVATION C2**

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



**WINERY & TASTING 1**  
 BUILDING 1  
 SCALE: 1/8" = 1'-0"



**BUILDING 1 FLOOR PLAN**

11422 Camino del Rio South, Suite 400, San Diego, CA 92108

PHASE I  
WINERY I  
CARTER ESTATES  
SOUTH COAST WINERY RESORT & SPA  
A WINERY RESORT FOR  
CARTER ESTATES  
SOUTH COAST WINERY RESORT & SPA  
PHASE I  
WINERY I  
CARTER ESTATES  
SOUTH COAST WINERY RESORT & SPA  
A WINERY RESORT FOR  
CARTER ESTATES  
SOUTH COAST WINERY RESORT & SPA  
PHASE I  
WINERY I

PHASE I  
WINERY I  
CARTER ESTATES  
SOUTH COAST WINERY RESORT & SPA  
A WINERY RESORT FOR  
CARTER ESTATES  
SOUTH COAST WINERY RESORT & SPA  
PHASE I  
WINERY I

PHASE I  
WINERY I  
CARTER ESTATES  
SOUTH COAST WINERY RESORT & SPA  
A WINERY RESORT FOR  
CARTER ESTATES  
SOUTH COAST WINERY RESORT & SPA  
PHASE I  
WINERY I

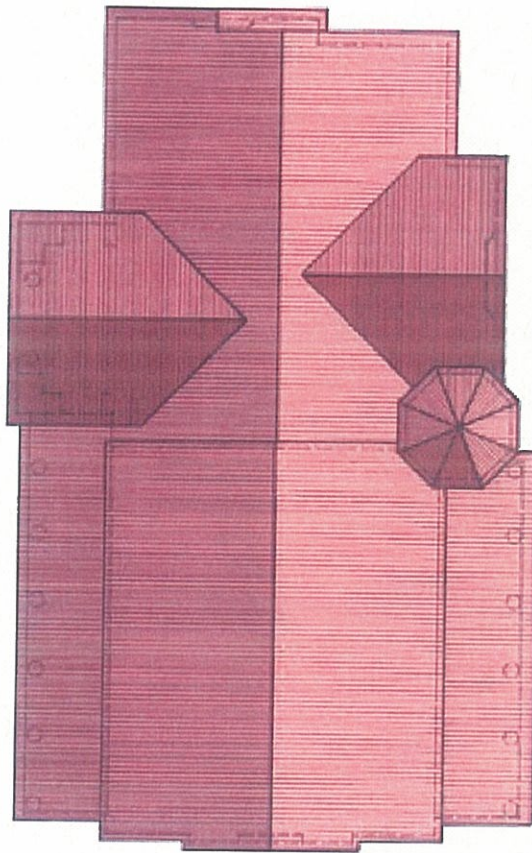
PHASE I  
WINERY I  
CARTER ESTATES  
SOUTH COAST WINERY RESORT & SPA  
A WINERY RESORT FOR  
CARTER ESTATES  
SOUTH COAST WINERY RESORT & SPA  
PHASE I  
WINERY I



ELEVATION C3



ELEVATION C4



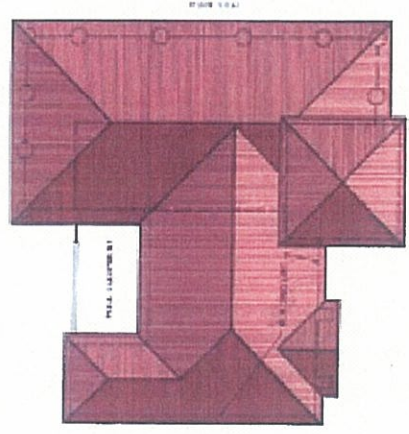
BUILDING 1 ROOF PLAN

NZ

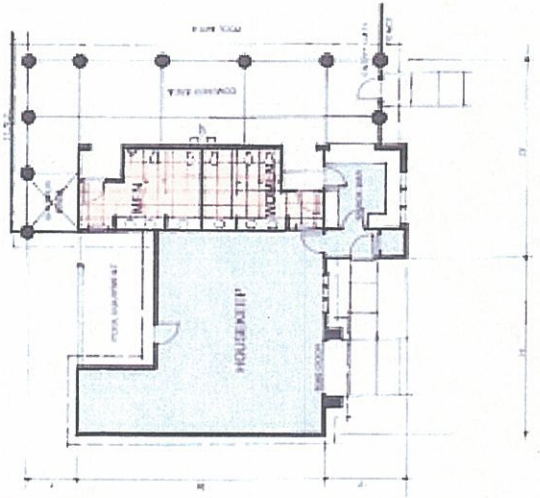
WINERY & TASTING 1

BUILDING 1

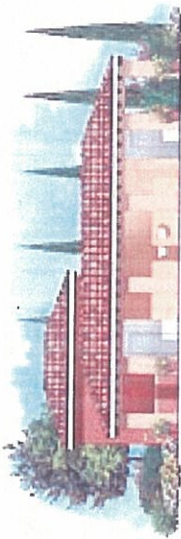




ROOF PLAN



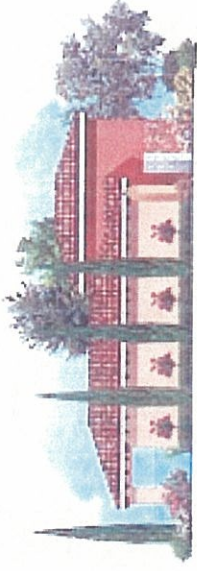
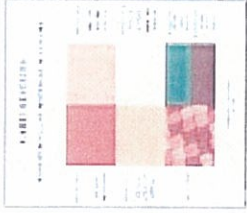
FLOOR PLAN



RIGHT SIDE ELEVATION



REAR ELEVATION

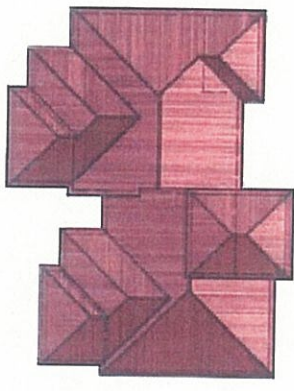


LEFT SIDE ELEVATION



FRONT ELEVATION

VILLAS HOUSEKEEP / POOL BUILDING SCALE: 1/8" = 1'-0"



ROOF PLAN



FLOOR PLAN



RIGHT SIDE ELEVATION



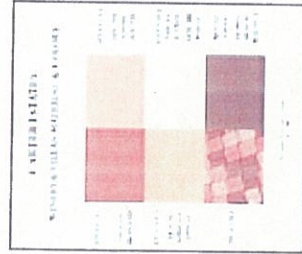
REAR ELEVATION



LEFT SIDE ELEVATION



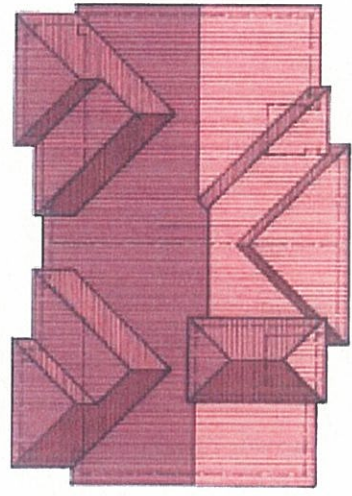
FRONT ELEVATION



VILLAS BUILDING TYPE I

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





ROOF PLAN



FLOOR PLAN



REAR ELEVATION



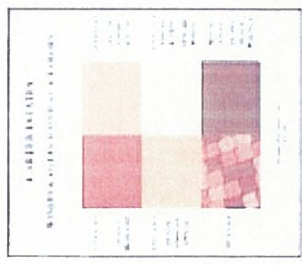
FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



VILLAS BUILDING TYPE II SCALE: 1/8" = 1'-0"

# CARTER ESTATES

A WINE RESORT

for

SOUTH COAST WINERY RESORT & SPA

COUNTY OF RIVERSIDE, CALIFORNIA

PHASE I

CARTER ESTATES A WINERY RESORT FOR  
 SOUTH COAST WINERY RESORT & SPA  
 3843 RANCHO CALIFORNIA RD, TRACELY, CA 92591 627-0488

PHASE I

TITLE SHEET - SHEET INDEX

PREPARED BY  
 DEVELOPMENT CONCEPTS  
 1501 LA BREA BLVD SUITE 2000 WEST HOLLYWOOD, CA 90240  
 TEL: 310-343-1020 FAX: 310-343-0488

11/23/03  
 GUEST  
 T  
 REVISED: 2/10/12

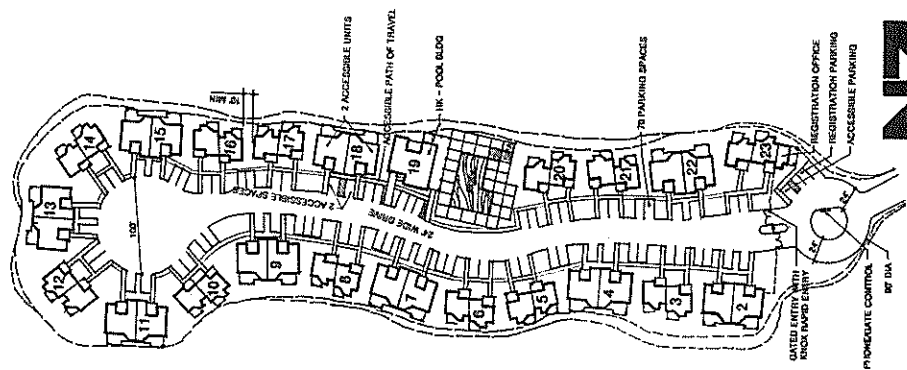
## SHEET INDEX

SHEET	DESCRIPTION
C	COVER SHEET / RENDERING
T	TITLE SHEET - SHEET INDEX
S	PARTIAL SITE PLAN - PROJECT DATA
V1	VILLAS SITE PLAN - PLAN V-1 & PLAN V-2 FLOOR PLANS
V2	VILLAS BUILDING TYPE II FLOOR PLAN - ELEVATIONS - ROOF PLAN
V3	VILLAS BUILDING TYPE II FLOOR PLAN - ELEVATIONS - ROOF PLAN
V4	VILLAS HOUSEKEEPER/POOL BUILDING FLOOR PLAN - ELEVATIONS - ROOF PLAN
V5	VILLAS BUILDING TYPE II FLOOR PLAN - ELEVATIONS - ROOF PLAN
C1	BUILDING I FLOOR PLAN - ELEVATIONS
C2	BUILDING I ROOF PLAN - ELEVATIONS

**ACCESSIBLE NOTES:**

- ALL ACCESSIBLE PARKING SPACES & LOADING AREAS ENTRANCE TO BE CONCRETE PAVED. THE SURFACES SHALL CONFORM TO CHAPTER 11B CBC REQUIREMENTS.
- ACCESSIBLE PATH OF TRAVEL SHALL BE PROVIDED TO CONNECT ALL BUILDING/DWELLING UNITS/PARKING & LOADING AREAS.
- ALL ACCESSIBLE PARKING SPACES & PAVEMENT ROUTES TO HAVE A MAX. 2% CROSS SLOPE, MAXIMUM RAMP SLOPE & REQUIRED CURB CROUNTS TO CONFORM TO CHAPTER 11B CBC REQUIREMENTS.
- ACCESSIBLE TRAVEL BETWEEN WINERY & DWELLING UNITS TO HAVE A PAVED ACCESSIBLE PATH COMPLYING TO CHAPTER 11B CBC REQUIREMENTS.
- TRANSPORTATION WILL BE PROVIDED AT NO COST TO THE PERSON IN NEED OF THAT TRANSPORTATION. IN THIS CASE, THE ACCESSIBLE PARKING & LOADING ZONES TO BE USED FOR PICKUP & DELIVERY.



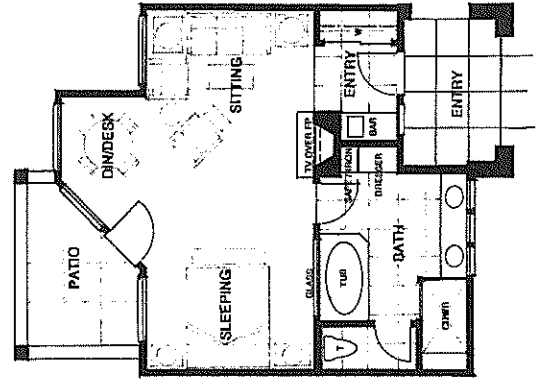


**VILLAS - SITE PLAN**  
 SCALE: 1" = 60'-0"

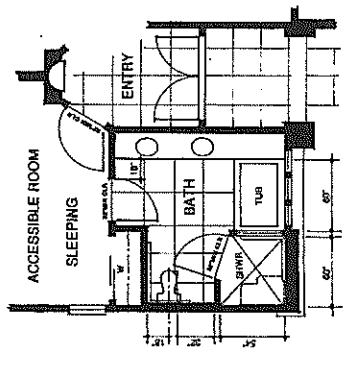
**VILLAS SUMMARY**

BUILDING TYPE	AMOUNT	V-1	V-2	UNIT S.F.	TOTAL
I	11	2	-	810	22
II	9	-	2	1,180	18
III	1	2	-	810	2
<b>TOTAL</b>	<b>21</b>	<b>24</b>	<b>18</b>	<b>35,100</b>	<b>42</b>

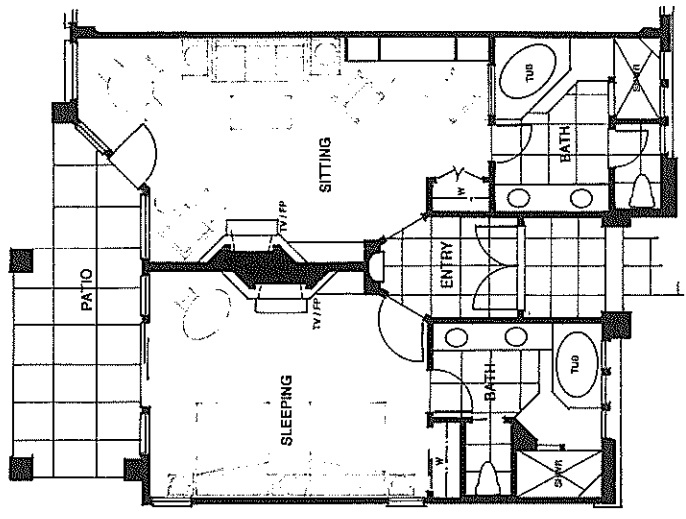
HOUSEKEEPER-HOUSE BLDG: 200 S.F. BUILDING 1/3  
 \*ATTACHED OFFICE BLDG: 200 S.F. BUILDING 2/3  
 BUILDING TYPE I: 5.6, 8.1, 9.1, 11, 11.1, 12, 20 & 21  
 BUILDING TYPE II: 5.4, 7.5, 11, 11.1, 13 & 32  
 BUILDING TYPE III: 33



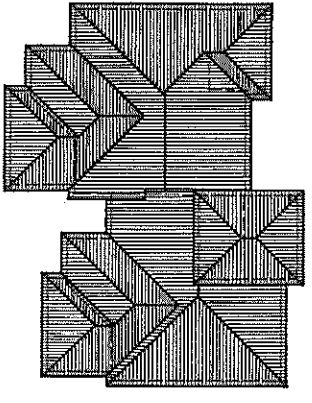
**PLAN V-1** 610 S.F.  
 SCALE: 1/8" = 1'-0"



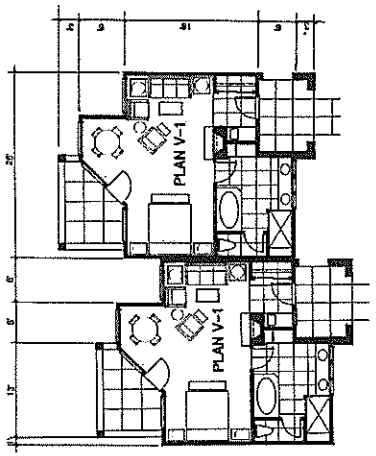
**ACCESSIBLE FLOOR PLAN FOR 2 V-2 PLANS**  
 REFER TO THE SITE PLAN FOR LOCATIONS  
 ACCESSIBLE ROOMS TO CONFORM TO ACCESSIBILITY REQUIREMENTS TO  
 ACCOMMODATE PARTICULARLY HANDICAPPED PERSONNEL



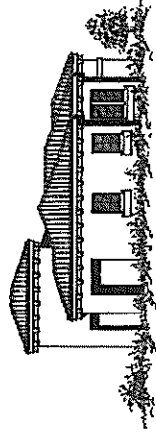
**PLAN V-2** 1,140 S.F.  
 SCALE: 1/8" = 1'-0"



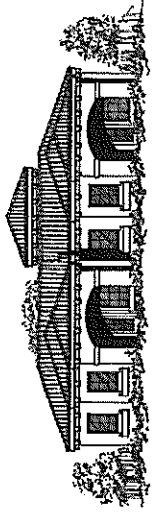
ROOF PLAN



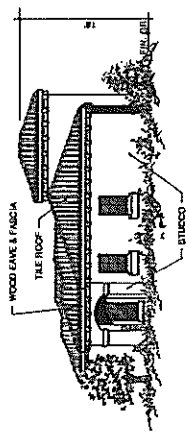
FLOOR PLAN



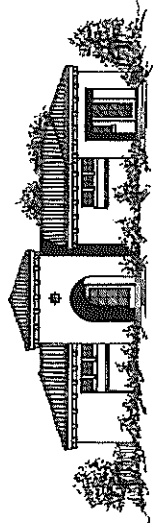
RIGHT SIDE ELEVATION



REAR ELEVATION

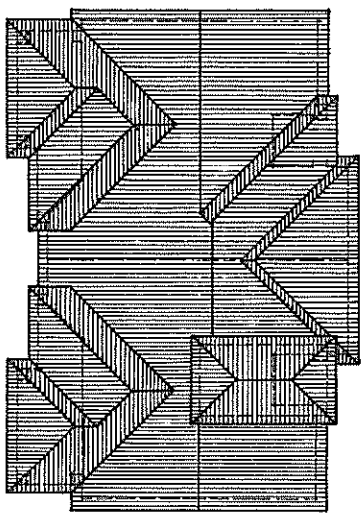


LEFT SIDE ELEVATION

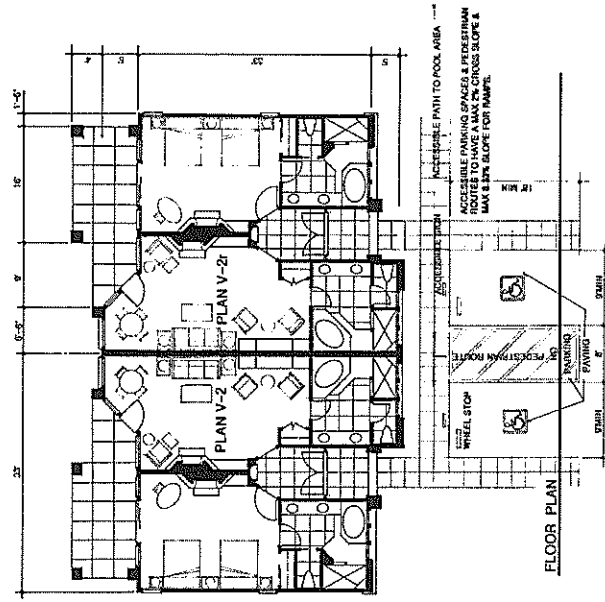


FRONT ELEVATION

VILLAS BUILDING TYPE I  
 SCALE: 1/8" = 1'-0"

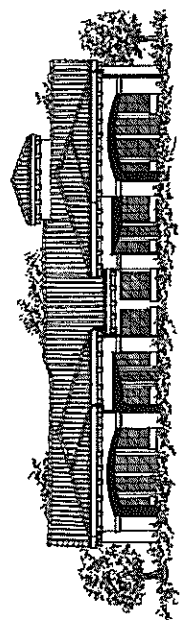


ROOF PLAN

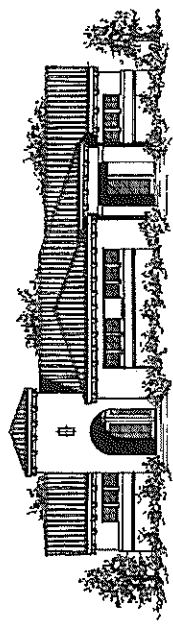


FLOOR PLAN

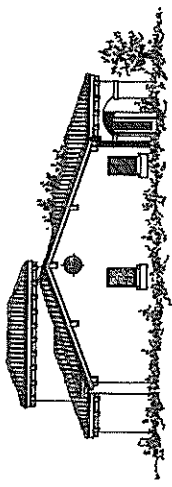
REFER TO VILLAS SITE PLAN - SHEET V1 FOR ACCESSIBLE UNIT LOCATIONS  
 ACCESSIBLE UNITS, ELEVATOR ROUTES & PARKING TO MEET  
 CHAPTER 119-2.010 CBC REQUIREMENTS



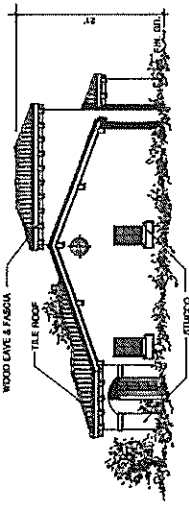
REAR ELEVATION



FRONT ELEVATION

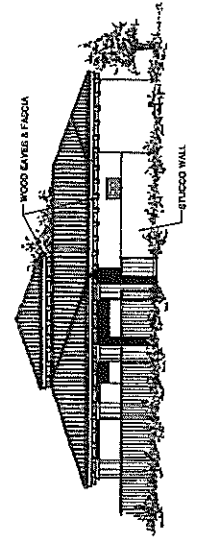
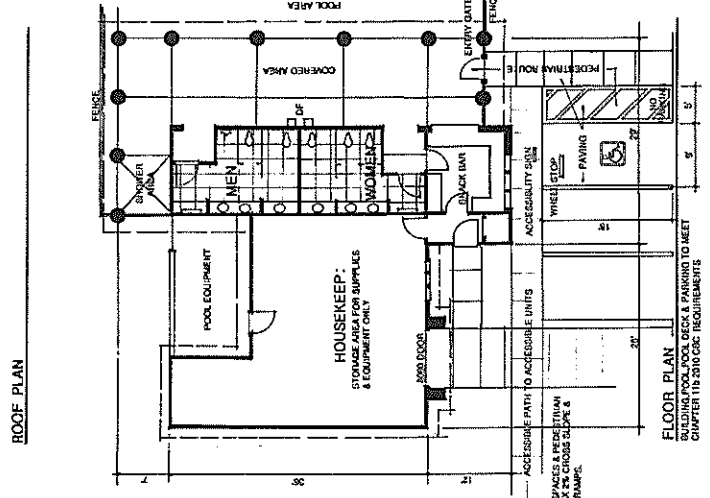
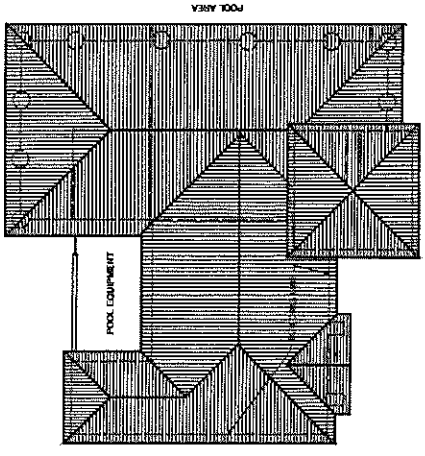


RIGHT SIDE ELEVATION

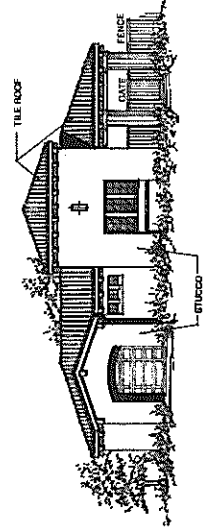


LEFT SIDE ELEVATION

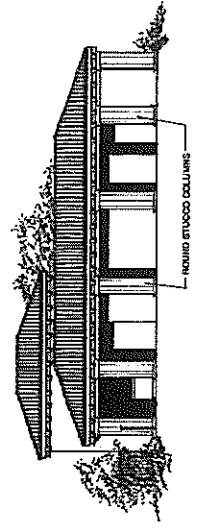
VILLAS BUILDING TYPE II  
 SCALE: 1/8" = 1'-0"



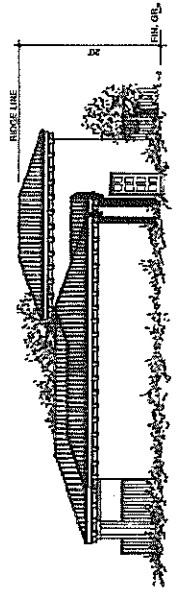
REAR ELEVATION



FRONT ELEVATION

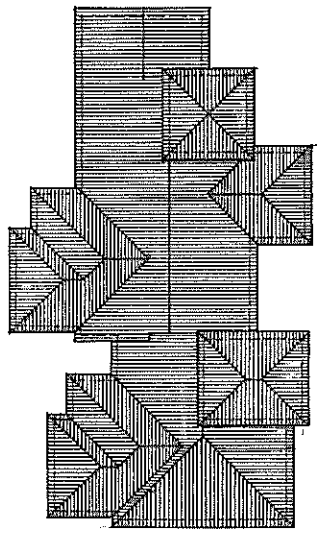


RIGHT SIDE ELEVATION

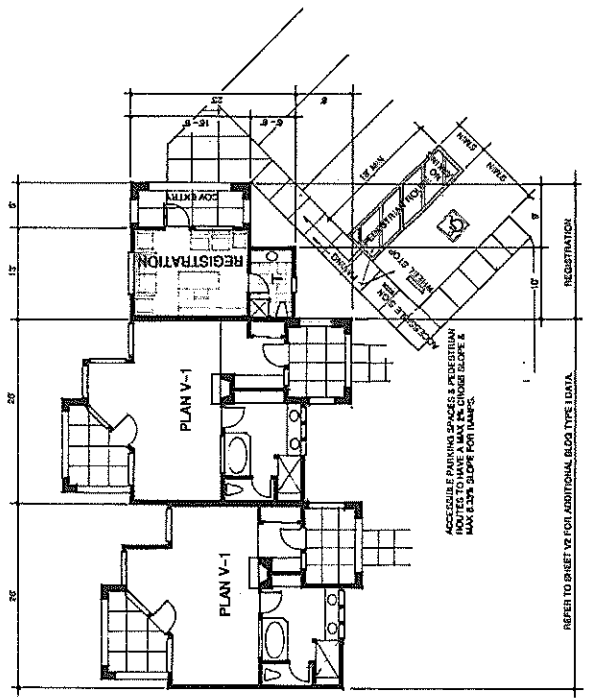


LEFT SIDE ELEVATION

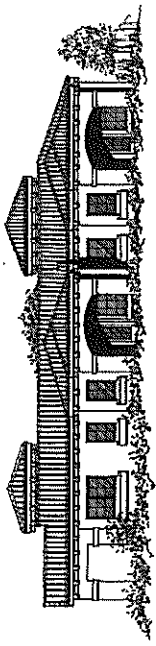
VILLAS HOUSEKEEPER / POOL BUILDING
   
 SCALE: 1/8" = 1'-0"
   
 BUILDING 2B



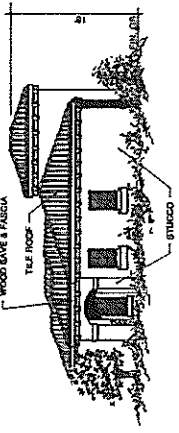
**ROOF PLAN**



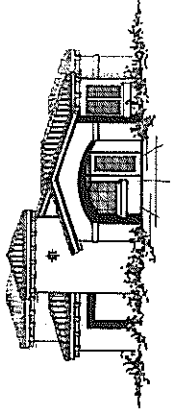
**FLOOR PLAN**  
 REGISTRATION OFFICE, PEDESTRIAN ROUTES & PARKING TO MEET CHAPTER 115 2011 DDC REQUIREMENTS



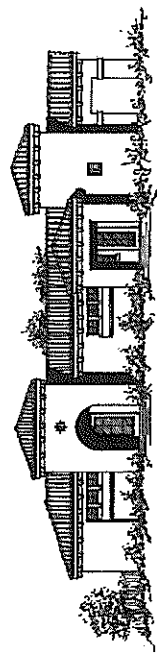
**REAR ELEVATION**



**LEFT SIDE ELEVATION**

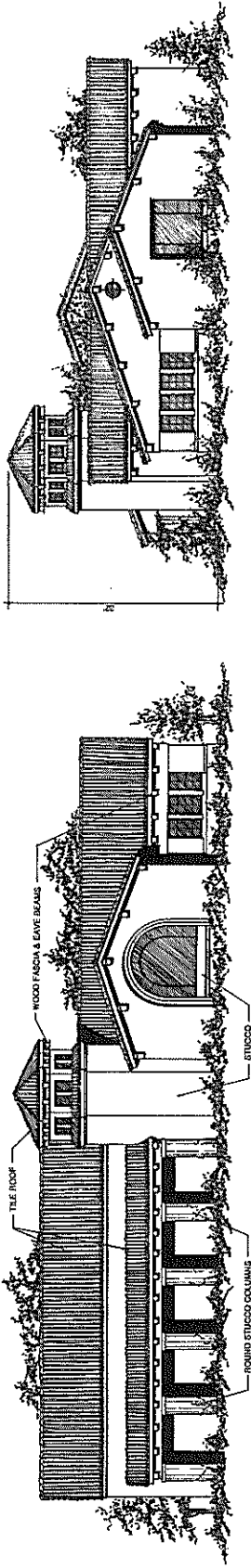


**RIGHT SIDE ELEVATION**



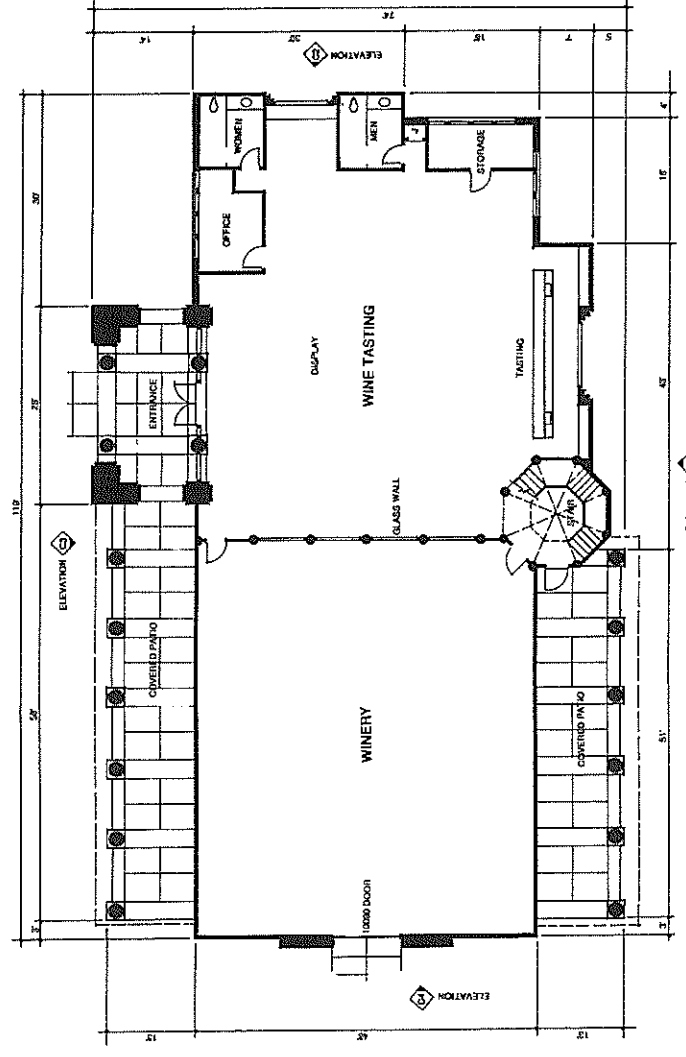
**FRONT ELEVATION**

**VILLAS BUILDING TYPE III**  
 SCALE: 1/8" = 1'-0"



ELEVATION C1

ELEVATION C2



FLOOR PLAN BUILDING AREA: 5,085 S.F. SCALE: 1/8"=1'-0"

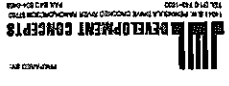


PHASE I  
 WINEY I  
 BLDG 1 FLOOR PLAN - ELEVATIONS

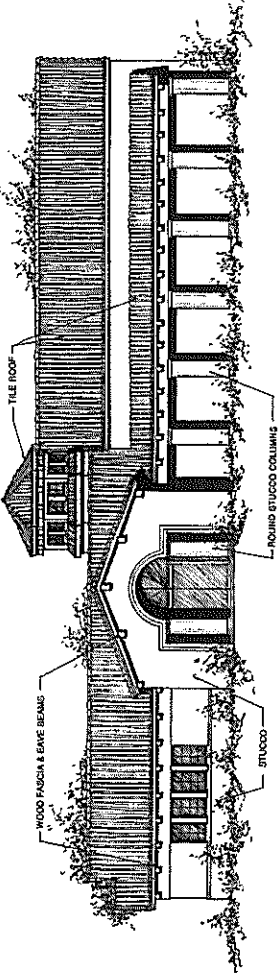
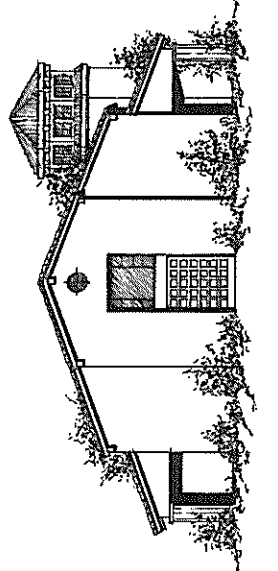
CARTER ESTATES A WINERY RESORT FOR  
 SOUTH COAST WINERY RESORT & SPA  
 2643 BUCKINGHAM CANYON RD., TEMECULA, CA 92591-9403

3/27/00  
 SHEET  
 C1

WINEY & TASTING I  
 BUILDING I

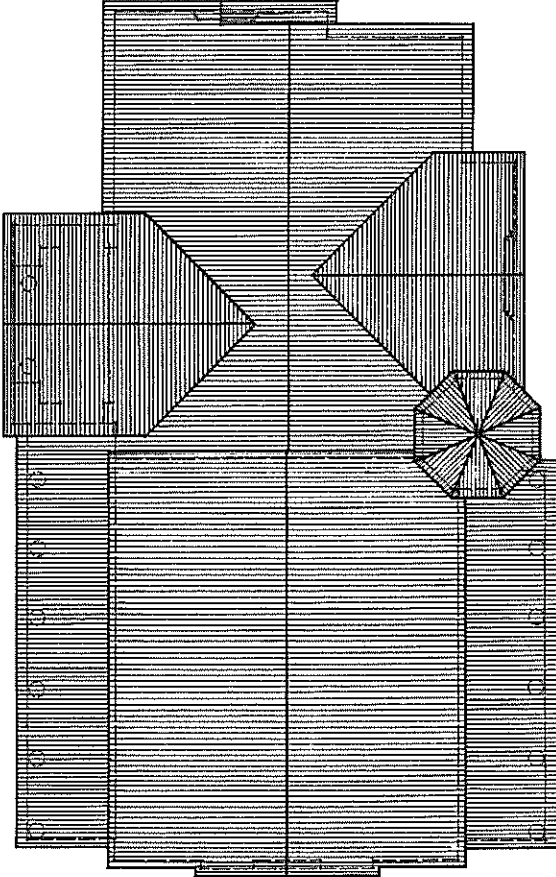


THE DEVELOPMENT CONCEPTS  
 1011 W. BROADWAY, SUITE 100  
 LOS ANGELES, CA 90015  
 TEL: 213-721-1233  
 FAX: 213-721-1234



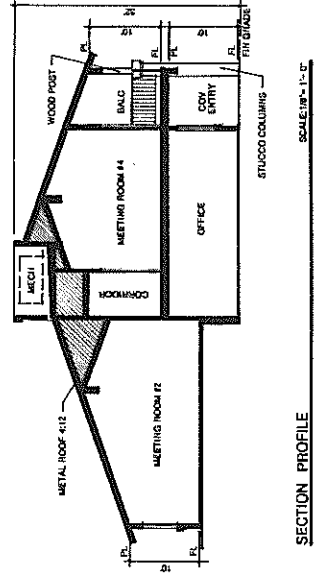
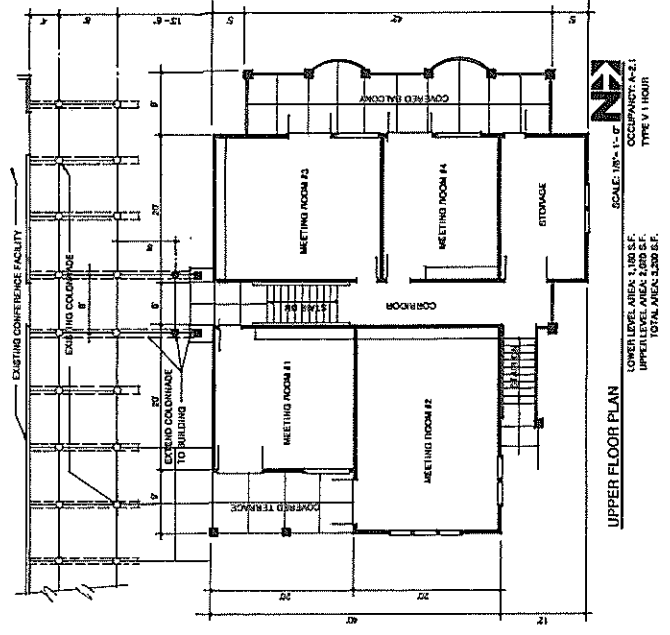
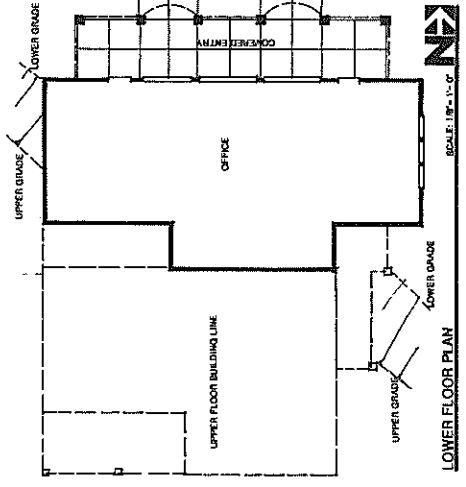
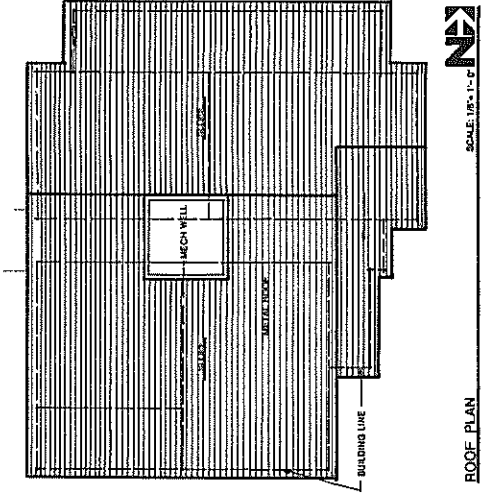
ELEVATION C4

ELEVATION C3



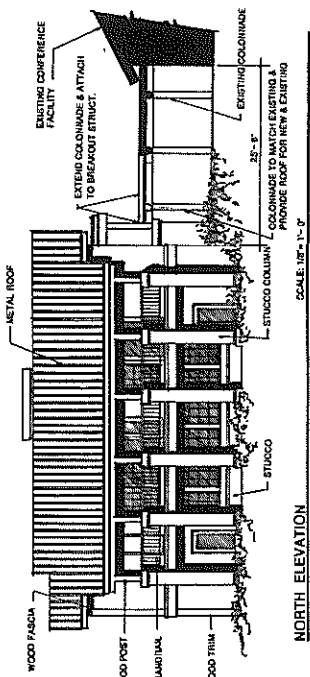
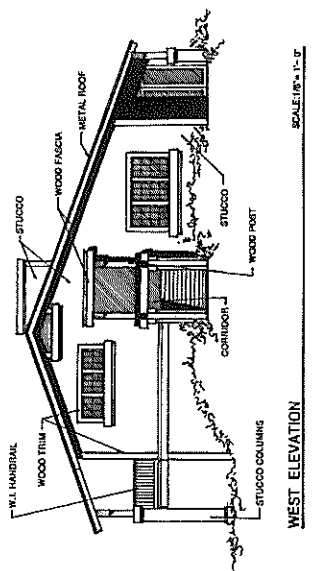
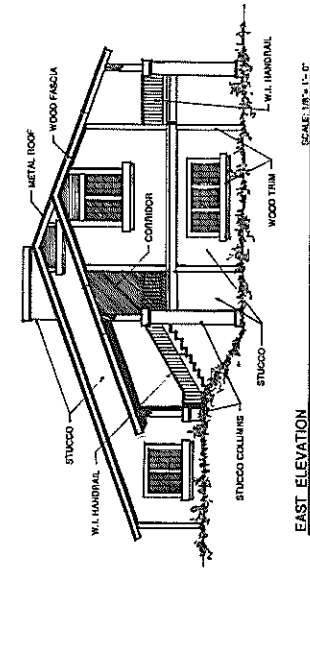
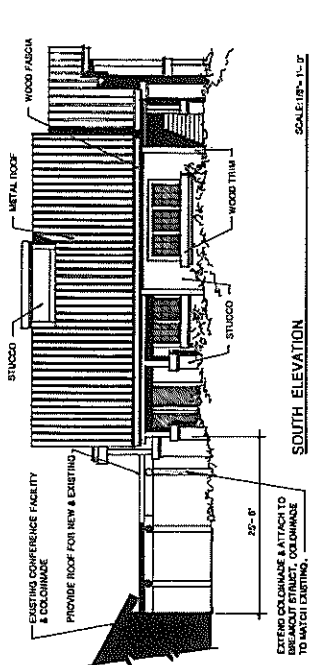
**NA**  
 WINERY & TASTING I  
 BUILDING I  
 SCALE: 1/8" = 1' - 0"

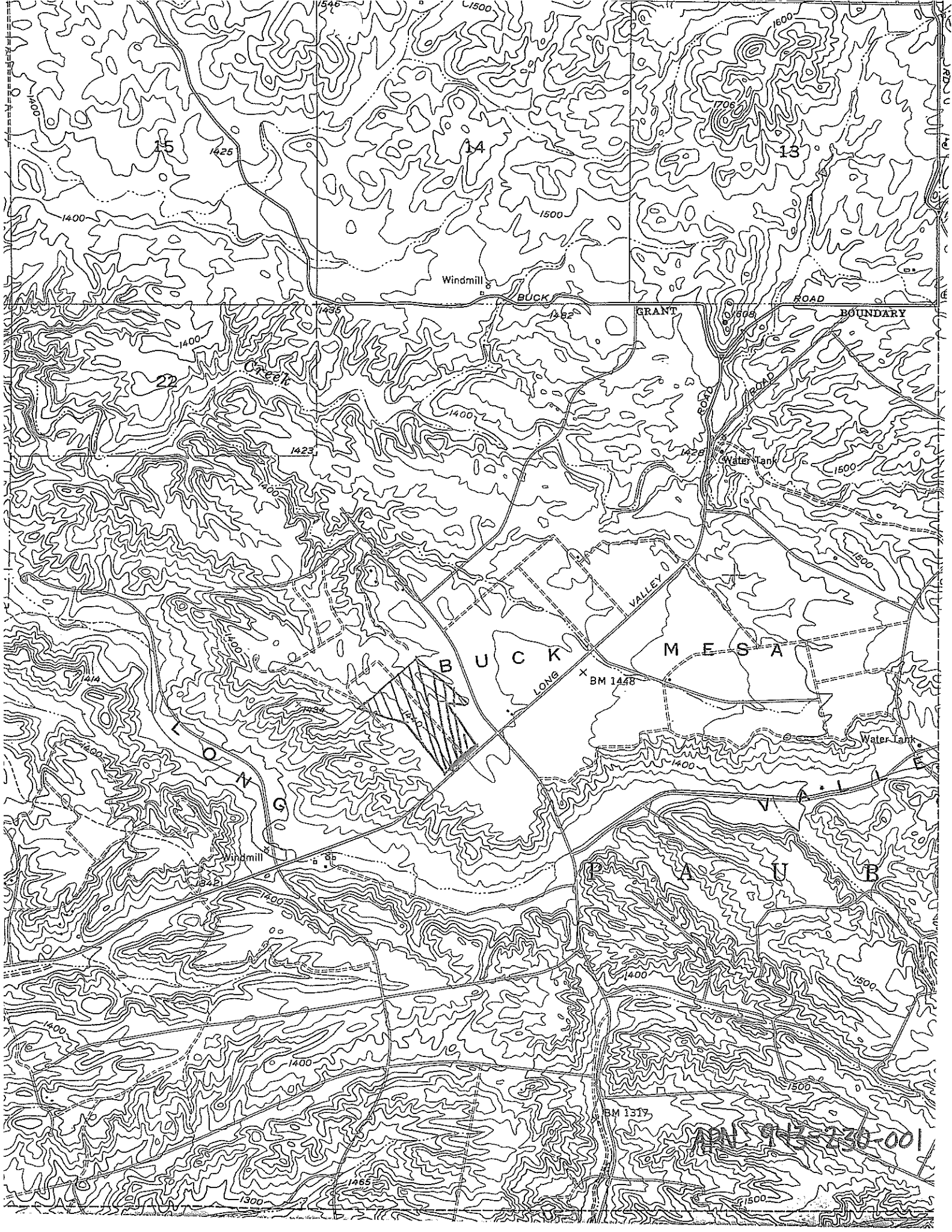
ROOF PLAN



REFER TO CIVIL ENGINEER'S DRAWINGS FOR SITE PLAN & SITE PLAN DATA







Windmill

BUCK ROAD

GRANT

ROAD

BOUNDARY

Water Tank

B U C K M E S A

LONG

BM 1448

Water Tank

Windmill

BM 1317

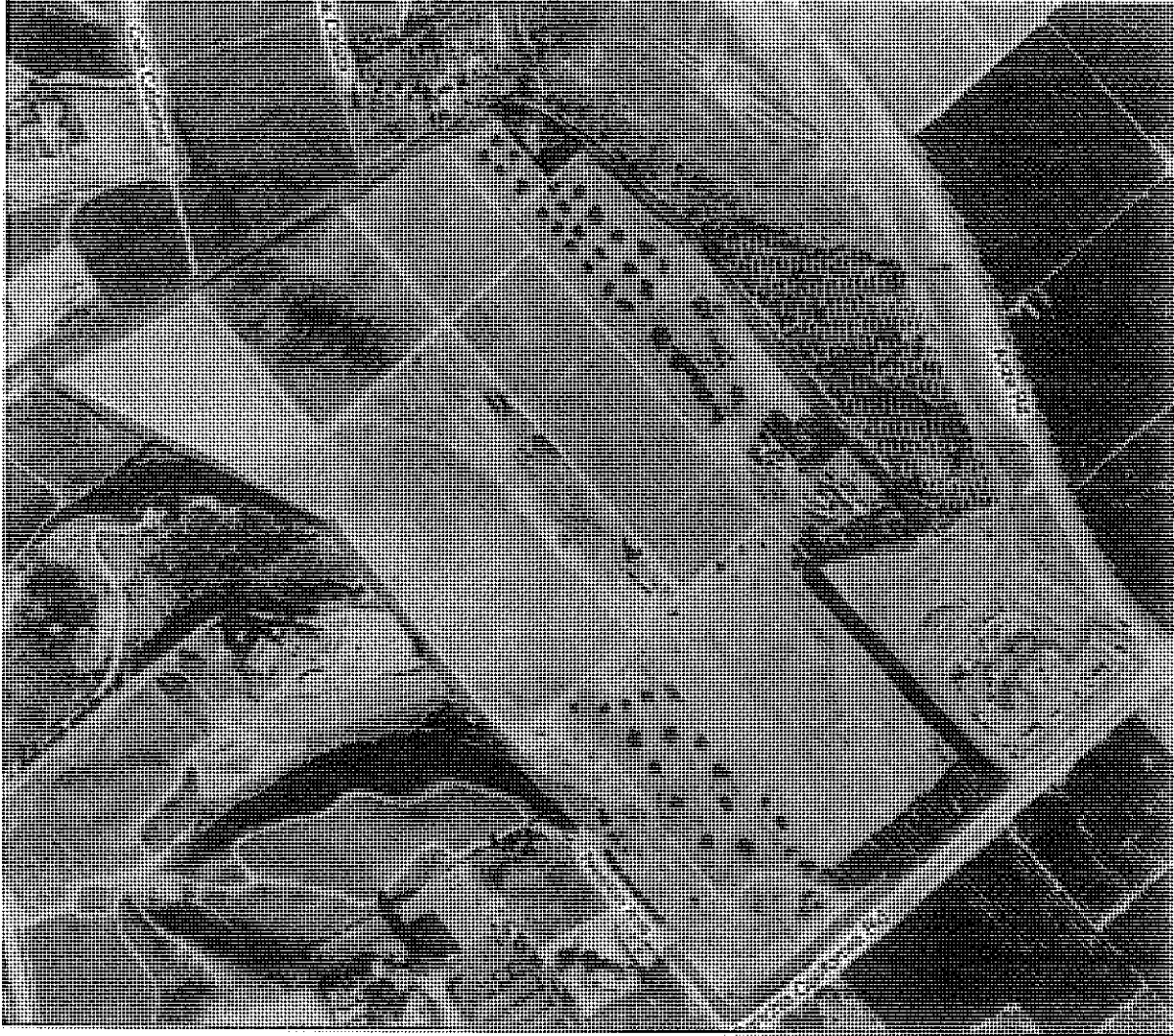
943-230-001



**EXHIBIT A-1**  
**AERIAL MAP**

**CARTER ESTATES**

APN 943-230-001  
T 7S R2W SEC 26  
T 7S R2W SEC 27



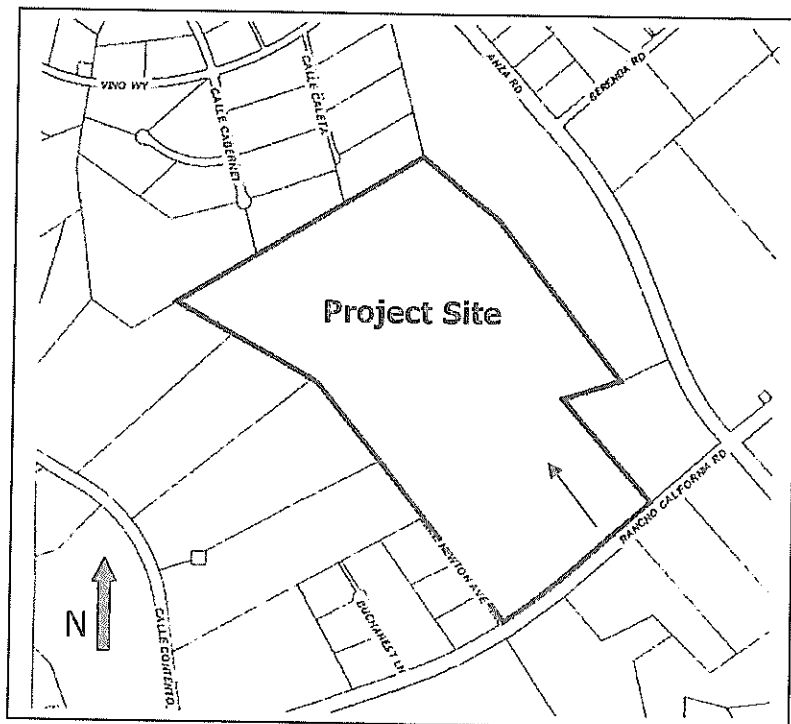
**EXHIBIT A-2**  
**AERIAL MAP**

**CARTER ESTATES**

APN 943-230-001  
T 7S R2W SEC 26  
T 7S R2W SEC 27

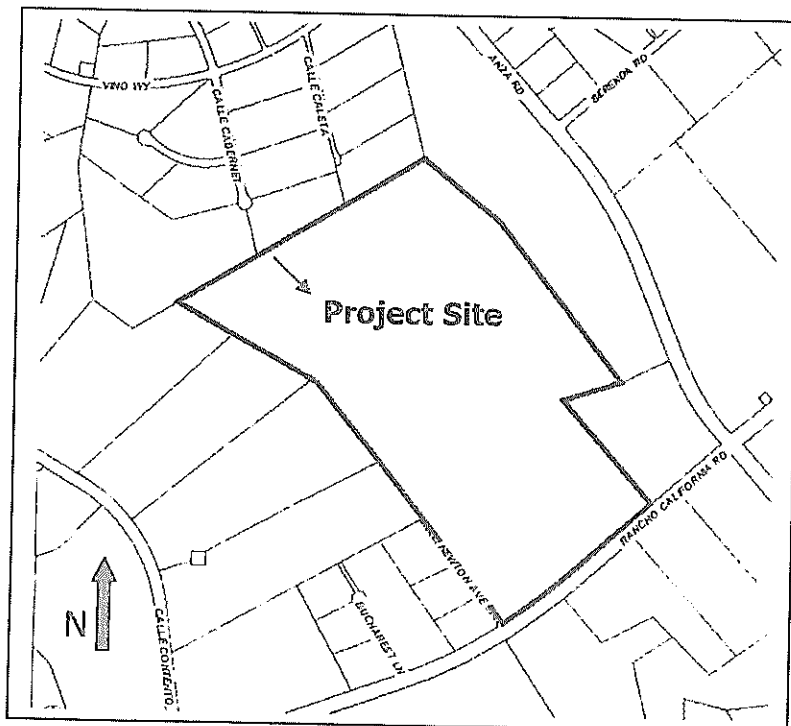


**SITE PHOTO 1  
CARTER ESTATES**





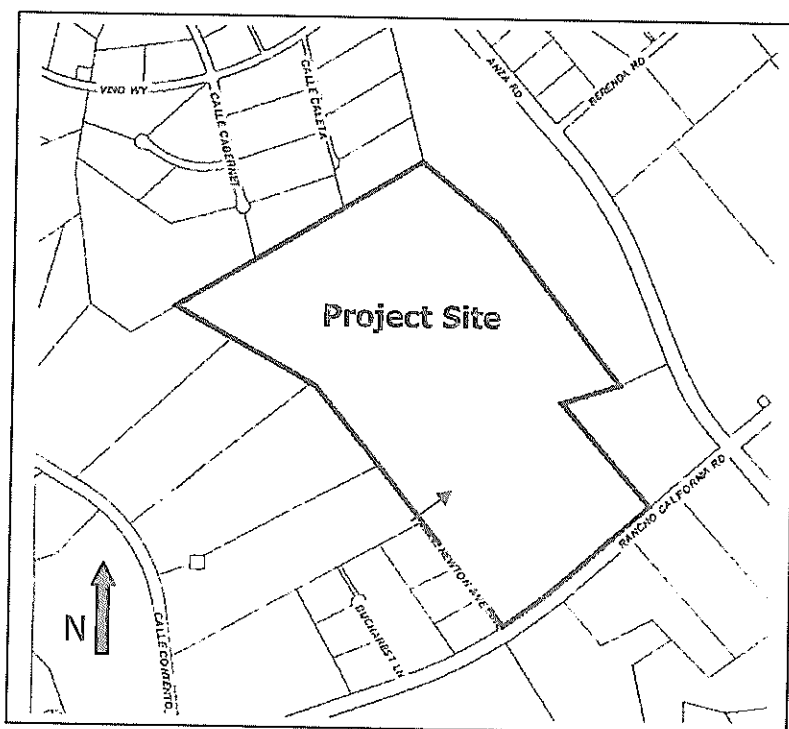
**SITE PHOTO 2  
CARTER ESTATES**



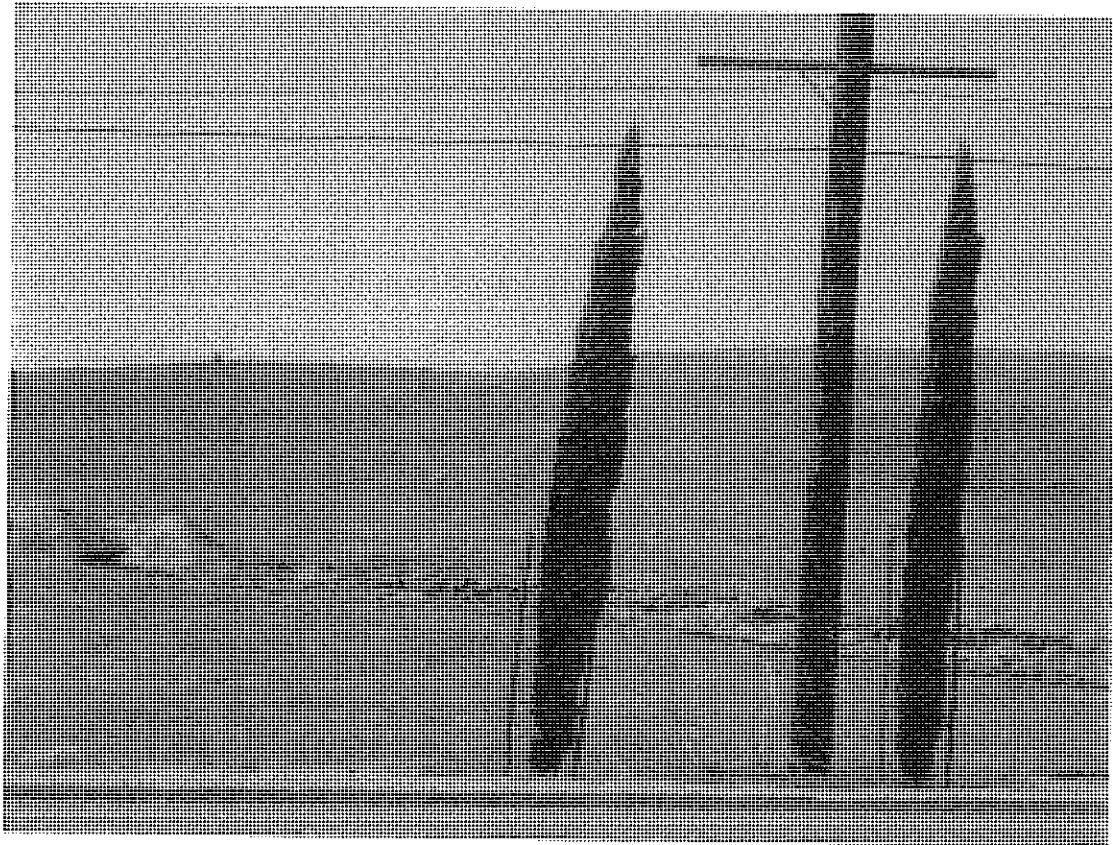




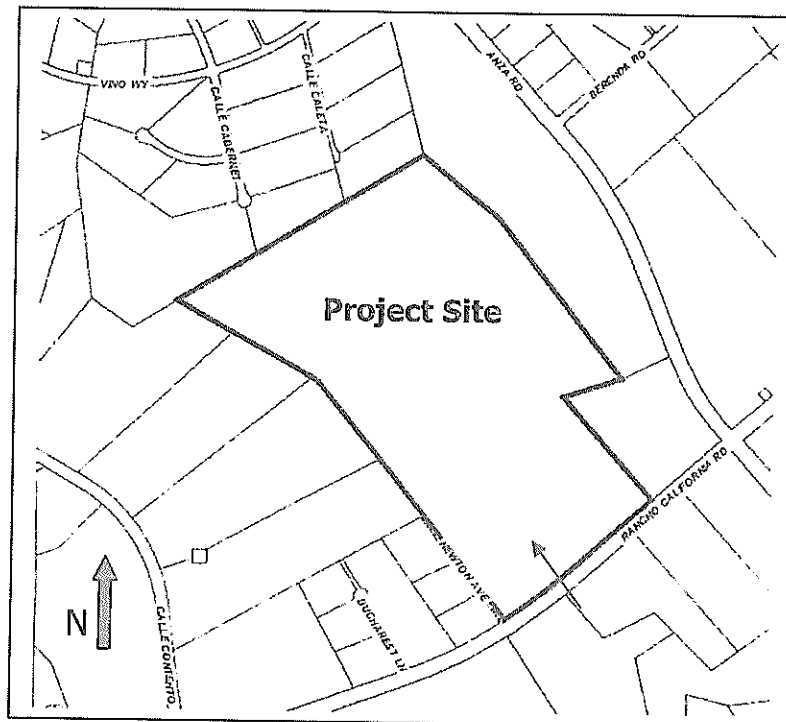
**SITE PHOTO 4**  
**CARTER ESTATES**





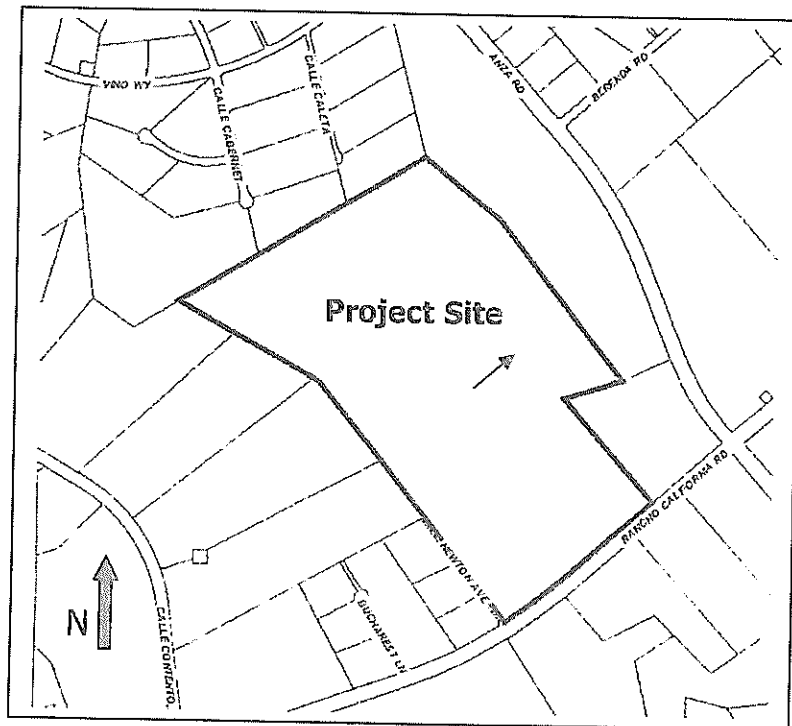


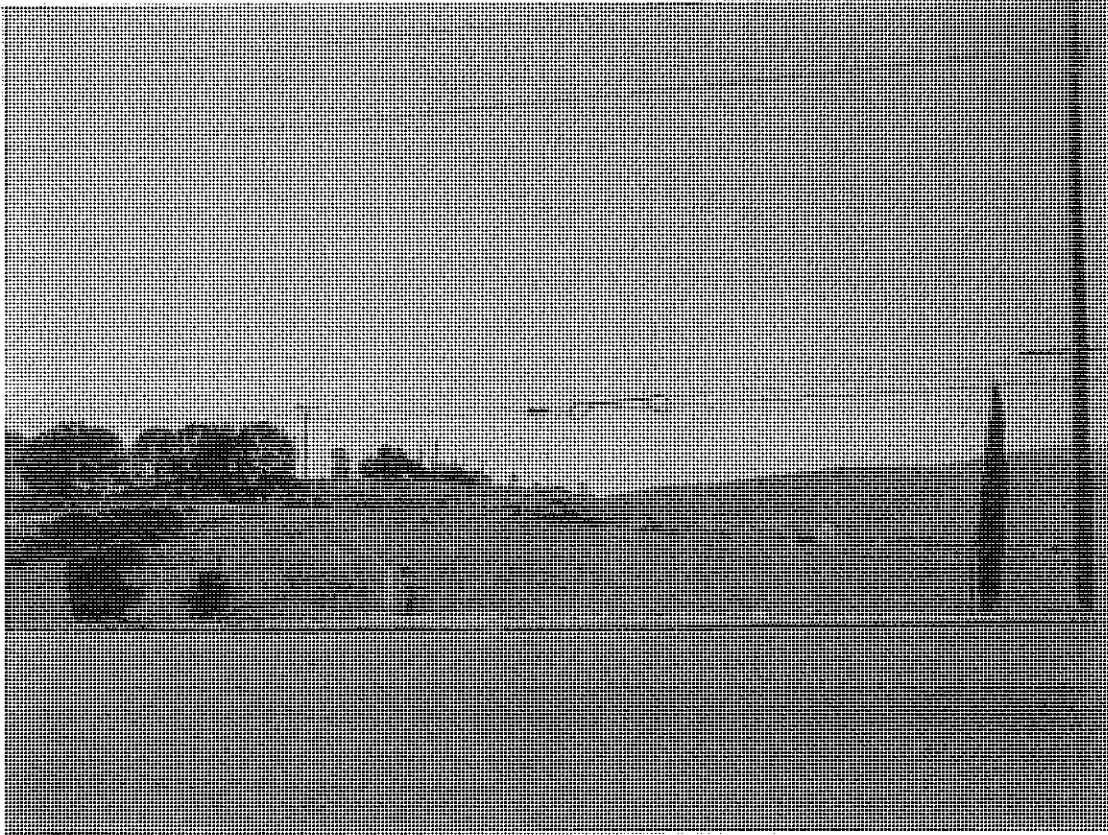
**SITE PHOTO 5  
CARTER ESTATES**



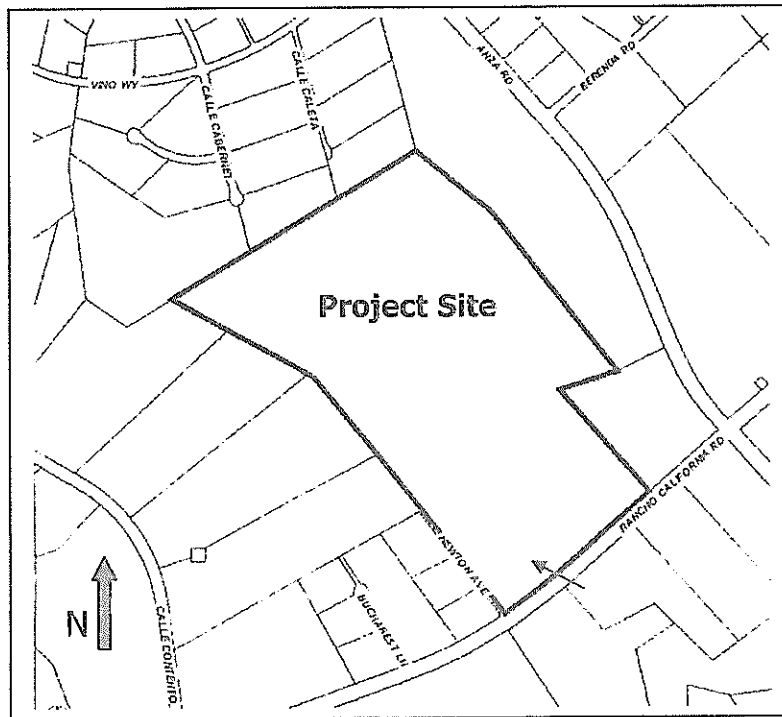


**SITE PHOTO 6  
CARTER ESTATES**



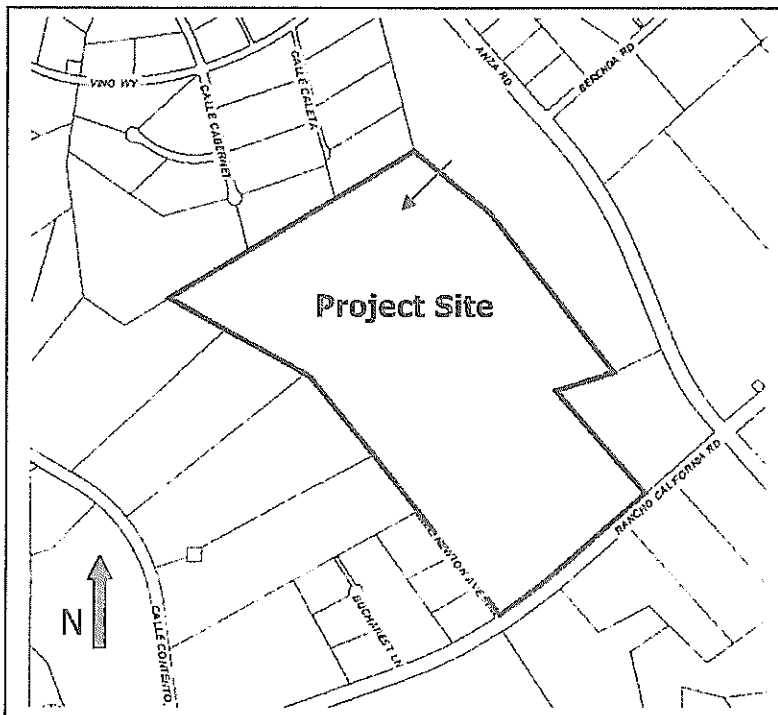


**SITE PHOTO 7  
CARTER ESTATES**





**SITE PHOTO 8  
CARTER ESTATES**



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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      USE - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is for 23 buildings with 42 casitas totaling 42,051 square feet; a 5,470 square foot building for a winery, tasting room, and special events; and a 1,200 square foot building used for housekeeping and pool maintenance. The project includes 142 parking spaces.

The tasting room will be open daily from 10 a.m. to 6 p.m except it shall be closed during special occasions.

100 special occasions per year with a maximum of 100 guests per occasion are proposed. Special occasions are proposed to occur from 10 a.m. to 10 p.m. Friday and Saturday and 10 a.m. to 9 p.m. Sunday through Thursday.

10. EVERY. 3                      USE - DEFINITIONS                      RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 23017 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Plot Plan No. 23017, Exhibit A, Amended No. 2, dated September 1, 2010.

APPROVED EXHIBIT B & C = Elevations and Floor Plans for Plot Plan No. 23017, Exhibit B & C (Sheets 1-8), dated November 24, 2009.

APPROVED EXHIBIT B2 = Colored Elevations for Plot Plan No. 23017, Exhibit B2 (Sheets 1-17), dated January 14, 2010.

APPROVED EXHIBIT L = Landscape Plans for Plot Plan No. 23017, Exhibit L (Sheets 1-4), Amended No. 1, dated January 14, 2010.

10. EVERY. 4                      USE - 90 DAYS TO PROTEST                      RECOMMND

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

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10. GENERAL CONDITIONS

10. EVERY. 5 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION

RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 3                   USE - OBEY ALL GDG REGS                   RECOMMND

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

10.BS GRADE. 4                   USE - DISTURBS NEED G/PMT                   RECOMMND

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

10.BS GRADE. 5                   USE - PRE-CONSTRUCTION MTG                   RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 6                   USE - NPDES INSPECTIONS                   RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

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



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10. GENERAL CONDITIONS

10.BS GRADE. 10                   USE - SLOPE STABL'TY ANLYS                   RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut and fill slopes over 30 feet in vertical height, or cut slopes steeper than 2:1 (horizontal to vertical)- unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

10.BS GRADE. 11                   USE - MINIMUM DRNAGE GRADE                   RECOMMND

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

10.BS GRADE. 12                   USE - DRAINAGE & TERRACING                   RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13                   USE - SLOPE SETBACKS                   RECOMMND

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

10.BS GRADE. 14                   USE - SLOPES IN FLOODWAY                   RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 17                   USE - PVT RD GRADG PMT                   RECOMMND

Constructing a private road requires a grading permit. All private roads which are conditioned to be paved shall conform to Ordinance 457 base and paving and inspection requirements.

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10. GENERAL CONDITIONS

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

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

10.BS GRADE. 19 USE - FAULT LOCATIONS RECOMMND

Prior to issuance of any building permit on any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional, qualified to do so, clearly delineate in the field the portions of that lot which are located within the "Fault Hazard Zone." No structures or portions thereof shall be located in those areas.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 21 USE - CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 22 USE - SPECIAL INSPECTIONS RECOMMND

In accordance with Ordinance 457 the applicant/developer shall provide [periodic / continuous] inspections for the following types of construction: [add as needed e.i. spillway, bridge, cribwall, etc.]

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10. GENERAL CONDITIONS

10.BS GRADE. 23                   USE - MANUFACTURED SLOPES                   RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24                   USE - FINISH GRADE                   RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1                   USE - BUILD & SAFETY PLNCK                   RECOMMND

The applicant shall obtain building permits from the building department prior to any construction, or placement of any building, structure or equipment on the property.

All building department plan submittal and fee requirements shall apply.

All building plans and supporting documents shall comply with current adopted California Building Codes, and Riverside County ordinances.

Be aware the the approved site plan attached to the plot plan is conceptual only. All accessibility requirements per the chapter 11 of the California Building Code with regards to site improvements, continuous path of travel, egress and buildings.

All required accessibility compliance measures shall be reflected on all building plan submittals and are subject to the building department review.

E HEALTH DEPARTMENT

10.E HEALTH. 1                   RCWD POTABLE WATER SERVICE                   RECOMMND

Plot Plan#23017 is proposing Rancho California Water District (RCWD) potable water service. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with

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10. GENERAL CONDITIONS

10.E HEALTH. 1 RCWD POTABLE WATER SERVICE (cont.) RECOMMND

RCWD as well as all other applicable agencies.

10.E HEALTH. 4 TVWC SEWER CONNECT-COMMERCIAL RECOMMND

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 mean time, 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 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.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

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.

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2007 CBC and Building(s) having a fire sprinkler

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW (cont.) RECOMMND  
system.

10.FIRE. 3 USE-#25-GATE ENTRANCES RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 4 USE-#88A-AUTO GATES RECOMMND

Gate(s) shall be automatic operated, minimum 20 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. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 10/27/10 RECOMMND

Plot Plan No. 23017 proposes a winery and resort consisting of 21 buildings with 42 casitas, a 5,800 square foot (sf.) wine tasting building, a 1,200 sf. housekeeping and pool building, and 117 parking spaces on a 112 acre site. The site is located in the Rancho California area, north of Rancho California, west of Anza Road, and west of Calle Contento. The latest amended exhibit shows a project significantly scoped down from the previous exhibit.

The site lies along a ridge with virtually no offsite runoff tributary to it. The site naturally drains in numerous directions. The developer proposes to perpetuate the existing drainage patterns of the area. The project includes approximately 7 acres of development (of which approximately 5 acres is impervious), representing a proportionally small percentage of the overall 112 acre property. Additionally, the resort is centered within the property and surrounded by the existing vineyard and olive grove which lends itself for spreading storm runoff before

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD RPT 10/27/10 (cont.)

RECOMMND

storm runoff leaves the site. Therefore, addressing the Hydrologic Conditions of Concern is considered adequate mitigation of the incremental increased storm water runoff.

The proposed development of this site would adversely impact water quality. To mitigate for these impacts, filtration trenches and a pea gravel parking area are proposed.

The District has reviewed the exhibit and Water Quality Management Plan (WQMP) (received October 4, 2010). The submittal reflects the general drainage and water quality plan for the development and is considered adequate in meeting the requirements for the development review process. However, filtration trenches along the southeast portion of the site may be required to be provide as much as two (2) times as the currently proposed surface area. Additionally, the design of the pea gravel parking area may be required to be redesigned, both of which can be addressed in the plan check stage. Modification of the BMPs shall be designed in accordance with the Riverside County Stormwater Best Management Practice Design Handbook.

The proposed filtration trenches along and within Newton Avenue right-of-way will be privately maintained. The District understands that Newton Avenue will be privately maintained by the winery.

It should be noted that the site is located within the bounds of the Murrieta Creek/Santa Gertrudis Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$1,179 per acre, 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 issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 USE PERP DRAINAGE PATTERNS RECOMMND

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, 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 District for review.

10.FLOOD RI. 13 USE WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 15 USE SUBMIT FINAL WQMP =PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: [www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us) under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify

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10. GENERAL CONDITIONS

10.FLOOD RI. 15                   USE SUBMIT FINAL WQMP =PRELIM (cont.)                   RECOMMND

potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 16                   USE BMP MAINTENANCE & INSPECT                   RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

10.PLANNING. 1                   GEN - IF HUMAN REMAINS FOUND                   RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law.



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10. GENERAL CONDITIONS

10.PLANNING. 1                    GEN - IF HUMAN REMAINS FOUND (cont.)                    RECOMMND

Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2                    GEN - INADVERTANT ARCHAEO FIND                    RECOMMND

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

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 it sacred or cultural importance.

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

2.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 Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached

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10. GENERAL CONDITIONS

10.PLANNING. 2                    GEN - INADVERTANT ARCHAEO FIND (cont.)                    RECOMMND

by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 3                    USE - LC LANDSCAPE REQUIREMENT                    RECOMMND

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.

10.PLANNING. 4                    USE - CAUSES FOR REVOCATION                    RECOMMND

In the event the use hereby permitted under this permit,  
a) is found to be in violation of the terms and conditions of this permit,  
b) is found to have been obtained by fraud or perjured

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

testimony, or  
c) is found to be detrimental to the public health, safety  
or general welfare, or is a public nuisance, this permit  
shall be subject to the revocation procedures.

10.PLANNING. 5 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 6 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 7 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 8 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial  
conformance with those shown on APPROVED EXHIBIT B2.

10.PLANNING. 9 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on  
APPROVED EXHIBIT A, a land division shall be recorded in  
accordance with Riverside County Ordinance No. 460, and any  
other pertinent ordinance.

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10. GENERAL CONDITIONS

10.PLANNING. 10 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall occur during the following hours:

Tasting Room: 10 a.m. to 6 p.m. daily;

Special Occasions: 10 a.m. to 10 p.m. Friday and Saturday and 10 a.m. to 9 p.m. Sunday through Thursday.

10.PLANNING. 11 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b). At least 142 parking spaces shall be provide, as shown on APPROVED EXHIBIT A.

10.PLANNING. 13 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 14 USE - NO USE PRPSED LIMIT RECOMMND

The balance (undeveloped) portion of the property, APN 943-230-001, shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 19 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 22 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the winery/wine sampling use the permittee shall maintain and keep in effect valid appropriate Alcoholic Beverage Control (ABC) licensing approval as provided by law. Should such licensing be denied, expire or lapse at any time in the future, that component of this permit shall become null and void.

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10.PLANNING. 23 USE - EXTERIOR NOISE LEVELS

RECOMMND

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

10.PLANNING. 24 USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Code Enforcement as part of a code enforcement action. Upon written notice from the Department of Code Enforcement 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 Code Enforcement, unless more time is allowed through written agreement by the Department of Code Enforcement.

The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Services Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 26 USE - CEASED OPERATIONS

RECOMMND

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

10.PLANNING. 31 USE - MT PALOMAR LIGHTING AREA

RECOMMND

The subject property lies within boundary of Zone B of Ordinance No. 655 (Mt. Palomar Special Lighting Area.) In accordance with Section 5 (General Requirements) of this Ordinance, Low Pressure Sodium lamps and other lamps below 4050 lumens are allowed, and other lamps above 4050 lumens are prohibited.



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10. GENERAL CONDITIONS

10.PLANNING. 31 USE - MT PALOMAR LIGHTING AREA (cont.) RECOMMND

Note that all outdoor lighting must be fully shielded if feasible or partially shielded in all other cases, and must be focused to minimize spill light into the night sky and onto adjacent properties. All outdoor lighting must remain in compliance with the requirements of Ord. No. 655 for this permit.

10.PLANNING. 32 USE - ORD 810 O S FEE (1) RECOMMND

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

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 33 USE - PERMIT SIGNS RECOMMND

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

10.PLANNING. 36 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 37 USE - SPECIAL OCCASIONS RECOMMND

100 special occasions per year with a maximum of 100 guests per occasion are allowed. These will occur within the

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10.PLANNING. 37 USE - SPECIAL OCCASIONS (cont.) RECOMMND

tasting room building or outside in the vicinity of the tasting room building. Special occasions are proposed to occur from 10 a.m. to 10 p.m. Friday and Saturday and 10 a.m. to 9 p.m. Sunday through Thursday.

The small events area located near the northwesterly corner of the site shall be used only for vineyard viewing and small events such as viticulture education. No amplified sound shall occur at this location and all events shall cease no later than 8:00pm.

10.PLANNING. 38 USE - PRODUCTION CAPACITY RECOMMND

The winery facility shall have a capacity to produce a minimum of 3,500 gallons of wine annually.

10.PLANNING. 39 USE - GEO02218 RECOMMND

County Geologic Report (GEO) No. 2218 submitted for this project (PP23017) consists of the following documents:

T.H.E, Soils Co., Inc., October 25, 2010, "Response to County of Riverside Planning Departments "Review Comments", County Geologic Report No. 2218, Proposed Carter Estates, APN: 943-230-001, North Side of Rancho California Road, West of Anza Road, Temecula Wine Country, Riverside County, California".

T.H.E, Soils Co., Inc., August 31, 2010, "Update to the Geotechnical Investigation, Proposed Carter Estates, APN: 943-230-001, North Side of Rancho California Road, West of Anza Road, Temecula Wine Country, Riverside County, California".

T.H.E, Soils Co., Inc., May 21, 2010, "Update to the Geotechnical Investigation, Proposed Carter Estates, APN: 943-230-001, North Side of Rancho California Road, West of Anza Road, Temecula Wine Country, Riverside County, California".

John R. Byerly Incorporated, December 21, 2006, "Geotechnical Investigation, Proposed Winery, Restaurant, Hotel, and Villas, North Site of Rancho California Road and West of Anza Road Assessor's Parcel No. 943-230-001, Rancho California Area of riverside County, California".

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE - GEO02218 (cont.)

RECOMMND

GEO02218 concluded:

- 1.The site is absent of known faults.
- 2.The potential for ground rupture is low.
- 3.The potential for liquefaction is low.
- 4.The potential for seismically induced settlement is low.
- 5.The potential for rockfall is low.
- 6.The potential for landslide is negligible.
- 7.The potential for seiches and tsunami is low.

GEO02218 recommended:

- 1.Any existing artificial fill encountered during grading should be removed throughout the area of the site to be developed.
- 2.Loose unsuitable natural soil below the buildings and any retaining wall footings should be overexcavated to competent natural soil.

GEO02218 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02218 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 40 USE- WINE PRODUCTION

RECOMMND

At least 75% of the grapes utilized in wine production and retail wine sales shall be grown or raised on site or within the county except in the following situations:

1. A project proponent for a new winery shall be able to request an exemption for the first three years, and two one year extension of time, after the issuance of building permit.

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10. GENERAL CONDITIONS

10.PLANNING. 40 USE- WINE PRODUCTION (cont.) RECOMMND

2. The Temecula Valley Winegrowers Association shall be able to request a revocation for a specific amount of time for all the wineries within the policy area during adverse environmental circumstances or extreme economic conditions.

10.PLANNING. 41 USE - FARMING RESIDENCES RECOMMND

The number of dwelling units per parcel for employees shall not exceed four (4) per established farming operation.

Dwelling units must not be located less than fifty feet (50') from any property line.

Dwelling units must be screened from view at the property line by shrubs or trees.

The arrangement of the dwelling units, sanitary facilities and utilities conform to all of the requirements of the County Health Department, County Building and Safety Department and State Law.

10.PLANNING. 42 USE - SMALL EVENTS AREA RECOMMND

The small events area located near the northwesterly corner of the site shall be used only for vineyard viewing and small events such as viticulture education. No amplified sound shall occur at this location and all events shall cease no later than 8:00pm.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and 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. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - STD INTRO 3 (ORD 460/461) (cont.) RECOMMND

occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Rancho California Road since adequate right-of-way exists.

10.TRANS. 4 USE - TS/CONDITIONS RECOMMND

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

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

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

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

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

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

Via Las Colinas (NS) at:



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10. GENERAL CONDITIONS

10.TRANS. 4 USE - TS/CONDITIONS (cont.)

RECOMMND

Rancho California Road (EW)

Lyndie Lane (NS) at:  
Rancho California Road (EW)

Moraga Road/Via Las Colinas (NS) at:  
Rancho California Road (EW)

Cosmic/Humber Drive (NS) at:  
Rancho California Road (EW)

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

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

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

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

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

Newton Avenue (NS) at:  
Rancho California Road (EW)

"A" Street (NS) (future intersection) at:  
Rancho California Road (EW)

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

Glen Oaks Road (NS) at:  
Rancho California Road (EW)

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

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

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - NEWTON AVE. MAINTENANCE RECOMMND

Newton Avenue (privately maintained road) from Rancho California Road to the end of cul-de-sac shall be maintained by the South Coast winery owner James A. Carter, its successors, and assigns in perpetuity as James A. Carter agreed per his letter dated November 4, 2010.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

TRANS DEPARTMENT

20.TRANS. 1 USE - NEWTON AVE. MAINTENANCE RECOMMND

Newton Avenue (privately maintained road) from Rancho California Road to the end of cul-de-sac shall be maintained by the South Coast winery owner James A. Carter, its successors, and assigns in perpetuity as James A. Carter agreed per his letter dated November 4, 2010.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

60.BS GRADE. 5                   USE - SLOPE STABILITY ANLY                   RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

60.BS GRADE. 6                   USE - DRAINAGE DESIGN Q100                   RECOMMND

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

60.BS GRADE. 7                   USE - OFFSITE GRDG ONUS                   RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8                   USE - NOTARIZED OFFSITE LTR                   RECOMMND

A notarized letter of permission 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.

60.BS GRADE. 9                   USE - RECORDED ESMT REQ'D                   RECOMMND

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.

60.BS GRADE. 11                  USE - APPROVED WQMP                   RECOMMND

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

60.BS GRADE. 12                  USE - PRE-CONSTRUCTION MTG               RECOMMND

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

60.BS GRADE. 13                  USE - EXTG GRDG TO CODE               RECOMMND

Prior to the issuance of a grading permit authorizing grading work for the development of Plot Plan 23017, the owner / applicant shall obtain a grading permit for the reclamation of the site and perform all grading necessary to bring the unauthorized grading into compliance with Ordinance No. 457, this includes 100% re-vegetation of the reclaimed area for permanent stabilization and obtaining a permit final.

No further grading or building permits shall be issued until such time as the site has been reclaimed and the permit has obtained a final status. If the applicant fails to complete the reclamation - including the Department of Building and Safety's Grading Division final inspection and approval, no further grading or building permits shall be



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 USE - EXTG GRDG TO CODE (cont.) RECOMMND

issued and no further inspections shall be performed.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR RECOMMND

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.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3                   USE EROS CNTRL AFTER RGH GRAD                   RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 8                   USE MURRIETA CRK/SG MITCHARGE                   RECOMMND

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

PP23017 is located within the limits of the Murrieta Creek/Santa Gertrudis 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 7.2 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.

60.FLOOD RI. 9                   USE SUBMIT FINAL WQMP                   RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PARKS DEPARTMENT

60.PARKS. 1                   USE - TRAIL PLAN                   RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the 20' Regional Trail along the north side of Rancho California Road with all topography, cross-sections, grading, fencing, signage, street crossings and landscaping. If you have questions contact Dan Nove

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60.PARKS. 1 USE - TRAIL PLAN (cont.) RECOMMND  
at (951) 955-6998.

PLANNING DEPARTMENT

60.PLANNING. 3 USE - PALEO PRIMP & MONITOR RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

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.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 112.7 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 13 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 23017, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 18 USE - AG PRESERVE CANCEL RECOMMND

Prior to the issuance of a grading permit, the Board of Supervisors shall issue a Certificate of Final Cancellation for Agricultural Preserve Case No. 1011, located within Rancho California Agricultural Preserve No. 12, Map No. 322, and shall have adopted a resolution diminishing the subject property from the boundaries of said agricultural preserve.

60.PLANNING. 20 GEN - TRIBAL MONITORING RECOMMND

As a result of information submitted by the Pechanga Band of Luiseno Indians, dated September 17, 2007 and November 24, 2008 there is a potential for subsurface prehistoric Native American cultural deposits. Therefore, tribal monitoring shall be allowed given the number of recorded

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20

GEN - TRIBAL MONITORING (cont.)

RECOMMND

archaeological sites within a one mile radius of the project for the grading of previously undisturbed areas for this project. This is not CEQA-based mitigation, but rather an accommodation to the Tribe.

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement and retain a tribal monitor designated by the Pechanga Band of Luiseno Indians, which shall be known as the Tribal Monitor for this project. The agreement shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor(s) shall be allowed to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist for the purposes of tribal consultation only.

The developer/permit holder shall submit a fully executed copy of the agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1) The Archaeological Monitor is responsible for implementing CEQA-based mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process.

2) Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all Tribal interests only.

3) The tribal monitoring agreement shall not modify any condition of approval or mitigation measure.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 GEN - TRIBAL MONITORING (cont.) (cont.) RECOMMND

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met.

5)Should repatriation of recovered artifacts be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred or required, the developer/permit holder is responsible for all costs.

60.PLANNING. 21 GEN - CULTURAL RESOURCES PROFE RECOMMND

As a result of information contained in archaeological study P-DA-4332, it has been determined that archaeological monitoring for potential subsurface cultural deposits is required for this project.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the tribal monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21 GEN - CULTURAL RESOURCES PROFE (cont.) RECOMMND

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

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

70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 USE - TRAIL INSPECTION RECOMMND

Prior to the issuance of the final grading inspection, the Regional Park and Open-Space District will make a site visit to ensure that the trail plan meets the County standards as determined by the Park District. The trail plan must identify the trail with all topography, grading, cross-sections, signage and street crossings. Detailed landscaping and irrigation plans incorporated into construction of the trail shall also be shown.

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

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

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 USE - PALEO MONITORING REPORT (cont.) RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

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

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                   USE - ROUGH GRADE APPROVAL (cont.)                   RECOMMND

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.

80.BS GRADE. 3                   USE - EXTG GRDG TO CODE                   RECOMMND

Prior to the issuance of any building permits for the development of Plot Plan 23017, the owner / applicant shall obtain a grading permit for the reclamation of the site and perform all grading necessary to bring the unauthorized grading into compliance with Ordinance No. 457, this includes 100% re-vegetation of the reclaimed area for permanent stabilization and obtaining a permit final.

No building permits shall be issued until such time as the site has been reclaimed and the permit has obtained a final status. If the applicant fails to complete the reclamation - including the Department of Building and Safety's Grading Division final inspection and approval, no building permits shall be issued and no further inspections shall be performed.

E HEALTH DEPARTMENT

80.E HEALTH. 1                   USE - FOOD PLANS REQD                   RECOMMND

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

80.E HEALTH. 4                   TVWC SWR CONNECT FEE-COMMRCIAL                   RECOMMND

Prior to the Issuance of a Building Permit, commercial projects within the Temecula Valley Wine Country (TVWC) Phase I and Phase II of (Sewer) Infrastructure Study Area shall be required to pay its portion of the sewer connection fee to Eastern Municipal Water District (EMWD). Written verification of this transaction shall be provided

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 4 TVWC SWR CONNECT FEE-COMMRCIAL (cont.) RECOMMND  
to the Department of Environmental Health.

80.E HEALTH. 5 USE - E.HEALTH CLEARANCE REQ. RECOMMND  
ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE  
ISSUANCE OF THIS BUILDING PERMIT.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND  
Building Plan check deposit base fee of \$1,056.00, shall be  
paid in a check or money order to the Riverside County Fire  
Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND  
The applicant or developer shall separately submit two  
copies of the water system plans to the Fire Department for  
review and approval. Calculated velocities shall not exceed  
10 feet per second. Plans shall conform to the fire hydrant  
types, location and spacing, and the system shall meet the  
fire flow requirements.  
Plans shall be signed and approved by a registered civil  
engineer and the local water company with the following  
certification: "I certify that the design of the water  
system is in accordance with the requirements prescribed by  
the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS RECOMMND  
A copy of the improvement plans, grading plans, BMP  
improvement plans and any other necessary documentation  
along with supporting hydrologic and hydraulic  
calculations shall be submitted to the District for  
review. The plans must receive District approval prior to  
the issuance of building permits. All submittals shall be  
date stamped by the engineer and include a completed Flood  
Control Deposit Based Fee Worksheet and the appropriate  
plan check fee deposit.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 4 USE MURRIETA CRK/SG MITCHARGE

RECOMMND

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

PP23017 is located within the limits of the Murrieta Creek/Santa Gertrudis 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 7.2 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.

80.FLOOD RI. 5 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 5 USE - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B & C and B2.

80.PLANNING. 6 USE - CONFORM TO FLOOR PLANS

RECOMMND

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

80.PLANNING. 7 USE - ROOF EQUIPMENT SCREENING

RECOMMND

The building plans shall be reviewed to confirm that any roof mounted mechanical equipment will be screened from ground elevation view to a minimum sight distance of



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7 USE - ROOF EQUIPMENT SCREENING (cont.) RECOMMND

thirteen hundred twenty (1,320) feet. Screening material shall be subject to Planning Department approval.

80.PLANNING. 18 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated September 5, 2007, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 19 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 20 USE - LIGHTING W/IN WINE CO. RECOMMND

Building plans shall be reviewed to confirm that all exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar area, are focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining property.

80.PLANNING. 21 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 23017, 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.

80.PLANNING. 22 USE - VNYRD PLNTG INSPECTION RECOMMND

Prior to building permit issuance, and after 75% vineyard planting occurs in accordance with the approved Exhibit V (Vineyard Planting Plan), the permit holder shall contact the Planning Department to request an inspection. The planner will conduct a site visit inspection to verify that vineyard planting has occurred in accordance with the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 USE - VNYRD PLNTG INSPECTION (cont.) RECOMMND

approved vineyard planting plan. Once verified, the planner shall sign off the condition of approval as "MET."

The permit holder shall contact the Planning Department at (951) 955-6892 and request the inspection from the planner assigned to review projects in Wine Country.

80.PLANNING. 23 USE - LC LANDSCAPE PLOT PLAN RECOMMND

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

At minimum, plans shall include the following components:  
1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department 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 planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 24 USE - LC LANDSCAPE SECURITIES

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

Building and Safety shall clear this condition.

NOTE:

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

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Newton Avenue shall be conveyed for public use to provide for a 20 foot half-width right-of-way.

NOTE: The public street right-of-way dedication shall be irrevocable.

80.TRANS. 2 USE - MAP CORNER CUT-BACK I RECOMMND

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

80.TRANS. 3 USE - TS/GEOMETRICS RECOMMND

The intersection of Newton Avenue (to be privately maintained) (NS) at Rancho California Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one shared left-turn/right-turn lane

Eastbound: one left-turn lane, one through lane

Westbound: one shared through/right-turn lane

Note: Westbound acceleration and deceleration lanes shall be provided at the intersection.

The intersection of "A" Street (NS) at Rancho California Road (EW) shall be improved to provide the following geometrics:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - TS/GEOMETRICS (cont.)

RECOMMND

Northbound: N/A

Southbound: one left-turn lane, one right-turn lane

Eastbound: one left-turn lane, one through lane

Westbound: one through lane, one right-turn lane

Note: A westbound acceleration lane shall be provided at the intersection.

or as approved by the Transportation Department.

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

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

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

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3                   USE - BMP GPS COORDINATES                   RECOMMND

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

90.BS GRADE. 4                   USE - BMP REGISTRATION                   RECOMMND

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

90.BS GRADE. 5                   USE - REQ'D GRADING INSP'S                   RECOMMND

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

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

90.BS GRADE. 6                   USE - PRECISE GRDG APPROVAL                   RECOMMND

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

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or



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90. PRIOR TO BLDG FINAL INSPECTION

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

certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

E HEALTH DEPARTMENT

90.E HEALTH. 1                      USE - HAZMAT BUS PLAN                      RECOMMND

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.

90.E HEALTH. 2                      USE - HAZMAT REVIEW                      RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 3 TVWC SWR SURCHARGE FEE-COMMERC RECOMMND

Prior to the Issuance of a Building Final, commercial projects located within the Temecula Valley Wine Country Phase I and Phase II of (Sewer) Infrastructure Study Area shall be required to pay its portion of the sewer surcharge fee to Eastern Municipal Water District (EMWD). Written verification of this transaction shall be provided to the Department of Environmental Health.

90.E HEALTH. 4 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#66-DISPLAY BOARDS RECOMMND

Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 2002 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 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM (cont.) RECOMMND

Applicant or 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 to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 4 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 5 USE-#36-HOOD DUCTS RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (\* separate fire alarm plans must be submitted for connection)

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website [www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), or the toll free number

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 USE BMP - EDUCATION (cont.) RECOMMND

1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 USE IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 5 USE BMP MAINTENANCE & INSPECT RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PARKS DEPARTMENT

90.PARKS. 1 USE - TRAIL CONSTRUCTION RECOMMND

Prior to building final inspection the applicant shall build the 20' regional trail along the north side of Rancho California Road as shown on the approved trail plan. Upon completion of the constructed trail, the applicant shall arrange for an inspection of the trail with the Riverside County Regional Park and Open-Space District. If you have questions call Dan Nove at (951) 955-6998.

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 3                   USE - LC LNDSCP INSPECT DEPOST                   RECOMMND

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

90.PLANNING. 4                   USE - LC COMPLY W/ LNDSCP/ IRR                   RECOMMND

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

90.PLANNING. 7                   USE - PARKING PAVING MATERIAL                   RECOMMND

A minimum of 138 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, decomposed granite or to current standards as approved by the Department of Building and Safety.

90.PLANNING. 8                   USE - ACCESSIBLE PARKING                   RECOMMND

A minimum of two (2) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with

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90.PLANNING. 8 USE - ACCESSIBLE PARKING (cont.) RECOMMND

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

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

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

90.PLANNING. 13 USE - CONFIRM ROOF EQUIP SCREE RECOMMND

A site inspection shall be performed to ensure that all roof mounted mechanical equipment have been screened from view from ground elevation anywhere within 1,302 feet of said building, in accordance with the approved plans setforth in Condition 80. Planning. 7.

90.PLANNING. 15 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 19 USE - TRASH ENCLOSURES RECOMMND

One trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT L, and shall be constructed prior to the issuance



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90.PLANNING. 19 USE - TRASH ENCLOSURES (cont.) RECOMMND

of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with decorative block with 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.

90.PLANNING. 20 USE - EXISTING STRUCTURES RECOMMND

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

90.PLANNING. 25 USE - POOL AND SPA FENCING RECOMMND

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

90.PLANNING. 27 USE - SKR FEE CONDITION RECOMMND

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 112.70 acres (gross) in accordance with

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90.PLANNING. 27 USE - SKR FEE CONDITION (cont.) RECOMMND

APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 31 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of building permit final inspection, 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. 23017 is calculated to be 6.6 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 32 USE - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of 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

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90.PLANNING. 32                   USE - ORD NO. 659 (DIF) (cont.)                   RECOMMND

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. 23017 has been calculated to be 6.6 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 33                   GEN - CULTURAL RESOURCES RPT                   RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 34                   USE - ANNEX INTO CSA 149A                   RECOMMND

The applicant or the successor in interest shall provide a clearance letter from the Economic Development Agency (EDA) providing proof that the project has been annexed into CSA 149A. Contact EDA at (951) 955-3212. All annexation proceedings shall be completed, including any applicable Local Agency Formation Commission (LAFCO) action needed. Contact LAFCO at (951) 369-0631.

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TRANS DEPARTMENT

90.TRANS. 1                      USE - SIGNING & STRIPING                      RECOMMND

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. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

90.TRANS. 2                      USE - WRCOG TUMF                      RECOMMND

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

90.TRANS. 3                      USE - UTILITY PLAN                      RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90.TRANS. 4                      USE - UTILITY INSTALL                      RECOMMND

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

A certificate should be obtained from the pertinent utility

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90.TRANS. 4 USE - UTILITY INSTALL (cont.) RECOMMND

company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 5 USE - IMP PLANS RECOMMND

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 project boundaries 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: [www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

90.TRANS. 6 USE - DEDICATION RECOMMND

Newton Avenue (Privately Maintained) is designated as a Rural Local street and shall be improved with AC dike and 24' AC pavement (2' on the project side and 22' on the opposite side of the centerline) as determined by the Director of Transportation within the 50' full-width dedicated right-of-way (20' on the project side and 30' on the opposite side of the centerline) with County Standard No. 138. (24'/50') (Modified for reduced right-of-way from 60' to 50'.)

NOTE: Construct AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the east and west of the intersection of Newton Avenue and Rancho California Road per County Standard No. 803 and as directed by the Director of Transportation.

90.TRANS. 7 USE - EXISTING MAINTAINED RECOMMND

Rancho California Road is designated as a Mountain Arterial Highway and shall be improved with AC pavement tapering for acceleration and deceleration lane and join existing AC pavement to the east and west of the proposed access driveway per County Standard No. 803 and as directed by the Director of Transportation.

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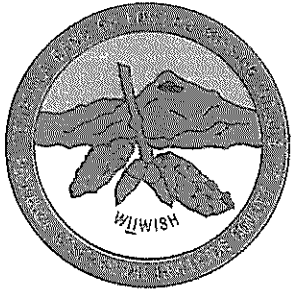
90.TRANS. 8

USE - ROUNDABOUT FAIR SHARE

RECOMMND

The intersection of Anza Road (NS) at Rancho California Road (EW) shall be improved to provide a roundabout. The roundabout shall be designed to initially accommodate one lane of traffic on the inscribed circle, but shall be designed to accommodate a possible future expansion of the roundabout to two lanes on the inscribed circle. The geometric parameters and features to be provided as part of the roundabout design will be subject to County standards, specifications, and requirements.

Prior to Final Inspection for any building or structure in PP 23017, the applicant shall pay the County of Riverside \$261,700 as its fair share of constructing roundabouts along Rancho California Road.



**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

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

September 17, 2007

**VIA E-MAIL and USPS**

Alisa Krizek  
Project Planner  
Riverside County Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502

**Re: Pechanga Tribe Preliminary Comments on Plot Plan 23017, APN 943-230-001, Rancho California Zoning Area**

Dear Alisa:

Thank you for inviting us to submit general comments on this Project prior to your September 20, 2007 CPR meeting to assess environmental impacts. This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe is formally requesting, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). We request that these comments also be incorporated into the record of approval for this Project as well.

**TRIBAL INTEREST**

It has been the intent of the Federal Government<sup>1</sup> and the State of California<sup>2</sup> that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is

<sup>1</sup> See Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments and Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments.

<sup>2</sup> See California Public Resource Code §5097.9 et seq.; California Government Code §§65351, 65352, 65352.3 and 65352.4

Chairperson:  
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Mary Bear Magee

Committee Members:  
Raymond Basquez, Sr.  
Evie Gerber  
Darlene Miranda  
Bridgett Barcello Maxwell

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Cultural Analyst:  
Stephanie Gordin

Monitor Supervisor:  
Aurelia Marruffo



imperative that the County and the Project Applicant consult with the Tribe in order to guarantee an adequate basis of knowledge for an appropriate evaluation of the project effects, as well as generating adequate mitigation measures.

The Pechanga Tribe has a long history of involvement with the County, including working as a partner in assessing cultural resources impacts and creating appropriate mitigation measures for such impacts. At this time, the Tribe is not opposed to this development Project. The Tribe's primary concerns stem from the Project's likely impacts on Native American cultural resources. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work.

### PROJECT GENERALLY

We recommend that a thorough archaeological/cultural resources assessment be completed and the existing site records be updated as part of the environmental review for this project. Additionally, assessments such as surveys and grading activities may reveal significant archaeological/cultural resources and sites which may be eligible for inclusion in the California Register of Historic Resources (CRHR)/National Register of Historic Places (NRHP), and may contain human remains and/or sacred items. Therefore, we request that the Lead Agency commit to evaluating Project environmental impacts both to the known sites and to any cultural sites which are discovered during grading, and to adopt appropriate mitigation for such sites, in consultation with the Pechanga Tribe.

The Tribe will be engaging in further assessment of the Project area, in consultation with tribal elders, to identify more specific concerns and will submit proposed conditions and further comments during the open review periods.

### REQUESTED INVOLVEMENT

It is likely that cultural resources may be affected by the Project, the Tribe requests to work with the County and the Developer in developing all monitoring and mitigation plans for the duration of the Project under California Public Resources code §21081. The Tribe would like to point out that the preferred method of treatment for archeological/cultural sites according to the CEQA is avoidance (California Public Resources Code §21083.1), and that this is in agreement with the Tribe's practices and policies concerning cultural resources. Further, if archaeological/cultural resources are to be impacted by the Project, it is the position of the Tribe that Pechanga tribal monitors should be required to be present during all ground-disturbing

activities conducted in connection with the Project, including all archaeological subsurface excavations.

Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage Commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains. Given the Project's location in Pechanga territory, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this Project.

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. Please contact us once you have had a chance to review these comments so that we might address the issues concerning the mitigation language. If you have any questions, please do not hesitate to contact me. Thank you for the opportunity to submit these comments.

Sincerely,



Anna M. Hoover  
Cultural Analyst



**Rancho  
Water**

September 14, 2007

Alisa Krizek, Case Planner  
**County of Riverside**  
Planning Department  
Post Office Box 1409  
Riverside, CA 92502-1409

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**SUBJECT: WATER AVAILABILITY - PLOT PLAN 23017  
PORTION OF MAP BOOK 13/601; APN 943-230-001  
[J. CARTER, HUNSAKER & ASSOCIATES]**

To Whom It May Concern:

Officers:

**Brian J. Brady**  
General Manager

**Phillip L. Forbes**  
Assistant General Manager /  
Chief Financial Officer

**E. P. "Bob" Lemons**  
Director of Engineering

**Perry R. Louck**  
Director of Planning

**Jeffrey D. Armstrong**  
Controller

**Kelli E. Garcia**  
District Secretary

**C. Michael Cowett**  
Best Best & Krieger LLP  
General Counsel

Please be advised that the above-referenced property is located within the boundaries of Rancho California Water District (RCWD), and fronts an existing 18-inch diameter water pipeline within Rancho California Road (1610 Pressure Zone). Water service to the project would be available upon the completion of financial arrangements between RCWD and the property owner. If new water facilities are required for fire protection or other purposes, the customer will need to contact RCWD for fees and requirements.

In addition, water availability is contingent upon the property owner signing an Agency Agreement that assigns water management rights, if any, to RCWD. Sanitary sewer service to the subject project, if available, would be provided by Eastern Municipal Water District.

If you should have any questions or need additional information, please contact an Engineering Services Representative at this office at (951) 296-6900.

Sincerely,


**RANCHO CALIFORNIA WATER DISTRICT**

Corey F. Wallace, P.E.  
Development Engineering Manager

cc: Laurie Williams, Engineering Services Representative

07\CW:at106\FEG



A  Sempra Energy company

**Southern California Gas Company**  
1981 W. Lagonia Avenue  
Redlands, CA 92374-9720

Mailing Address:  
PO Box 3003, SC8031  
Redlands, CA 92373-0306

**September 13, 2007**

**Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409**

**Attention: Alisa Krizek**

**Re: PLOT PLAN NO. 23017**

Thank you for the opportunity to review your plans for the above-referenced project. We have no comments or recommendations to submit on this particular development project.

If you need any additional information, please call John D. Gomez at (909) 335-7655.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dennis Grimaud".

Dennis Grimaud  
Technical Specialist  
South Inland Region



**Riverside County**  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

September 5, 2007

Alisa Krizek, Project Planner  
Riverside County Planning Department  
P. O. Box No. 1409  
Riverside, CA 92502-1409

**RE: Plot Plan No. 23017**  
**Proposal: The Plot Plan proposes to construct a Winery and Resort.**  
**APN: 943-230-001**

Dear Ms. Krizek:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Rancho California Road, southeast of Anza Road, and west of Calle Contento, in the Southwest Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit for EACH building**, 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 for EACH building**, 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 and as verified by the Riverside County Building and Safety Department through site inspection.
3. a) **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the 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. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

- b) **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
4. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations.
  5. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
  6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,



Ryan Ross  
Planner

**COMPREHENSIVE PROJECT REVIEW**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: August 28, 2007

**TO:**

Transportation Dept.  
Environmental Health Dept.  
Flood Control Dist.  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Dept. of Bldg. & Safety (Plnchk)  
Regional Parks & Open Space Dist.  
Co. Geologist  
Environmental Programs Dept.  
P.D. Trails Coordinator-J. Jolliffe  
Landscape  
Riv. Transit Agency  
Riv. Sheriffs Dept.

Riv. Waste Management Dept.  
CSA 149 c/o EDA  
Supervisor Stone  
Commissioner Petty  
Temecula Valley Unified School Dist.  
RCWD  
SCE  
Southern California Gas  
Regional WQCB-San Diego  
EIC "Attachment A"  
Pechanga Native American Tribe  
Kathleen Brown  
Temecula Winegrowers Association

**PLOT PLAN NO. 23017 – EA41524 – Applicant:** Jim Carter – **Engineer/Representative:** Hunsaker & Associates - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Citrus Vineyard Rural Policy Area – Location: Northerly of Rancho California Road, Southeasterly of Anza Road, and Westerly of Calle Contento – 112.7 Gross Acres - Zoning: Citrus Vineyard – 20 Acre Minimum (C/V-20) - **REQUEST:** To construct a Winery and Resort consisting of a 223,840 square foot hotel with 183 hotel rooms, meeting rooms, and an indoor wedding area; 12 buildings with 39 casitas; a 4,200 square foot wine tasting building; and four buildings totaling 263,010 square feet with retail, a second tasting room, a champagne tasting room, a winery, a restaurant, a ball room, office space, and storage. The project includes 84.5 acres of vineyards, 1.5 acres of landscaping, and 739 parking spaces. – APN: 943-230-001

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on September 20, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Alisa Krizek**, Project Planner, at (951) 955-9075 or email at [akrizek@RCTLMA.org](mailto:akrizek@RCTLMA.org)



COMMENTS:

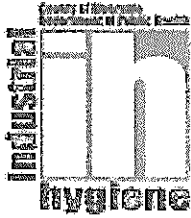
DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

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.*





Dedicated to delivering state-of-the-art occupational and environmental consultation to businesses, governmental agencies and communities of Riverside County

Jim Carter  
Carter Estates  
34843 Rancho California Road  
Temecula, CA 92591

June 15, 2009

RE: Project case number/title: **Plot Plan # 23017** – Acoustical element  
Industrial Hygiene office assigned project # **96559**

Dear Mr. Carter,

This letter is to notify you that our office has closed your case file since we have not received an acoustical report in response to our previous letter dated November 3, 2008 regarding the status of your case.

You will be receiving an invoice for the time spent opening the file, and attempting to obtain complete information for review from you and/or the Planning Department.

Should you wish to continue with your planning case, you will need to resubmit your application for an acoustical analysis to our office with all required documentation.  
**In order for your case to be finalized with the planning department, our office must review your acoustical report to make sure it meets the County's noise level standards.**

If you have any questions, please call me at (951) 358-5050.

Steven D. Hinde, REHS, CIH  
Senior Industrial Hygienist

Attachment: Copy of previous letter

CC: Alisa Krizek, Project Planner (email)



June 11, 2009

Ms. Ruthanne Taylor Berger  
Deputy Executive Director  
Western Riverside Council of Governments  
4080 Lemon Street, 3<sup>rd</sup> Floor, MS 1032  
Riverside, CA 92501

Ms. Taylor Berger-

Thank you for taking the time to meet with me regarding the TUMF fee structure for the Carter Estates project.

However, there are still substantial TUMF fees even after the changes. By my calculations, it is approximately \$2,266,553.00. Which is an optimistic accounting after our discussion. It is my hope that the Council will look into setting a separate rate structure for Wine Country.

In these tough economic times, coming up with \$2,266,553.00 is challenging at best. That is why I ask that the Council look into developing a deferred payment structure, of at least five years, that will encourage development that will in turn get the economy moving again.

I am committed to the further development of Wine Country and am hopeful that a compromise can be made on the TUMF fees for the Carter Estates project and future Wine Country development.

Again, thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "James Carter", with a large, sweeping flourish extending to the right.

James Carter  
Owner, South Coast Winery Resort & Spa

Cc: Supervisor Jeff Stone, Olivia Barnes, Damian Means, Mitra Mehta-Cooper and Lisa Sheldon





**APPLICATION FOR LAND USE AND DEVELOPMENT**

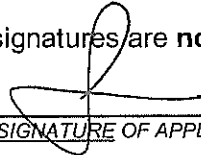
**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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 CARTER

PRINTED NAME OF APPLICANT

 PROS.

SIGNATURE OF APPLICANT

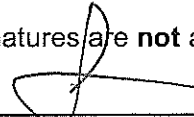
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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 CARTER

PRINTED NAME OF PROPERTY OWNER(S)

 PROS.

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): 943-230-001

Section: 26 /27

Township: 7S/7S

Range: 2W/2W

Approximate Gross Acreage: 110.1

General location (nearby or cross streets): North of Rancho California Road, South of Vino Way, East of Calle Contento, West of Anza Road.

Thomas Brothers map, edition year, page number, and coordinates: 2006, P 959 J2 & P 960 A2

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Plot Plan approval of 119 acre winery site consisting of 180 room hotel, 39 bed & breakfast cottages, restaurant, retail shop, tasting rooms, winery/champagne production, ballroom, wedding room and meeting rooms on an on an existing established vineyard.

Related cases filed in conjunction with this request:

None

Is there a previous development 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) \_\_\_\_\_

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) 5 miles

Will the proposal 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: 121,547

Estimated amount of fill = cubic yards 121,547

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

Import N/A Export N/A Neither Yes

What is the anticipated source/destination of the import/export?

N/A

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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) 686,070 sq. ft.

Is the development proposal 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

Does the development project area exceed more than one acre in area? Yes  No

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River

Santa Margarita River

San Jacinto River

Colorado River

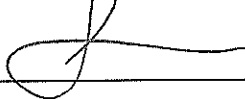
**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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 is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

JAMES A CARTER  
Owner/Representative (1)  Date 8-13-07  
Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/2/2012

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers AG01011 For

Company or Individual's Name Planning Department

Distance buffered 5280'

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.

NAME: Vinnie Nguyen

TITLE GIS Analyst

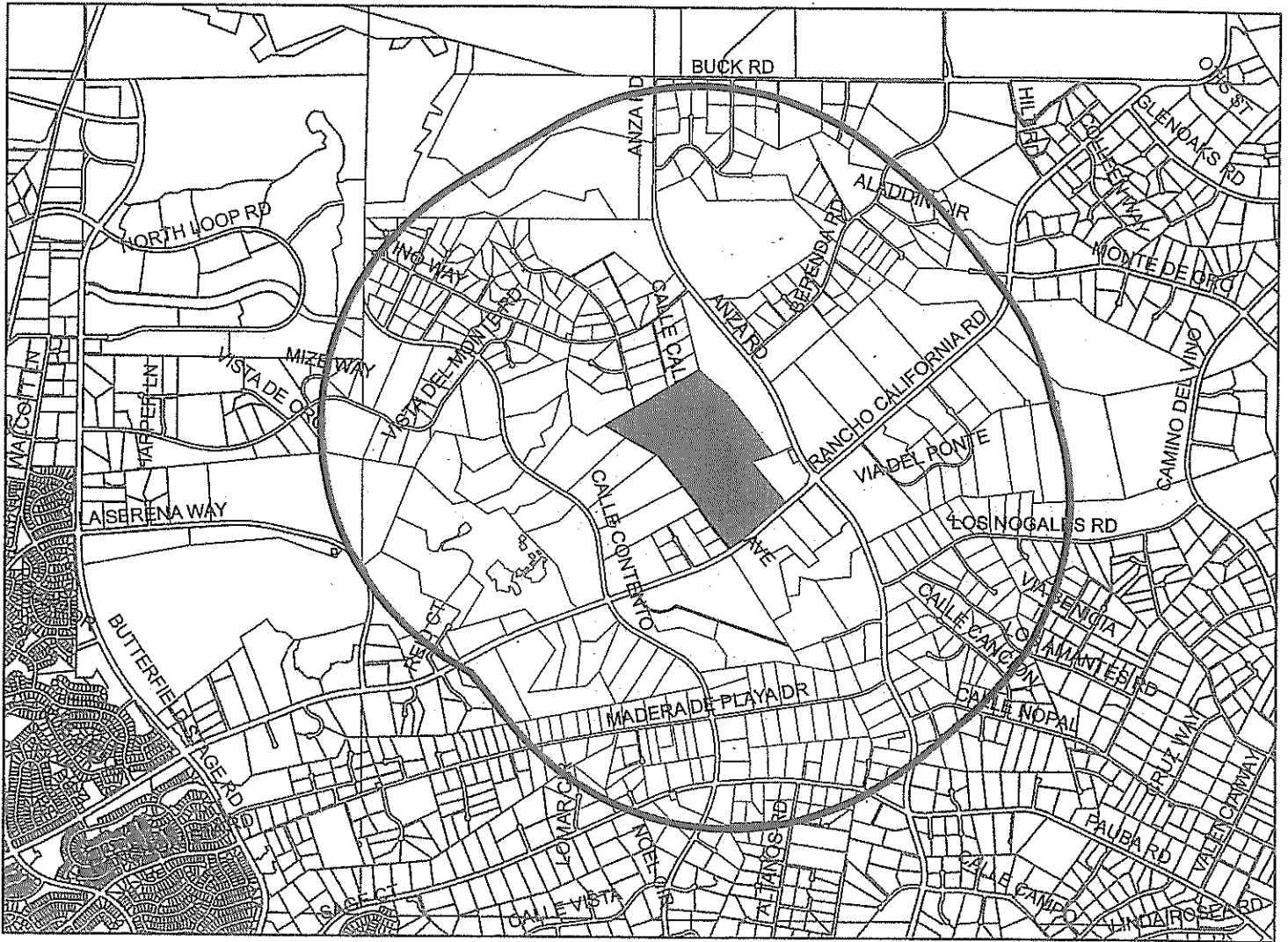
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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



**AG01011 (5280 feet buffer)**



**Selected Parcels**

943-230-001	943-110-018	951-150-009	943-150-031	951-140-035	942-130-018	927-500-025	951-100-001	951-120-024	943-280-002
943-130-008	951-140-052	942-140-007	942-140-008	942-140-006	942-140-009	951-270-008	927-480-005	943-270-006	942-160-021
965-250-005	951-110-026	951-130-006	943-050-019	942-250-047	951-090-026	951-090-027	943-190-030	943-170-020	951-160-004
951-270-013	927-340-016	943-200-020	942-230-010	951-140-025	942-120-005	951-110-003	943-190-035	943-150-019	943-150-018
943-250-021	943-250-018	942-130-019	943-190-024	943-110-020	943-120-020	943-120-021	943-280-003	943-280-004	943-210-005
942-250-027	942-230-016	942-130-017	942-160-026	942-160-025	942-160-027	927-500-022	951-110-020	942-250-036	943-230-005
951-110-002	943-110-011	951-100-006	951-130-024	951-130-025	951-100-002	951-100-004	951-100-005	951-100-003	951-130-003
927-500-001	943-200-014	943-200-015	943-280-006	927-470-006	943-170-010	942-250-042	943-160-032	943-270-001	951-160-003
927-470-007	942-130-009	951-140-014	943-130-006	951-110-011	951-150-014	943-130-009	943-170-013	927-490-013	943-160-024

st 90 parcels shown



3,250 1,625 0 3,250 Feet

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.

**PROPERTY OWNERS CERTIFICATION FORM**  
**Rancho California Ag Preserve No. 12**  
**APN 943-230-001, 951-140-059, 061, 063, 065**

I, Mickey Zolezio, certify that on  
(Print Name)

9/12/2012 the attached property owners list  
(Date)

was prepared by County of Riverside / GIS  
(Print Company or Individual's Name)

Distance Buffered : 1 mile

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.

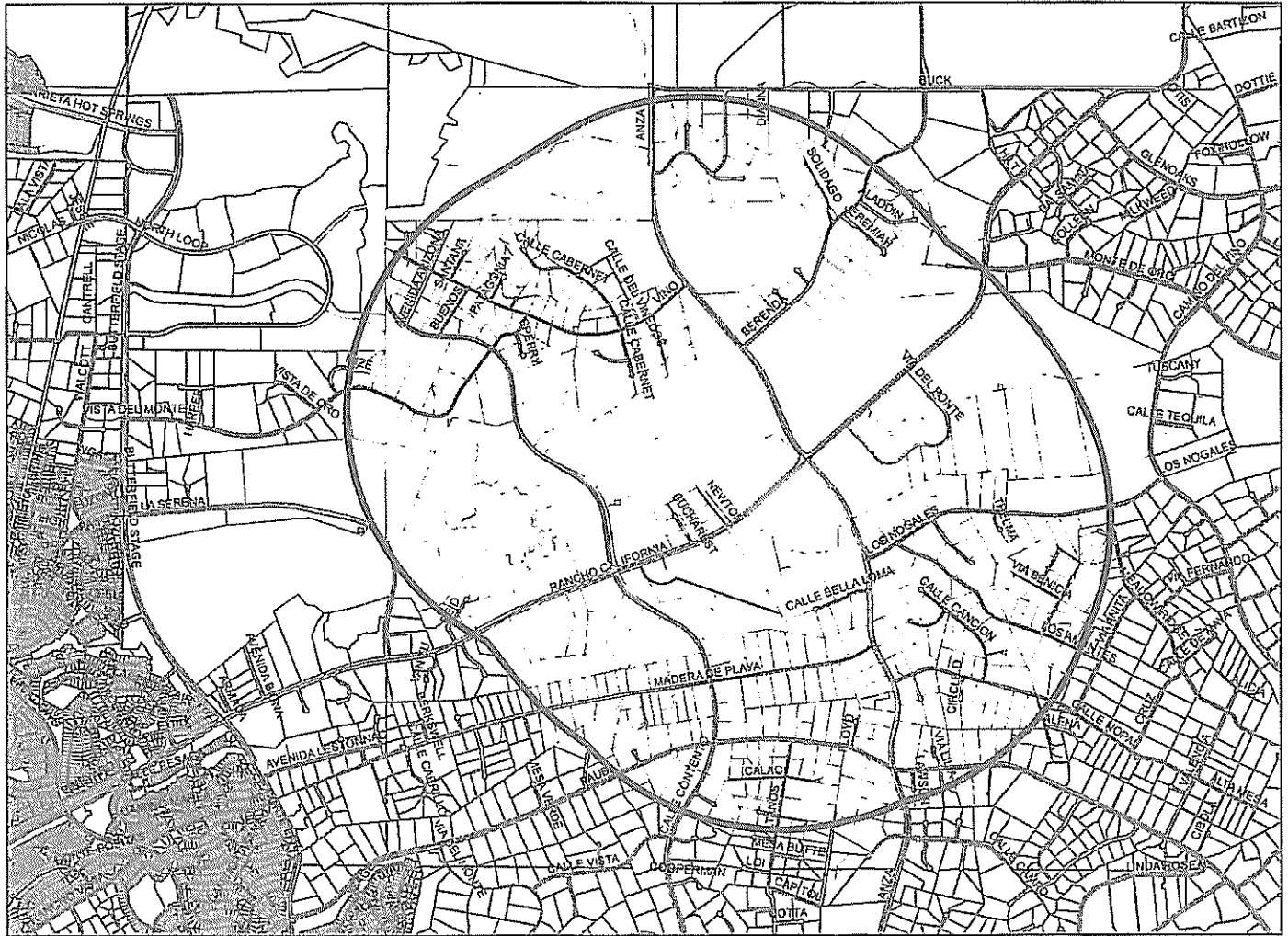
NAME: Mickey Zolezio

TITLE/REGISTRATION Senior GIS Analyst

ADDRESS: 4080 Lemon St. 10<sup>th</sup> Floor  
Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649

# Rancho California Ag Preserve No. 12



## Selected Parcels

943-230-001	943-110-018	927-340-025	951-150-009	943-150-031	927-050-063	951-140-035	942-130-018	927-500-025	951-100-001
951-120-024	927-520-010	943-280-002	943-130-008	951-140-052	942-140-007	942-140-008	942-140-006	942-140-009	951-270-008
927-480-005	927-340-013	943-270-006	951-160-014	942-160-021	965-250-005	951-110-026	951-130-006	943-050-019	942-250-047
951-090-026	951-090-027	943-190-030	943-170-020	927-520-002	951-160-004	951-270-013	927-510-021	927-340-016	943-200-020
942-230-010	951-140-025	942-120-005	951-110-003	943-190-035	943-150-019	951-160-015	943-150-018	943-250-021	943-250-018
942-130-019	951-160-009	943-190-024	943-110-020	927-510-010	943-120-020	943-120-021	943-280-003	943-280-004	943-210-005
942-250-027	942-230-016	942-130-017	927-440-007	942-160-027	942-160-026	942-160-025	927-500-022	951-110-020	927-520-016
942-250-036	951-160-013	943-230-005	927-460-017	951-110-002	943-110-011	951-100-006	951-130-024	951-130-025	951-100-002
951-100-004	951-100-005	951-100-003	951-130-003	927-500-001	943-200-014	943-200-015	943-280-006	927-470-006	943-170-010

rst 90 parcels shown



3,500 1,750 0 3,500 Feet

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ASMT: 927050063, APN: 927050063  
ADRENE SABBAN  
3301 MOUNTAIN VIEW AVE  
LOS ANGELES CA 90066

ASMT: 927340014, APN: 927340014  
KATHALYN JARRETT, ETAL  
41190 CAMINO NORTE RD  
TEMECULA, CA. 92592

ASMT: 927330001, APN: 927330001  
DWIGHT SINISI  
3410 E SALISBURY CIR NO C  
ORANGE CA 92869

ASMT: 927340015, APN: 927340015  
FERN GUYER, ETAL  
41147 CAMINO NORTE RD  
TEMECULA, CA. 92592

ASMT: 927330002, APN: 927330002  
GAY DONART, ETAL  
41245 LOS AMANTES RD  
TEMECULA, CA. 92592

ASMT: 927340016, APN: 927340016  
BRADLEY SMITH  
41195 CAMINO NORTE  
TEMECULA, CA. 92592

ASMT: 927330003, APN: 927330003  
ROBERT COKER  
12792 AMETHYST  
GARDEN GROVE CA 92645

ASMT: 927340018, APN: 927340018  
LINDA FRICK  
41150 VIA CARLOTTA  
TEMECULA, CA. 92592

ASMT: 927330030, APN: 927330030  
DARLENE TAKO, ETAL  
35440 CALLE NOPAL  
TEMECULA, CA. 92592

ASMT: 927340019, APN: 927340019  
PAMELA DUFFY  
40600 CALLE TOLEDO  
TEMECULA CA 92592

ASMT: 927330032, APN: 927330032  
KATHERINE BAILEY, ETAL  
35450 CALLE NOPAL  
TEMECULA, CA. 92592

ASMT: 927340020, APN: 927340020  
ARIANA VANHAASTER, ETAL  
41241 VIA ANITA  
TEMECULA, CA. 92592

ASMT: 927340013, APN: 927340013  
ANNETTE ALPERT, ETAL  
41235 VIA CARLOTTA ST  
TEMECULA, CA. 92592

ASMT: 927340022, APN: 927340022  
SUSAN DALESSANDRO, ETAL  
41113 CAMINO NORTE  
TEMECULA, CA. 92592

ASMT: 927340023, APN: 927340023  
LEONORA HORWIN  
321 S OAKHURST DR  
BEVERLY HILLS CA 90212

ASMT: 927350019, APN: 927350019  
NORMAN GOMEZ  
41276 VIA CARLOTTA  
TEMECULA, CA. 92590

ASMT: 927340024, APN: 927340024  
JOAN FUNDUM, ETAL  
32859 CHARMES CT  
TEMECULA CA 92592

ASMT: 927350020, APN: 927350020  
RONNA DENTON, ETAL  
41330 VIA CARLOTTA  
TEMECULA, CA. 92590

ASMT: 927340025, APN: 927340025  
GINA DOWNEY, ETAL  
41155 VIA CARLOTTA RD  
TEMECULA, CA. 92592

ASMT: 927350021, APN: 927350021  
NANCY CLAWSON, ETAL  
41264 LOS AMANTES  
TEMECULA, CA. 92592

ASMT: 927350014, APN: 927350014  
WILLIAM WILSON  
41180 LOS AMANTES RD  
TEMECULA, CA. 92592

ASMT: 927350022, APN: 927350022  
JOSE ISLAS  
41330 LOS AMANTES RD  
TEMECULA, CA. 92592

ASMT: 927350015, APN: 927350015  
SUN HONG, ETAL  
41134 LOS AMANTES RD  
TEMECULA, CA. 92592

ASMT: 927350023, APN: 927350023  
DEAN EKDAHL  
P O BOX 1671  
TEMECULA CA 92593

ASMT: 927350016, APN: 927350016  
MICHELLE KRAUSE, ETAL  
25575 MOUNTAIN GLEN CIR  
SUN CITY CA 92585

ASMT: 927350024, APN: 927350024  
DONNA CORRALES, ETAL  
41350 LOS AMANTES  
TEMECULA, CA. 92592

ASMT: 927350017, APN: 927350017  
LINDA WAGGONER, ETAL  
41000 LOS AMANTES  
TEMECULA CA 92592

ASMT: 927350030, APN: 927350030  
WILLIAM STOCKERT  
P O BOX 2727  
BLUE JAY CA 92317

ASMT: 927430017, APN: 927430017  
KYMBERLY STYS  
35315 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 927440018, APN: 927440018  
JUDITH GRASSER, ETAL  
41710 LAWSON CIR  
TEMECULA, CA. 92592

ASMT: 927440003, APN: 927440003  
HELEN LUCCA, ETAL  
41675 SAN PATRICIO LN  
TEMECULA, CA. 92592

ASMT: 927440019, APN: 927440019  
DAN WARDLAW  
41717 LAWSON CIR  
TEMECULA, CA. 92592

ASMT: 927440004, APN: 927440004  
SEAN BATHRICK  
41670 SAN PATRICIO LN  
TEMECULA, CA. 92592

ASMT: 927450002, APN: 927450002  
IRENE SIREBRENİK, ETAL  
C/O SCHWARZBLATT & SIREBRENİK  
9454 WILSHIRE BLV NO 207  
BEVERLY HILLS CA 90212

ASMT: 927440005, APN: 927440005  
LINDA GRIEVE, ETAL  
41705 SAN PATRICIO LN  
TEMECULA, CA. 92592

ASMT: 927460011, APN: 927460011  
HELEN CASTILLO, ETAL  
35410 CALLE CHICO  
TEMECULA, CA. 92592

ASMT: 927440007, APN: 927440007  
MARIAN HACKMAN, ETAL  
P O BOX 892991  
TEMECULA CA 92589

ASMT: 927460012, APN: 927460012  
MYRTLE LEE  
FEDERAL BUILDING 265  
11000 WILSGIRE BLVD  
LOS ANGELES CA 90024

ASMT: 927440016, APN: 927440016  
JAMES AVINA  
41653 LAWSON CIR  
TEMECULA, CA. 92592

ASMT: 927460013, APN: 927460013  
CHRISTINA BILLINGS, ETAL  
35445 CALLE CHICO  
TEMECULA, CA. 92592

ASMT: 927440017, APN: 927440017  
KRIS JOHNSON, ETAL  
41670 LAWSON CIR  
TEMECULA, CA. 92592

ASMT: 927460014, APN: 927460014  
JOHN GRANT, ETAL  
35485 CALLE CHICO  
TEMECULA, CA. 92592

ASMT: 927460015, APN: 927460015  
MARK CLAUS  
40755 CALLE TOLEDO  
TEMECULA, CA. 92592

ASMT: 927470009, APN: 927470009  
JUAN MEZA, ETAL  
35525 LOS NOGALES  
TEMECULA, CA. 92592

ASMT: 927460016, APN: 927460016  
SABAH GHAMRAOUI, ETAL  
28314 GOLF POINTE BLV  
FARMINGTON HILLS MI 48331

ASMT: 927470010, APN: 927470010  
DAISY TOM, ETAL  
1524 DORCAS ST  
SAN DIEGO CA 92110

ASMT: 927460017, APN: 927460017  
CRAIG COUCH  
41307 CALLE TOLEDO  
TEMECULA, CA. 92592

ASMT: 927470012, APN: 927470012  
ZARIK MENASSIAN  
C/O IRSFELD IRSFELD & YOUNGER  
100 W BROADWAY NO 900  
GLENDALE CA 91210

ASMT: 927460018, APN: 927460018  
SCOTT DITTMER  
41395 CALLE TOLEDO  
TEMECULA CA 92590

ASMT: 927470013, APN: 927470013  
ZARIK MENASSIAN  
1615 MINES AVE  
MONTEBELLO CA 90640

ASMT: 927470006, APN: 927470006  
D LORENZ  
33580 PLOWSHARE RD  
WILDOMAR CA 92595

ASMT: 927480003, APN: 927480003  
SANDRA NIZETICH, ETAL  
4617 ADENMORE AVE  
LAKEWOOD CA 90712

ASMT: 927470007, APN: 927470007  
JANET WILLMS, ETAL  
35401 LOS NOGALES  
TEMECULA, CA. 92590

ASMT: 927480004, APN: 927480004  
HELENA TYSARCZYK, ETAL  
35260 LOS NOGALES RD  
TEMECULA, CA. 92592

ASMT: 927470008, APN: 927470008  
DAWN EVITTS, ETAL  
35449 LOS NOGALES RD  
TEMECULA CA 92592

ASMT: 927480005, APN: 927480005  
JERI COTA, ETAL  
35280 LOS NOGALES RD  
TEMECULA, CA. 92592

ASMT: 927480008, APN: 927480008  
WENDY CRAMER, ETAL  
40970 ANZA RD  
TEMECULA, CA. 92590

ASMT: 927490012, APN: 927490012  
RAFAEL TELFER  
41090 ANZA RD  
TEMECULA, CA. 92592

ASMT: 927490001, APN: 927490001  
LAURA BRAYNARD, ETAL  
35209 LOS NOGALES RD  
TEMECULA, CA. 92592

ASMT: 927490013, APN: 927490013  
TONITA GONZALES, ETAL  
34881 LOS NOGALES RD  
TEMECULA, CA. 92592

ASMT: 927490002, APN: 927490002  
SANDRA HUTCHENS, ETAL  
25102 OCEAN KNOLL  
DANA POINT CA 92629

ASMT: 927490014, APN: 927490014  
JOHN KNUDSEN, ETAL  
40420 CALLE CANCION  
TEMECULA, CA. 92592

ASMT: 927490003, APN: 927490003  
SHARON MATSON, ETAL  
35305 LOS NOGALES RD  
TEMECULA CA 92592

ASMT: 927490016, APN: 927490016  
LOUIS FLETCHER, ETAL  
6446 LANGDON AVE  
VAN NUYS CA 91406

ASMT: 927490007, APN: 927490007  
STEPHANUS ONG  
40450 CALLE CANCION  
TEMECULA, CA. 92592

ASMT: 927490018, APN: 927490018  
TERESA MOREIRA, ETAL  
18141 BEACH BLV STE 250  
HUNTINGTON BEACH CA 92648

ASMT: 927490009, APN: 927490009  
JEANNIE DUGGER, ETAL  
25096 JEFFERSON AVE STE B  
MURRIETA CA 92562

ASMT: 927490019, APN: 927490019  
SHARON FILIPOWSKI, ETAL  
40411 CALLE CANCION  
TEMECULA CA 92592

ASMT: 927490010, APN: 927490010  
LINDA DOUGLAS, ETAL  
HONEY HILL FARM  
40920 ANZA RD  
TEMECULA, CA. 92592

ASMT: 927490020, APN: 927490020  
SEBASTIAN HEYME  
40463 CALLE CANCION  
TEMECULA, CA. 92592



ASMT: 927490021, APN: 927490021  
PAMELA TORTOMASI, ETAL  
40453 LOS AMANTES RD  
TEMECULA, CA. 92592

ASMT: 927500017, APN: 927500017  
SUSAN OLDHAM, ETAL  
35210 CALLE HOPAL  
TEMECULA, CA. 92592

ASMT: 927500001, APN: 927500001  
CREED MCPHERSON  
40752 LAS AMANTES RD  
TEMECULA, CA. 92592

ASMT: 927500018, APN: 927500018  
ANGELINA GABRIELE, ETAL  
P O BOX 891956  
TEMECULA CA 92589

ASMT: 927500002, APN: 927500002  
PATRICIA GRAY, ETAL  
40550 CALLE CANCION  
TEMECULA, CA. 92592

ASMT: 927500019, APN: 927500019  
MARIA ZAMORA, ETAL  
35230 CALLE NOPAL AVE  
TEMECULA, CA. 92592

ASMT: 927500006, APN: 927500006  
CHRISTINA TAYLOR, ETAL  
40701 CALLE CANCION  
TEMECULA, CA. 92592

ASMT: 927500020, APN: 927500020  
KEVIN HORNSVELD, ETAL  
35270 CALLE NOPAL  
TEMECULA, CA. 92592

ASMT: 927500014, APN: 927500014  
CATHLEEN SPINELLI, ETAL  
35120 CALLE NOPAL  
TEMECULA, CA. 92592

ASMT: 927500021, APN: 927500021  
MICHAEL HUBBARD, ETAL  
40521 CALLE CANCION  
TEMECULA, CA. 92592

ASMT: 927500015, APN: 927500015  
MERWYN SMITH  
41200 ANZA RD  
TEMECULA, CA. 92592

ASMT: 927500022, APN: 927500022  
NERNI MILLER, ETAL  
40585 CALLE CANCION  
TEMECULA, CA. 92592

ASMT: 927500016, APN: 927500016  
VILMA SHIELDS, ETAL  
30460 SUMMERSIDE ST  
MURRIETA CA 92563

ASMT: 927500024, APN: 927500024  
JOSEPHINE GANN  
35051 CALLE LA COCA  
TEMECULA, CA. 92592

ASMT: 927500025, APN: 927500025  
ALFINO FAMILY TRUST  
C/O LAURA ALFINO  
35105 CALLE LA COCA  
TEMECULA, CA. 92592

ASMT: 927510010, APN: 927510010  
SHIRIN DANESH, ETAL  
41620 ANZA RD  
TEMECULA, CA. 92592

ASMT: 927500029, APN: 927500029  
ROSEMARIE BURRIS  
40624 CALLE CANCION  
TEMECULA, CA. 92592

ASMT: 927510013, APN: 927510013  
JOSEPH FRANKLIN  
35260 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 927500030, APN: 927500030  
SHANNON MILLER, ETAL  
40674 CALLE CANCION  
TEMECULA, CA. 92592

ASMT: 927510016, APN: 927510016  
JILL DEPORRAS, ETAL  
41625 VIA LILIA  
TEMECULA, CA. 92592

ASMT: 927500032, APN: 927500032  
WELLS FARGO BANK  
4875 BELFORT RD STE 130  
JACKSONVILLE FL 32256

ASMT: 927510017, APN: 927510017  
SHELLY WOOD  
41615 VIA LILIA  
TEMECULA, CA. 92592

ASMT: 927500033, APN: 927500033  
JENNIFER CRONE, ETAL  
507 S CLEMENTINE ST  
OCEANSIDE CA 92054

ASMT: 927510019, APN: 927510019  
NORMA GARRIDO  
1820 AVD DEL MUNDO NO 504  
CORONADO CA 92118

ASMT: 927500034, APN: 927500034  
JANICE WESSELS, ETAL  
40575 CALLE CANCION  
TEMECULA, CA. 92592

ASMT: 927510020, APN: 927510020  
LESLIE BEVIER, ETAL  
41130 CIRCLE D CT  
TEMECULA, CA. 92592

ASMT: 927510009, APN: 927510009  
SUZANNE FIORINI, ETAL  
41430 ANZA RD  
TEMECULA, CA. 92592

ASMT: 927510021, APN: 927510021  
PEGGY MCCAGUE, ETAL  
35311 CALLE NOPAL  
TEMECULA, CA. 92592

ASMT: 927510022, APN: 927510022  
LAURA DOUGHTY, ETAL  
34385 COOPERMAN CR  
TEMECULA CA 92592

ASMT: 927520001, APN: 927520001  
MARINA SANTORO, ETAL  
P O BOX 892696  
TEMECULA CA 92589

ASMT: 927510023, APN: 927510023  
KATHLEEN KATZ, ETAL  
35125 CALLE NAPAL  
TEMECULA CA 92592

ASMT: 927520002, APN: 927520002  
MURRIETTA CACHILA, ETAL  
3867 PRATT  
LINCOLNWOOD IL 60712

ASMT: 927510024, APN: 927510024  
TIGS  
C/O BRENDA CARTER  
30520 RANCHO CALIFORNIA RD  
TEMECULA CA 92591

ASMT: 927520003, APN: 927520003  
MARK HEYLMUN  
35400 COREY CIR  
TEMECULA, CA. 92592

ASMT: 927510025, APN: 927510025  
SHEILA KURCZYNSKI, ETAL  
41602 CORTE AZULEJO ST  
TEMECULA, CA. 92592

ASMT: 927520004, APN: 927520004  
MARIA LOW, ETAL  
35450 COREY CIR  
TEMECULA, CA. 92592

ASMT: 927510026, APN: 927510026  
WILLIAM SWANSON, ETAL  
35205 CALLE NOPAL  
TEMECULA, CA. 92592

ASMT: 927520005, APN: 927520005  
BONNIE KASTNER, ETAL  
40920 CALLE CANCION  
TEMECULA, CA. 92592

ASMT: 927510027, APN: 927510027  
DANIELLE RUIZ, ETAL  
41155 CIRCLE D LN  
TEMECULA, CA. 92592

ASMT: 927520006, APN: 927520006  
SYLVIA ORTNER, ETAL  
35400 CALLE NOPAL  
TEMECULA CA 92592

ASMT: 927510028, APN: 927510028  
DEANNA MACK, ETAL  
41150 CIRCLE D CT  
TEMECULA, CA. 92592

ASMT: 927520007, APN: 927520007  
LOUNA BARKAT  
41555 CALLE ROCOSA  
TEMECULA, CA. 92592

ASMT: 927520008, APN: 927520008  
RONALD PARKER  
35505 CALLE NOPAL  
TEMECULA, CA. 92592

ASMT: 942120005, APN: 942120005  
MARISSA DEEGAN, ETAL  
39415 CALLE ANITA  
TEMECULA CA 92592

ASMT: 927520009, APN: 927520009  
WAYNE CUNNINGHAM, ETAL  
C/O WAYNE CUNNINGHAM  
35435 CALLE NOPAL  
TEMECULA, CA. 92592

ASMT: 942120008, APN: 942120008  
CAROL BAILY, ETAL  
36150 PAUBA RD  
TEMECULA CA 92592

ASMT: 927520010, APN: 927520010  
AMNON YADIN  
54145 AVD VALLEJO  
LA QUINTA CA 92253

ASMT: 942130007, APN: 942130007  
ANNIE LEE, ETAL  
C/O CAU LUU  
6519 HAVENWOOD CIR  
HUNTINGTON BEACH CA 92648

ASMT: 927520011, APN: 927520011  
SUSAN BINDL, ETAL  
P O BOX 452  
TEMECULA CA 92593

ASMT: 942130008, APN: 942130008  
SUZANNE GESIRIECH, ETAL  
36733 CLEMENS AVE  
BARSTOW CA 92311

ASMT: 927520012, APN: 927520012  
DOROTHY CAMERON  
35450 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 942130009, APN: 942130009  
DEANNA YAP, ETAL  
1355 STONE MEADOW CT  
CAMARILLO CA 93010

ASMT: 927520016, APN: 927520016  
LISA TOMPKINS, ETAL  
22546 BAYBERRY  
MISSION VIEJO CA 92692

ASMT: 942130010, APN: 942130010  
MY CAMPUS  
2278 COUNTRY CLUB LOOP  
WESTMINSTER CO 80234

ASMT: 927520017, APN: 927520017  
FRANK LAM  
41622 CALLE VAQUERO  
TEMECULA, CA. 92592

ASMT: 942130011, APN: 942130011  
ALICE SIMONIAN, ETAL  
342 N NORTON AVE  
LOS ANGELES CA 90004

ASMT: 942130014, APN: 942130014  
EVELYN BREHM, ETAL  
41869 VARDON DR  
TEMECULA CA 92591

ASMT: 942150006, APN: 942150006  
LANI RAGER  
39695 BERENDA RD  
TEMECULA, CA. 92591

ASMT: 942130016, APN: 942130016  
JAME SMITH, ETAL  
42884 CAMELOT RD  
TEMECULA CA 92592

ASMT: 942150007, APN: 942150007  
EDNA BARNES, ETAL  
39615 BERENDA RD  
TEMECULA, CA. 92591

ASMT: 942130018, APN: 942130018  
RHONDA CORTES, ETAL  
45640 CORTE ROYAL  
TEMECULA CA 92592

ASMT: 942150008, APN: 942150008  
STEPHEN WELTY, ETAL  
39393 SOLIDAGO RD  
TEMECULA CA 92591

ASMT: 942130019, APN: 942130019  
KELLY FURR, ETAL  
1285 S STAGECOACH LN  
FALLBROOK CA 92028

ASMT: 942150010, APN: 942150010  
JAN SCHNEIDER, ETAL  
39345 SOLIDAGO  
TEMECULA CA 92591

ASMT: 942140001, APN: 942140001  
MICHELLE RUCKER  
32237 CALLESITO FADRIQUE  
TEMECULA CA 92592

ASMT: 942150011, APN: 942150011  
INDRANI GILL, ETAL  
56 TIMOR SEA  
NEWPORT COAST CA 92657

ASMT: 942140003, APN: 942140003  
LINCOLN TRUST CO TR  
C/O HOWARD KOTLIAR  
41 GRASSLANDS CIR  
MOUNT SINAI NY 11766

ASMT: 942160002, APN: 942160002  
TERRYL WELTY, ETAL  
P O BOX 894021  
TEMECULA CA 92589

ASMT: 942140009, APN: 942140009  
JOAN ZUPKAS, ETAL  
1280 ARCHER ST  
SAN DIEGO CA 92109

ASMT: 942160003, APN: 942160003  
CANDACE WELTY, ETAL  
39450 SOLIDAGO RD  
TEMECULA CA 92591

ASMT: 942160004, APN: 942160004  
SHERYL MARSH, ETAL  
P O BOX 890397  
TEMECULA CA 92589

ASMT: 942160022, APN: 942160022  
SHIRLEY SCOFIELD, ETAL  
39745 JEREMIAH RD  
TEMECULA, CA. 92591

ASMT: 942160005, APN: 942160005  
RHONDA SCHIEWE, ETAL  
P O BOX 892546  
TEMECULA CA 92589

ASMT: 942160023, APN: 942160023  
FERN BEEMAN, ETAL  
39793 JEREMIAH RD  
TEMECULA, CA. 92591

ASMT: 942160016, APN: 942160016  
DONNA BLANCHARD  
39815 JEREMIAH RD  
TEMECULA, CA. 92591

ASMT: 942160024, APN: 942160024  
LORRAINE WELTY, ETAL  
39650 JEREMIAH RD  
TEMECULA, CA. 92591

ASMT: 942160017, APN: 942160017  
VINEYARDS, ETAL  
35960 RANCHO CALIF RD  
TEMECULA CA 92591

ASMT: 942160027, APN: 942160027  
CLAIRE HYTTEN, ETAL  
8648 LEHIGH AVE  
SUN VALLEY CA 91352

ASMT: 942160019, APN: 942160019  
CHRISTINE DECKER, ETAL  
39700 BERENDA RD  
TEMECULA CA 92591

ASMT: 942170006, APN: 942170006  
VINEYARDS, ETAL  
35960 RANCHO CALIFORNIA RD  
TEMECULA, CA. 92591

ASMT: 942160020, APN: 942160020  
HARRY CARTWRIGHT  
39635 JEREMIAH RD  
TEMECULA, CA. 92591

ASMT: 942180003, APN: 942180003  
OGB PARTNERS  
C/O KEN ZIGNORSKY  
35820 RANCHO CALIFORNIA  
TEMECULA CA 92591

ASMT: 942160021, APN: 942160021  
JIERANAI MAIER, ETAL  
P O BOX 891203  
TEMECULA CA 92589

ASMT: 942190009, APN: 942190009  
SOUTHERN CALIFORNIA EDISON CO  
14799 CHESTNUT ST  
WESTMINSTER CA 92683

ASMT: 942220003, APN: 942220003  
MICHAEL MCMILLAN  
P O BOX 35  
TEMECULA CA 92593

ASMT: 942230015, APN: 942230015  
DEBRA MCCASLIN, ETAL  
41990 GREEN TREE RD  
TEMECULA CA 92592

ASMT: 942220006, APN: 942220006  
PATRICIA MCMILLAN, ETAL  
29379 RCH CALIFORNIA 201  
TEMECULA CA 92591

ASMT: 942230016, APN: 942230016  
STEPHEN MCMENAMIN, ETAL  
2121 SKYLINE DR  
FULLERTON CA 92831

ASMT: 942230008, APN: 942230008  
WIENS CELLARS  
35055 VIA DEL PONTE  
TEMECULA, CA. 92592

ASMT: 942230017, APN: 942230017  
LULU MAZENOD, ETAL  
28910 INDIAN VALLEY RD  
RANCHO PALOS VERDE CA 90275

ASMT: 942230010, APN: 942230010  
BRENWEST LEASING  
27440 BOSTIK CT  
TEMECULA CA 92590

ASMT: 942230018, APN: 942230018  
GRAPEROAD  
C/O REI MANAGEMENT CO  
31416 AGOURA RD STE 210  
WESTLAKE VILLAGE CA 91361

ASMT: 942230011, APN: 942230011  
MERI ROSA PYRCE  
38589 HILLSIDE TRAIL DR  
MURRIETA CA 92562

ASMT: 942230025, APN: 942230025  
PVI INV  
C/O LEAH SCHMITT  
30343 CANWOOD ST STE 206  
AGOURA HILLS CA 91301

ASMT: 942230012, APN: 942230012  
TERRY BURKEY, ETAL  
38931 AVENIDA ARRIBA  
TEMECULA CA 92592

ASMT: 942230026, APN: 942230026  
TEMECULA SPRINGS LTD PARTNERSHIP  
C/O JEFF CARTER  
3719 S PLAZA DR  
SANTA ANA CA 92704

ASMT: 942230013, APN: 942230013  
NANCY DUNCHOK, ETAL  
945 APPALACHIAN  
CLAREMONT CA 91711

ASMT: 942240006, APN: 942240006  
LASSALETTE ENTERPRISES, ETAL  
C/O GARY MCMILLIAM  
29379 RANCHO CALIF RD 201  
TEMECULA CA 92591

ASMT: 942250026, APN: 942250026  
KATHLEEN MORRIN, ETAL  
39770 ANZA RD  
TEMECULA CA 92591

ASMT: 942250035, APN: 942250035  
MARIKA VIERLING  
40001 BERENDA RD  
TEMECULA, CA. 92591

ASMT: 942250027, APN: 942250027  
EVELYN JOZWIAK, ETAL  
39790 ANZA RD  
TEMECULA, CA. 92591

ASMT: 942250036, APN: 942250036  
KEIRA LARA, ETAL  
34555 HUSBAND COVE  
TEMECULA, CA. 92591

ASMT: 942250028, APN: 942250028  
DEBRA HALL, ETAL  
39870 ANZA RD  
TEMECULA, CA. 92591

ASMT: 942250037, APN: 942250037  
VIRGINIA RUSSELL, ETAL  
14750 NATALIE DR  
WHITTIER CA 90604

ASMT: 942250031, APN: 942250031  
BETTY OURSLER, ETAL  
P O BOX 890487  
TEMECULA CA 92589

ASMT: 942250038, APN: 942250038  
MARGARITA S REV TR, ETAL  
C/O JOSE RAMON RENTERIA  
36996 RANCH HOUSE ST  
MURRIETA CA 92563

ASMT: 942250032, APN: 942250032  
ELMA PENA, ETAL  
40101 BERENDA RD  
TEMECULA CA 92591

ASMT: 942250039, APN: 942250039  
LYNN SAUNDERS, ETAL  
2267 CARRIAGE DR  
ROLLING HILLS EST CA 90274

ASMT: 942250033, APN: 942250033  
MELISSA WONACOTT, ETAL  
40035 BERENDA RD  
TEMECULA, CA. 92591

ASMT: 942250040, APN: 942250040  
THERESA LEE, ETAL  
39845 BERENDA RD  
TEMECULA, CA. 92591

ASMT: 942250034, APN: 942250034  
WILFRED CRISMAN  
529 LAS LOMAS RD  
DUARTE CA 91010

ASMT: 942250041, APN: 942250041  
SARA PEREZ, ETAL  
39801 BERENDA RD  
TEMECULA, CA. 92591



ASMT: 942250042, APN: 942250042  
DANIEL BARNARD  
39800 BERENDA RD  
TEMECULA, CA. 92591

ASMT: 942250049, APN: 942250049  
MARIA MURILLO, ETAL  
39940 BERENDA RD  
TEMECULA, CA. 92591

ASMT: 942250043, APN: 942250043  
LINDA RAY  
39810 BERENDA RD  
TEMECULA CA 92591

ASMT: 942250051, APN: 942250051  
DEBRA THOMPSON  
39950 ANZA RD  
TEMECULA, CA. 92591

ASMT: 942250044, APN: 942250044  
JUDITH FOSTER  
38830 BERENDA RD  
TEMECULA, CA. 92591

ASMT: 942250054, APN: 942250054  
LORIMAR PROP  
C/O LAWRENCE LIPTON  
39990 ANZA RD  
TEMECULA, CA. 92591

ASMT: 942250045, APN: 942250045  
CAROL MITCHELLA, ETAL  
39820 BERENDA RD  
TEMECULA, CA. 92591

ASMT: 942260003, APN: 942260003  
ROCHELLE RAND  
P O BOX 124725  
SAN DIEGO CA 92112

ASMT: 942250046, APN: 942250046  
LUCY BISHOP  
39860 BERENDA RD  
TEMECULA, CA. 92591

ASMT: 943050006, APN: 943050006  
NANCY MIZE, ETAL  
32850 VISTA DEL MONTE RD  
TEMECULA, CA. 92591

ASMT: 942250047, APN: 942250047  
SUNNY CARNAGEY, ETAL  
39886 BERENDA RD  
TEMECULA, CA. 92591

ASMT: 943050009, APN: 943050009  
NANCY MIZE, ETAL  
32850 VISTA DEL MONTE  
TEMECULA CA 92591

ASMT: 942250048, APN: 942250048  
BRAEDON WADE, ETAL  
10960 WILSHIRE BLV 5TH FL  
LOS ANGELES CA 90024

ASMT: 943050016, APN: 943050016  
SUZANNE ZYCHOWICZ, ETAL  
40242 HOLDEN CIR  
TEMECULA CA 92591

ASMT: 943050017, APN: 943050017  
JOYCE WOODMANSEE, ETAL  
28750 KATHLEEN AVE  
SANTA CLARITA CA 91390

ASMT: 943110018, APN: 943110018  
89 PERCENT  
1441 9TH AVE NO 2002  
SAN DIEGO CA 92101

ASMT: 943050019, APN: 943050019  
KATHLEEN FRANZREB, ETAL  
4 SURREY LN  
RANCHO PALOS VERDES CA 90274

ASMT: 943110020, APN: 943110020  
CELEBRATION CELLARS  
33410 RANCHO CALIFORNIA RD  
TEMECULA CA 92591

ASMT: 943060011, APN: 943060011  
LOUIDAR  
C/O LOUIS DARWISH  
P O BOX 891510  
TEMECULA CA 92591

ASMT: 943120014, APN: 943120014  
LOUIDAR  
33820 RANCHO CALIFORNIA  
TEMECULA CA 92591

ASMT: 943110011, APN: 943110011  
TERIANNE HOLT, ETAL  
41005 REID CT  
TEMECULA, CA. 92591

ASMT: 943120018, APN: 943120018  
JERRI OWEN, ETAL  
39701 CALLE CONTENTO  
TEMECULA, CA. 92591

ASMT: 943110012, APN: 943110012  
DOROTHY GOUDY, ETAL  
24 BAY DR  
LAGUNA BEACH CA 92677

ASMT: 943120019, APN: 943120019  
SUSAN BRODERSEN, ETAL  
39847 CALLE CONTENTO  
TEMECULA, CA. 92591

ASMT: 943110015, APN: 943110015  
FELICITAS DOUCETTE, ETAL  
P O BOX 1762  
TEMECULA CA 92593

ASMT: 943120021, APN: 943120021  
CARRIE PELTZER, ETAL  
40275 CALLE CONTENTO  
TEMECULA, CA. 92592

ASMT: 943110017, APN: 943110017  
DEANNA CARPINELLI, ETAL  
33350 RANCHO CALIFORNIA RD  
TEMECULA, CA. 92591

ASMT: 943120022, APN: 943120022  
KOO INTERNATIONAL CORP, ETAL  
323 WEST COURT STE 301  
SAN BERNARDINO CA 92401

ASMT: 943120033, APN: 943120033  
LOUIDAR  
33820 RANCHO CALIFORNIA RD  
TEMECULA CA 92591

ASMT: 943140007, APN: 943140007  
JOSEFINA MENCHACA, ETAL  
40460 CHAUNCEY WAY  
TEMECULA CA 92591

ASMT: 943130006, APN: 943130006  
DARLA BOWLEY  
33075 VISTA DEL MONTE  
TEMECULA, CA. 92591

ASMT: 943140011, APN: 943140011  
HELEN HADDAD, ETAL  
45580 ANZA RD  
TEMECULA CA 92592

ASMT: 943130007, APN: 943130007  
KATHLEEN BONELLO, ETAL  
33087 VISTA DEL MONTE RD  
TEMECULA, CA. 92591

ASMT: 943140014, APN: 943140014  
NICOLE SCHULER  
33100 VISTA DEL MONTE  
TEMECULA CA 92591

ASMT: 943130008, APN: 943130008  
ANN ZUN, ETAL  
33105 VISTA DEL MONTE  
TEMECULA, CA. 92591

ASMT: 943150013, APN: 943150013  
MARIA RUBIO, ETAL  
119 LITTLE QUARRY RD  
GAITHERSBURG MD 20878

ASMT: 943130009, APN: 943130009  
GAIL BRADLEY, ETAL  
33133 VISTA DEL MONTE  
TEMECULA, CA. 92591

ASMT: 943150017, APN: 943150017  
MARY SAENZ, ETAL  
39360 CALLE CONTENTO  
TEMECULA, CA. 92591

ASMT: 943140005, APN: 943140005  
SUSHEILA SHEAGLEY, ETAL  
39425 CALLE CONTENTO  
TEMECULA, CA. 92591

ASMT: 943150018, APN: 943150018  
TRACY PETERLIN, ETAL  
C/O TRUST HOLDING SVC CO  
P O BOX 3836  
CHATSWORTH CA 91313

ASMT: 943140006, APN: 943140006  
JUDITH GORMAN, ETAL  
39485 CALLE CONTENTO  
TEMECULA, CA. 92591

ASMT: 943150019, APN: 943150019  
ANNEMARIE COTA, ETAL  
C/O ANNEMARIE COTA  
39825 AVENIDA ARIZONA  
TEMECULA, CA. 92591

ASMT: 943150020, APN: 943150020  
LOREE PERRIN, ETAL  
C/O VICTOR WARREN HUPP  
21851 NEWLAND NO 146  
HUNTINGTON BEACH CA 92646

ASMT: 943150027, APN: 943150027  
TED DANA  
33275 VINO WAY  
TEMECULA CA 92591

ASMT: 943150021, APN: 943150021  
MARTHA PONCE  
3736 E 57TH ST  
HAYWOOD CA 90270

ASMT: 943150028, APN: 943150028  
SYLVIA SAVALA, ETAL  
P O BOX 891688  
TEMECULA CA 92589

ASMT: 943150022, APN: 943150022  
KIMBERLY MITCHELL  
33055 VINO WAY  
TEMECULA, CA. 92591

ASMT: 943150029, APN: 943150029  
MONICA BALTATU  
22 CEDAR TREE LN  
IRVINE CA 92612

ASMT: 943150023, APN: 943150023  
M MCDERMOTT, ETAL  
33135 VINO WAY  
TEMECULA, CA. 92591

ASMT: 943150030, APN: 943150030  
CYNTHIA PHILLIPS, ETAL  
39400 CALLE CONTENTO  
TEMECULA, CA. 92591

ASMT: 943150024, APN: 943150024  
LINDA WOLFE, ETAL  
STE 200  
31915 RANCHO CALIFORNIA  
TEMECULA CA 92591

ASMT: 943150031, APN: 943150031  
PATRICIA EBERT, ETAL  
186 N SHATTUCK PL  
ORANGE CA 92866

ASMT: 943150025, APN: 943150025  
PATRICIA PAYNE, ETAL  
39790 AVENIDA ARIZONA  
TEMECULA, CA. 92591

ASMT: 943160005, APN: 943160005  
RHONDA HENSLEY, ETAL  
1343 VERSANTE CIR  
CORONA CA 92881

ASMT: 943150026, APN: 943150026  
DENISE AUGUSTINE, ETAL  
33235 VINO WAY  
TEMECULA, CA. 92591

ASMT: 943160006, APN: 943160006  
DEBRA SEAL, ETAL  
P O BOX 892215  
TEMECULA CA 92589

ASMT: 943160007, APN: 943160007  
KARY JENSEN HEDEGAARD, ETAL  
39615 AVENIDA ARIZONA  
TEMECULA, CA. 92591

ASMT: 943160030, APN: 943160030  
EMERY HOPP, ETAL  
39610 SANTANA DR  
TEMECULA, CA. 92591

ASMT: 943160008, APN: 943160008  
YVONNE OKERSON, ETAL  
33180 VINO WAY  
TEMECULA, CA. 92591

ASMT: 943160031, APN: 943160031  
DONNA HELSOM, ETAL  
33284 VINO WAY  
TEMECULA, CA. 92591

ASMT: 943160020, APN: 943160020  
BETTY DANG, ETAL  
33142 VINO WAY  
TEMECULA, CA. 92590

ASMT: 943160032, APN: 943160032  
PAI LING CHU, ETAL  
87 SPLENDOR  
IRVINE CA 92618

ASMT: 943160023, APN: 943160023  
MARJORIE SPENCE, ETAL  
39360 AVENIDA ARIZONA  
TEMECULA, CA. 92591

ASMT: 943170010, APN: 943170010  
BERYL WOODING, ETAL  
33495 VINO WAY  
TEMECULA CA 92591

ASMT: 943160024, APN: 943160024  
DELLA HARRIS, ETAL  
39700 AVENIDA ARIZONA RD  
TEMECULA, CA. 92591

ASMT: 943170011, APN: 943170011  
TAMARA FLUBACHER, ETAL  
33475 VINO WAY  
TEMECULA, CA. 92591

ASMT: 943160026, APN: 943160026  
YOLANDA ROBINSON, ETAL  
39600 AVENIDA ARIZONA  
TEMECULA CA 92591

ASMT: 943170012, APN: 943170012  
ALICIA MARTINEZ, ETAL  
33434 VISTA DEL MONTE  
TEMECULA, CA. 92591

ASMT: 943160029, APN: 943160029  
JOHN PAIGE, ETAL  
39682 SANTANA DR  
TEMECULA, CA. 92591

ASMT: 943170013, APN: 943170013  
HSUEH LAN, ETAL  
P O BOX 1800  
WEST COVINA CA 91793

ASMT: 943170014, APN: 943170014  
HOLLY IVERSON, ETAL  
39610 PATAGONIA CT  
TEMECULA, CA. 92591

ASMT: 943170022, APN: 943170022  
JOANN PULSIPHER, ETAL  
STE A110  
39755 MURRIETA HOT SPGS  
MURRIETA CA 92563

ASMT: 943170015, APN: 943170015  
CANDICE STEVENS, ETAL  
571 H CRANE ST  
LAKE ELSINORE CA 92530

ASMT: 943170023, APN: 943170023  
WALTER LIFSEY  
750 MILLER ST NO 901  
SAN JOSE CA 95110

ASMT: 943170016, APN: 943170016  
DIANE DEWENTER, ETAL  
39673 GRANJA CT  
TEMECULA, CA. 92591

ASMT: 943170024, APN: 943170024  
QIONG KAY, ETAL  
39647 PATAGONIA CT  
TEMECULA CA 92591

ASMT: 943170017, APN: 943170017  
TAMMY KRISTOFFERSEN  
42200 CALLE BARBONA  
TEMECULA CA 92592

ASMT: 943170025, APN: 943170025  
DOROTHY CAKE  
39621 PATAGONIA CT  
TEMECULA, CA. 92591

ASMT: 943170019, APN: 943170019  
TRACI DEWEY, ETAL  
39720 BUENOS WAY  
TEMECULA, CA. 92591

ASMT: 943170026, APN: 943170026  
MARIAN HAWKEY  
1534 COUNTRY CLUB DR  
ESCONDIDO CA 92029

ASMT: 943170020, APN: 943170020  
HELEN LIM, ETAL  
525 PLAZA DEL CID  
CHULA VISTA CA 91910

ASMT: 943180004, APN: 943180004  
ALNI, ETAL  
24933 ARIELLA DR  
CALABASAS CA 91302

ASMT: 943170021, APN: 943170021  
TIMOTHY FAULKNER, ETAL  
C/O TIMOTHY A FAULKNER  
39500 BUENOS WAY  
TEMECULA, CA. 92591

ASMT: 943190007, APN: 943190007  
JILL HERNANDEZ, ETAL  
39757 CALLE CABERNET  
TEMECULA, CA. 92591

ASMT: 943190019, APN: 943190019  
THOMAS HARNEY, ETAL  
39817 CALLE CABERNET  
TEMECULA, CA. 92591

ASMT: 943190029, APN: 943190029  
CAROL BUCK, ETAL  
33625 VINO WAY  
TEMECULA, CA. 92591

ASMT: 943190020, APN: 943190020  
JULIE MILLER, ETAL  
39897 CALLE CABERNET  
TEMECULA, CA. 92591

ASMT: 943190030, APN: 943190030  
LISA YODER, ETAL  
33667 VINO WAY  
TEMECULA, CA. 92591

ASMT: 943190022, APN: 943190022  
MARGARET LUCEY, ETAL  
39957 CALLE CABERNET  
TEMECULA, CA. 92591

ASMT: 943190031, APN: 943190031  
JENNIFER WELTY, ETAL  
2941 UNICORNIO ST NO A  
CARLSBAD CA 92009

ASMT: 943190024, APN: 943190024  
JOAN GALLOWAY, ETAL  
33612 VINO WAY  
TEMECULA CA 92590

ASMT: 943190032, APN: 943190032  
DIANNE NASH, ETAL  
33425 VISTA DEL MONTE  
TEMECULA, CA. 92591

ASMT: 943190025, APN: 943190025  
FRANCES HOWARD, ETAL  
33614 VINO WAY  
TEMECULA, CA. 92591

ASMT: 943190033, APN: 943190033  
LINDA KRAUS  
39581 SPERRY CT  
TEMECULA, CA. 92591

ASMT: 943190026, APN: 943190026  
DOROTHY CARFRAE, ETAL  
869 DOROTHEA RD  
LA HABRA HEIGHTS CA 90631

ASMT: 943190034, APN: 943190034  
SHANA HILL, ETAL  
40124 SPERRY CT  
TEMECULA, CA. 92591

ASMT: 943190028, APN: 943190028  
PAMELA WANTINK, ETAL  
33583 VINO WAY  
TEMECULA CA 92591

ASMT: 943190035, APN: 943190035  
LORRAINE CERWIN, ETAL  
33588 VINO WAY  
TEMECULA, CA. 92591

ASMT: 943190036, APN: 943190036  
DIANE TREADWAY, ETAL  
P O BOX 891376  
TEMECULA CA 92589

ASMT: 943200027, APN: 943200027  
CAROLYN MAYFIELD, ETAL  
39800 CALLE DE VINEDOS  
TEMECULA, CA. 92591

ASMT: 943190037, APN: 943190037  
KARI WESTLING, ETAL  
39676 GRANJA ST  
TEMECULA, CA. 92591

ASMT: 943200030, APN: 943200030  
ROSALYN BRAINARD, ETAL  
P O BOX 892544  
TEMECULA CA 92589

ASMT: 943200015, APN: 943200015  
KATHLEEN A FAMILY TRUST, ETAL  
C/O GERALD CURRAN  
P O BOX 891092  
TEMECULA CA 92589

ASMT: 943210007, APN: 943210007  
ROBIN RENNAKER, ETAL  
33805 VINO WAY  
TEMECULA, CA. 92591

ASMT: 943200016, APN: 943200016  
LYLE KNODE, ETAL  
P O BOX 892065  
TEMECULA CA 92589

ASMT: 943210009, APN: 943210009  
EILEEN RIVARD  
40205 CALLE CABERNET  
TEMECULA, CA. 92591

ASMT: 943200017, APN: 943200017  
THELMA JOHNSON  
939 W BAY AVE  
NEWPORT BEACH CA 92661

ASMT: 943210010, APN: 943210010  
JODI DUBOTS, ETAL  
33775 CORTE PRIVADA  
TEMECULA, CA. 92591

ASMT: 943200020, APN: 943200020  
CAROL HALEY, ETAL  
39625 ANZA RD  
TEMECULA, CA. 92591

ASMT: 943210012, APN: 943210012  
NALINI PATEL, ETAL  
978 S LADAN LN  
ANAHEIM HILLS CA 92808

ASMT: 943200026, APN: 943200026  
SILVANA LUNETTO, ETAL  
39840 CALLE DE VINEDOS  
TEMECULA, CA. 92591

ASMT: 943210014, APN: 943210014  
FELICITAS YAKUT, ETAL  
39820 CALLE CONTENTO  
TEMECULA CA 92591



ASMT: 943220002, APN: 943220002  
RUTH MAIS, ETAL  
P O BOX 892075  
TEMECULA CA 92589

ASMT: 943250012, APN: 943250012  
GUZEL VEASEY, ETAL  
STE 107 255  
30520 RCHO CALIF RD  
TEMECULA CA 92591

ASMT: 943230001, APN: 943230001  
109 ACRES  
C/O JAMES CARTER  
P O BOX 28739  
SANTA ANA CA 92799

ASMT: 943250013, APN: 943250013  
COLLEEN KLINE, ETAL  
P O BOX 893713  
TEMECULA CA 92589

ASMT: 943230004, APN: 943230004  
DARA ZHANG, ETAL  
32301 CORTE PALACIO  
TEMECULA CA 92591

ASMT: 943250014, APN: 943250014  
DENISE KILPATRICK, ETAL  
40853 BUCHAREST ST  
TEMECULA, CA. 92591

ASMT: 943230005, APN: 943230005  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
3403 10TH ST STE 500  
RIVERSIDE CA 92501

ASMT: 943250015, APN: 943250015  
EDWARD TANDY, ETAL  
3824 BROADWAY NO 2  
OAKLAND CA 94611

ASMT: 943240004, APN: 943240004  
FALKNER WINERY INC  
7625 HILLSIDE DR  
LA JOLLA CA 92037

ASMT: 943250016, APN: 943250016  
MARGARET CONNELLY, ETAL  
P O BOX 891311  
TEMECULA CA 92589

ASMT: 943240006, APN: 943240006  
RAUL RAMIREZ  
440 W MARKHAM ST  
PERRIS CA 92571

ASMT: 943250017, APN: 943250017  
VIOLET HAMILTON  
2341 SABLE TREE CIR  
TUSTIN CA 92780

ASMT: 943250001, APN: 943250001  
RANCHO CALIF WATER DIST  
P O BOX 9017  
TEMECULA CA 92589

ASMT: 943250018, APN: 943250018  
CALVARY CHAPEL BIBLE FELLOWSHIP  
34180 RANCHO CALIFORNIA  
TEMECULA CA 92591

ASMT: 943250019, APN: 943250019  
MARVIN SMOTRICH, ETAL  
4957 CALVIN AVE  
TARZANA CA 91356

ASMT: 943270005, APN: 943270005  
C STEVENS, ETAL  
C/O LILLY MORRISON  
39650 PATAGONIA CT  
TEMECULA CA 92591

ASMT: 943250021, APN: 943250021  
CALVARY CHAPEL BIBLE FELLOWSHIP INC  
34180 RANCHO CALIFORNIA RD  
TEMECULA, CA. 92591

ASMT: 943270006, APN: 943270006  
VALERIE LANNI, ETAL  
39517 CALLE CABERNET  
TEMECULA, CA. 92591

ASMT: 943260027, APN: 943260027  
TEMECULA VINEYARD ESTATES  
41391 KALMIA ST STE 200  
MURRIETA CA 92562

ASMT: 943270007, APN: 943270007  
MARIA GUEVARRA, ETAL  
39511 CALLE CABERNET  
TEMECULA, CA. 92591

ASMT: 943270001, APN: 943270001  
JOYCE MCGINLEY, ETAL  
39693 CALLE CABERNET  
TEMECULA, CA. 92591

ASMT: 943270008, APN: 943270008  
PGD INV  
C/O JUDI WHITE  
711 E IMPERIAL HWY NO 200  
BREA CA 92821

ASMT: 943270002, APN: 943270002  
OWB REO  
C/O ONEWEST BANK  
2900 ESPERANZA CROSSING  
AUSTIN TX 78758

ASMT: 943270009, APN: 943270009  
KAREN FARR, ETAL  
39512 CALLE CABERNET  
TEMECULA, CA. 92591

ASMT: 943270003, APN: 943270003  
HOLLAND CHILDHOUSE, ETAL  
39617 CALLE CABERNET  
TEMECULA, CA. 92591

ASMT: 943270010, APN: 943270010  
EMELEZE ROSS, ETAL  
39526 CALLE CABERNET  
TEMECULA, CA. 92591

ASMT: 943270004, APN: 943270004  
VICKIE DYSON  
PMB 165  
30520 RCHO CALIF RD 107  
TEMECULA CA 92591

ASMT: 943270011, APN: 943270011  
JACQUELINE DIAZ, ETAL  
39552 CALLE CABERNET  
TEMECULA, CA. 92591

ASMT: 943280001, APN: 943280001  
SHARON DILDAY, ETAL  
40070 CALLE CABERNET  
TEMECULA CA 92591

ASMT: 951090001, APN: 951090001  
WENDY SOO, ETAL  
1432 SANTA FE DR  
TUSTIN CA 92780

ASMT: 943280002, APN: 943280002  
GABRIELLA SEBOK, ETAL  
40134 CALLE CABERNET  
TEMECULA CA 92591

ASMT: 951090019, APN: 951090019  
MEI HSIN, ETAL  
23 OLD PALI PL  
HONOLULU HI 96817

ASMT: 943280004, APN: 943280004  
CHATEAU DHUIS  
3350 E 7TH ST NO 811  
LONG BEACH CA 90804

ASMT: 951090020, APN: 951090020  
ANGELA STEVANUS, ETAL  
33497 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 943280005, APN: 943280005  
LORENZA REZENDEZ, ETAL  
P O BOX 892922  
TEMECULA CA 92589

ASMT: 951090027, APN: 951090027  
BARRETT BIRD  
21812 VIA DEL LAGO  
TRABUCO CANYON CA 92679

ASMT: 943280006, APN: 943280006  
MELANIE KUEHNEL, ETAL  
40174 CALLE CALETA  
TEMECULA, CA. 92591

ASMT: 951090028, APN: 951090028  
NORA BABER, ETAL  
33442 MADERA DE PLAYA ST  
TEMECULA, CA. 92592

ASMT: 943280007, APN: 943280007  
JOHN REINGRUBER  
40250 CALLE CALETA  
TEMECULA, CA. 92591

ASMT: 951100001, APN: 951100001  
TRUST, ETAL  
C/O MICHAEL W NEWCOMB  
43460 RIDGE PARK STE 200  
TEMECULA CA 92590

ASMT: 943280008, APN: 943280008  
CARMEN BASHE, ETAL  
40284 CALLE CALETA  
TEMECULA, CA. 92591

ASMT: 951110001, APN: 951110001  
TANUYA BIVIN, ETAL  
33502 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951110002, APN: 951110002  
LAURA GILLIAM, ETAL  
33510 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951110009, APN: 951110009  
PATRICK DILLON  
33545 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951110003, APN: 951110003  
BRICE PERRY  
33550 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951110010, APN: 951110010  
MICHELLE UYS, ETAL  
33605 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951110004, APN: 951110004  
VICKY RANEY, ETAL  
33600 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951110011, APN: 951110011  
KIMBERLY ADAMIC, ETAL  
33685 MADRA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951110005, APN: 951110005  
MARIA BORGES, ETAL  
33650 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951110018, APN: 951110018  
JOSEFINA BECK, ETAL  
P O BOX 891143  
TEMECULA CA 92589

ASMT: 951110006, APN: 951110006  
PHILIP LEWIS  
33700 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951110019, APN: 951110019  
MADELEINE BLOOMER, ETAL  
41615 ROWLAND CT  
TEMECULA, CA. 92592

ASMT: 951110007, APN: 951110007  
EILEEN RUNDE, ETAL  
33718 MADERA DE PLAYA DR  
TEMECULA CA 92590

ASMT: 951110020, APN: 951110020  
RUPALI HAWRANIK, ETAL  
41595 ROWLAND CT  
TEMECULA CA 92592

ASMT: 951110008, APN: 951110008  
LAEL HALL, ETAL  
P O BOX 986  
TEMECULA CA 92593

ASMT: 951110023, APN: 951110023  
SANTA KURAITIS, ETAL  
41610 ROWLAND CT  
TEMECULA, CA. 92592

ASMT: 951110024, APN: 951110024  
DENA MACIAS, ETAL  
41590 ROWLAND CT  
TEMECULA, CA. 92592

ASMT: 951130004, APN: 951130004  
MARIE WEAVER, ETAL  
33740 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951110025, APN: 951110025  
JEANNE UGARTE, ETAL  
33735 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951130005, APN: 951130005  
MARIE WEAVER, ETAL  
33740 MADERA DE PLAYA  
TEMECULA CA 92592

ASMT: 951110027, APN: 951110027  
MARCIA SCHAEFER  
33721 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951130006, APN: 951130006  
MADHUJA CHATTERJEE, ETAL  
7 SALVO  
IRVINE CA 92606

ASMT: 951110028, APN: 951110028  
J CARDILLO LEE  
41575 ARROYO VISTA RD  
TEMECULA, CA. 92592

ASMT: 951130007, APN: 951130007  
SHARON FERRE, ETAL  
33966 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951120023, APN: 951120023  
KRISTEN LACOMBE  
41101 LOMAR CIR  
TEMECULA, CA. 92592

ASMT: 951130008, APN: 951130008  
MARY MARTIN  
33985 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951120024, APN: 951120024  
AMNON YADIN  
5736 OWENS DR NO 204  
PLEASANTON CA 94588

ASMT: 951130009, APN: 951130009  
RICHARD HARVEY  
33747 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951120025, APN: 951120025  
RENEE GOODACRE, ETAL  
41200 LOMAR CIR  
TEMECULA, CA. 92592

ASMT: 951130010, APN: 951130010  
MAYLIN NAVARRO, ETAL  
33771 MADERA DE PLAYA ST  
TEMECULA, CA. 92592

ASMT: 951130011, APN: 951130011  
DEBRA ALVARADO, ETAL  
33851 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951130025, APN: 951130025  
CREATIVE SPACE INNOVATION  
C/O KENDALL WOOTAEK  
4322 WILSHIRE BLV NO 300  
LOS ANGELES CA 90010

ASMT: 951130012, APN: 951130012  
JUDY UHRICH, ETAL  
33883 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951140001, APN: 951140001  
JOSEPHINE ADAMS  
34655 CALLE BELLA LOMA  
TEMECULA, CA. 92592

ASMT: 951130013, APN: 951130013  
DEBRA TAYLOR, ETAL  
33933 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951140002, APN: 951140002  
ZOOZEE ENTERPRISES INC  
21856 THIMBLEBERRY CT  
CORONA CA 92883

ASMT: 951130014, APN: 951130014  
SUZANNE MALHERBE, ETAL  
33951 MADERA DE PLAYA  
TEMECULA CA 92592

ASMT: 951140003, APN: 951140003  
SALLY MARTINEZ, ETAL  
34791 CALLE BELLA LOMA  
TEMECULA, CA. 92592

ASMT: 951130015, APN: 951130015  
THERESA RONAN, ETAL  
34192 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951140004, APN: 951140004  
GREY GOOSE  
C/O BRENDA CARTER  
34795 CALLE BELLA LOMA  
TEMECULA, CA. 92592

ASMT: 951130016, APN: 951130016  
EVONNE MCMAHON, ETAL  
34222 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951140007, APN: 951140007  
MARCIA AU, ETAL  
41432 CALLE CONTENTO  
TEMECULA, CA. 92592

ASMT: 951130017, APN: 951130017  
DEBORAH MARTIN, ETAL  
41615 CALLE CONTENTO  
TEMECULA, CA. 92592

ASMT: 951140008, APN: 951140008  
JUNE MAHURIN, ETAL  
41460 CALLE CONTENTO RD  
TEMECULA, CA. 92592

ASMT: 951140009, APN: 951140009  
GEORGENE RAISNER, ETAL  
34020 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951140016, APN: 951140016  
LEONORA WEST  
34790 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951140010, APN: 951140010  
LAURA TURNBOW, ETAL  
34200 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951140025, APN: 951140025  
CHRISTINE DECLERK, ETAL  
34790 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951140011, APN: 951140011  
NANCY DICK, ETAL  
34292 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951140026, APN: 951140026  
J BURGESS OBRIEN, ETAL  
34708 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951140012, APN: 951140012  
LORI NAYLOR, ETAL  
13834 RECUERDO DR  
DEL MAR CA 92014

ASMT: 951140028, APN: 951140028  
MARJORIE COUGHLIN  
34528 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951140013, APN: 951140013  
ESTHER JOINSON, ETAL  
34478 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951140029, APN: 951140029  
JOSEPH BERGMAN  
34430 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951140014, APN: 951140014  
LAURA MORA, ETAL  
P O BOX 646  
TEMECULA CA 92593

ASMT: 951140030, APN: 951140030  
MAXINE HEILLER  
P O BOX 1653  
TEMECULA CA 92593

ASMT: 951140015, APN: 951140015  
SANDRA RAMIREZ, ETAL  
34652 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951140031, APN: 951140031  
PATRICIA GARZA, ETAL  
41648 CALLE CONTENTO  
TEMECULA, CA. 92592

ASMT: 951140032, APN: 951140032  
FRANK GARZA  
41648 CALLE CONTENTO RD  
TEMECULA CA 92592

ASMT: 951140042, APN: 951140042  
SKATE RANCH  
C/O G B VAN ROEKEL  
2506 ROYAL VIEW RD  
ESCONDIDO CA 92027

ASMT: 951140033, APN: 951140033  
MARY BISHOP  
P O BOX 30  
PALA CA 92059

ASMT: 951140046, APN: 951140046  
NANCY VAN, ETAL  
34353 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951140034, APN: 951140034  
JOAN GOLDSMITH, ETAL  
34015 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951140052, APN: 951140052  
LIZABETH MULLIGANCODET, ETAL  
27351 ORTEGA HWY  
SAN JUAN CAPO CA 92675

ASMT: 951140035, APN: 951140035  
PAULENE HELME, ETAL  
34201 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951140053, APN: 951140053  
DORENA JOHNSON  
34650 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951140036, APN: 951140036  
SHAWN BECKMAN, ETAL  
34475 MADERA DE PLAYA DR  
TEMECULA, CA. 92592

ASMT: 951140056, APN: 951140056  
GIZELLA CZIRAKI, ETAL  
15611 SUNFLOWER LN  
HUNTINGTON BEACH CA 92647

ASMT: 951140037, APN: 951140037  
ADRIAN MCGREGOR, ETAL  
P O BOX 894108  
TEMECULA CA 92589

ASMT: 951140059, APN: 951140059  
DESTINY VINEYARDS  
P O BOX 4026  
CHATSWORTH CA 91313

ASMT: 951140038, APN: 951140038  
MARTHA POTTER, ETAL  
10101 KNUTH  
VILLA PARK CA 92861

ASMT: 951140063, APN: 951140063  
FOSSANOVA 42.1  
41391 KALMIA NO 100  
MURRIETA CA 92562



ASMT: 951140065, APN: 951140065  
NELSON LAND CO  
27450 YNEZ RD STE 222  
TEMECULA CA 92591

ASMT: 951150013, APN: 951150013  
DUANE MITCHELL  
34410 CALAC RD  
TEMECULA, CA. 92592

ASMT: 951150003, APN: 951150003  
MARIA RAMIREZ, ETAL  
34452 CALAC RD  
TEMECULA, CA. 92592

ASMT: 951150014, APN: 951150014  
PATRICIA BAAL, ETAL  
34449 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951150008, APN: 951150008  
PATRICIA ROBERTS, ETAL  
34525 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951150015, APN: 951150015  
ANGELA WILLEY, ETAL  
34450 KAMPEN ST  
TEMECULA, CA. 92592

ASMT: 951150009, APN: 951150009  
ADAM TRUJILLO  
41625 ALTANOS RD  
TEMECULA, CA. 92591

ASMT: 951150016, APN: 951150016  
THOMAS MARTENS, ETAL  
34495 CALAC RD  
TEMECULA, CA. 92592

ASMT: 951150010, APN: 951150010  
VICTORIA MENDOZA, ETAL  
34490 CALAC RD  
TEMECULA, CA. 92592

ASMT: 951150017, APN: 951150017  
KURT LEMBACH  
3633 ALBERT ST  
SAN DIEGO CA 92103

ASMT: 951150011, APN: 951150011  
DAVID JORDAN  
31026 MIRA LOMA DR  
TEMECULA CA 92592

ASMT: 951160001, APN: 951160001  
MARIANNE OBRIEN, ETAL  
34521 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951150012, APN: 951150012  
STACI GREENAWAY, ETAL  
34415 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951160002, APN: 951160002  
GREGORY QUIGLEY  
34575 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951160003, APN: 951160003  
JOAN RULISON, ETAL  
34635 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951160013, APN: 951160013  
CORNELIS STOAP  
412 SANDPOINT AVE UNT 235  
SANDPOINT ID 83864

ASMT: 951160004, APN: 951160004  
BEVERLY ANDERSON  
34735 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951160015, APN: 951160015  
BUILDERS CAPITAL  
C/O BUILDERS CAPITAL A CA CORP  
32823 TEMECULA PKWY  
TEMECULA CA 92592

ASMT: 951160007, APN: 951160007  
SKL INV CO  
C/O S K LEE  
3820 BRYN MAWR  
DALLAS TX 75225

ASMT: 951160019, APN: 951160019  
MARTHA KLEINER, ETAL  
216 N GLENROY AVE  
LOS ANGELES CA 90049

ASMT: 951160008, APN: 951160008  
MAI TRAN, ETAL  
33026 TERRACE DR  
TEMECULA CA 92592

ASMT: 951160020, APN: 951160020  
MARIA MCCLURE, ETAL  
11020 TWIN POND TER  
SAN DIEGO CA 92128

ASMT: 951160009, APN: 951160009  
CARL KEY  
P O BOX 1024  
TEMECULA CA 92593

ASMT: 951170001, APN: 951170001  
VICKI OLIVER  
41895 JERICHO RD  
TEMECULA, CA. 92592

ASMT: 951160010, APN: 951160010  
GAMAL RASHWAN  
41745 ANZA RD  
TEMECULA, CA. 92592

ASMT: 951170002, APN: 951170002  
RENDA MADRIGAL  
41945 JERICHO RD  
TEMECULA, CA. 92592

ASMT: 951160011, APN: 951160011  
EUNICE PELAK  
34815 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 951170022, APN: 951170022  
CORINNE JOHNSON, ETAL  
34950 CALLE CAMPO  
TEMECULA, CA. 92592

ASMT: 951170039, APN: 951170039  
CYNTHIA TITTLE, ETAL  
42050 JERICHO RD  
TEMECULA, CA. 92592

ASMT: 951180006, APN: 951180006  
HANS PORTEGIES  
34470 SCOTELLA RD  
TEMECULA, CA. 92592

ASMT: 951170040, APN: 951170040  
RYAN HOXMEIER  
42100 JERICHO RD  
TEMECULA, CA. 92592

ASMT: 951190005, APN: 951190005  
MINDY SMITH, ETAL  
41700 CALLE CONTENTO  
TEMECULA, CA. 92592

ASMT: 951180001, APN: 951180001  
DIONNE SURRELL, ETAL  
34392 JERICHO RD  
TEMECULA, CA. 92592

ASMT: 951190006, APN: 951190006  
AMBER GENTRY, ETAL  
P O BOX 890848  
TEMECULA CA 92589

ASMT: 951180002, APN: 951180002  
PHYLLIS PRICE, ETAL  
41867 ALTANOS RD  
TEMECULA, CA. 92592

ASMT: 951190007, APN: 951190007  
ALFONSO GONZALES, ETAL  
11079 PALA LOMA DR  
VALLEY CENTER CA 92082

ASMT: 951180003, APN: 951180003  
REBECCA UTTER, ETAL  
41897 ALTANOS RD  
TEMECULA, CA. 92592

ASMT: 951190008, APN: 951190008  
SUZETTE SMITH, ETAL  
37675 CALLE DE LOBO  
MURRIETA CA 92562

ASMT: 951180004, APN: 951180004  
JIM HAWKINS  
34385 JERICHO RD  
TEMECULA, CA. 92592

ASMT: 951270001, APN: 951270001  
NORMA SCHOEDL, ETAL  
34721 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 951180005, APN: 951180005  
CANDELARIA MURO, ETAL  
34390 SCOTELLA RD  
TEMECULA, CA. 92592

ASMT: 951270002, APN: 951270002  
DIANNE DUVAL, ETAL  
43909 NORTHGATE AVE  
TEMECULA CA 92592

ASMT: 951270003, APN: 951270003  
MARY SCHAFFER, ETAL  
41297 ANZA RD  
TEMECULA, CA. 92592

ASMT: 951270013, APN: 951270013  
DONNA ROBERTS, ETAL  
41382 VIA CON DIOS  
TEMECULA CA 92592

ASMT: 951270005, APN: 951270005  
THERESA THERRIEN, ETAL  
41381 ANZA RD  
TEMECULA, CA. 92592

ASMT: 951270014, APN: 951270014  
EURO PRECAST CONCRETE  
C/O WALTER KURCZYNSKI  
41602 CORTE AZULEJO  
TEMECULA CA 92592

ASMT: 951270006, APN: 951270006  
AMBER PRESTON, ETAL  
41475 ANZA RD  
TEMECULA, CA. 92592

ASMT: 951270015, APN: 951270015  
DONNA DORAN, ETAL  
18500 HWY 22 N  
WILDERSVILLE IN 38388

ASMT: 951270008, APN: 951270008  
ARLENE WILKINSON  
34972 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 964180001, APN: 964180001  
RIVERSIDE COUNTY PUBLIC FIN AUTHORITY  
C/O JOE RANK  
3535 10TH ST STE 300  
RIVERSIDE CA 92501

ASMT: 951270009, APN: 951270009  
MARY LESMEISTER, ETAL  
34653 MADERA DE PLAYA  
TEMECULA, CA. 92592

ASMT: 964180002, APN: 964180002  
OPEN SPACE, ETAL  
4600 CRESTMORE RD  
RIVERSIDE CA 92519

ASMT: 951270011, APN: 951270011  
LORA SANDERS, ETAL  
41425 FLOYD CT  
TEMECULA, CA. 92592

ASMT: 964180015, APN: 964180015  
REGENTS OF THE UNIVERSITY OF CALIF  
C/O REAL ESTATE SERVICES GROUP  
1111 FRANKLIN ST 6TH FL  
OAKLAND CA 94607

ASMT: 951270012, APN: 951270012  
MENA GOMEZ, ETAL  
34882 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 964180016, APN: 964180016  
MWD  
C/O ASSEST MANAGEMENT  
P O BOX 54153  
LOS ANGELES CA 90054

ASMT: 964180029, APN: 964180029  
RORIPAUGH VALLEY RESTORATION  
C/O STEVEN SWARTZ  
482 N ROSEMEAD STE 103  
PASADENA CA 91107

ASMT: 965250002, APN: 965250002  
ADRIANA DAHLEN, ETAL  
P O BOX 456  
HOLUALOA HI 96725

ASMT: 965250003, APN: 965250003  
TIFFANY RICHTER, ETAL  
41800 CALLE CONTENTO  
TEMECULA, CA. 92592

ASMT: 965250004, APN: 965250004  
LINDA FRAZIER, ETAL  
34123 PAUBA RD  
TEMECULA, CA. 92592

ASMT: 965250005, APN: 965250005  
ASHLEY SIGEL  
P O BOX 506  
TEMECULA CA 92593

ASMT: 965250006, APN: 965250006  
JERI SALITORE, ETAL  
41830 NOEL CIR  
TEMECULA, CA. 92592

Temecula Wine Growers  
P.O. Box 1601  
Temecula, CA 92593

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

Cultural Resources Committee, Pechanga  
Band of Luiseno Mission  
Indians  
P.O. Box 2183  
Temecula, CA 92593

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

Temecula Valley  
Unified School District  
31350 Rancho Vista Rd.  
Temecula, CA 92592-6200

Rancho California Water District  
42135 Winchester Rd.  
P.O. Box 9017  
Temecula, CA 92590-4800

ATTN: Michael McCann / David Barker  
Reg. Water Quality Control Board #9  
San Diego  
9174 Sky Park Court, Suite 100  
San Diego, CA 92123-4340

ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

3rd Supervisor District  
Jeff Stone, Supervisor  
Board of Supervisors, Riverside County  
Mail Stop 1003

ATTN: John Petty  
c/o Chantell Griffin, Planning Commission  
Secretary  
Planning Commission, Riverside County  
Mail Stop 1070

Rancho California Water District  
42135 Winchester Rd.  
P.O. Box 9017  
Temecula, CA 92590

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

ATTN: Tim Pearce, Region Planner  
Southern California Gas Transmission  
251 E. 1st St.  
Beaumont, CA 92223-2903

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

Pechanga Indian Reservation Council  
P.O. Box 1477  
Temecula, CA 93593

ATTN: Bill Brown  
County Service Area 146  
c/o EDA  
Mail Stop 1040  
(I couldn't find #149)

ATTN: Teresa Roblero  
Mail Location: 8031  
Engineering Department,  
Southern California Gas Company  
1981 W. Lugonia Ave.  
Redlands, CA 92374-9796

Applicant/Owner:  
Jim Carter  
34843 Rancho cal Rd  
Temecula, CA 92591

Engineer:  
Hunsaker & Associates  
Matthew Busch  
2900 Adams Street, Ste A-15  
Riverside, CA 92504



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Carolyn Syms Luna**  
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.**

Plot Plan No. 23017/  
*Project Title/Case Numbers*

H. P. Kang  
*County Contact Person*

(951) 955-1888  
*Phone Number*

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

Jim Carter  
*Project Applicant*

34843 Rancho California Rd. Temecula, CA 92591  
*Address*

The project is located on the north side of Rancho California Road approximately 750 feet southwest from the intersection of Anza and Rancho California Roads.  
*Project Location*

The applicant, Jim Carter, proposes 23 buildings totaling 42,051 square feet; including 42 casita units, a 5,470 square foot winery and tasting room; a 1,200 square foot housekeeping and pool maintenance room, and a 221 square foot office on a 111.5 acre lot. The project includes 142 parking spaces.

The proposed operating hours for the tasting room is 10 a.m. to 6 p.m. daily. The applicant is also proposing a 100 special occasions per calendar year with a maximum number of 100 guests per occasion with operating hours from 10 a.m. to 10 p.m. Friday and Saturday and 10 a.m. to 9 p.m. Sunday through Thursday.  
*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on October 22, 2012, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act Proof of prior payment + \$64.00.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, 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*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_  
DM/rj

Please charge deposit fee case#: ZEA41524 ZCFG04869

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

D\* REPRINTED \* T0709011

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: SPRUCE GROVE INC \$64.00  
paid by: CK 1203  
CALF FISH & GAME FOR EA41524 / EIR00520  
paid towards: CFG04869 CALIF FISH & GAME: DOC FEE  
at parcel: 34305 RANCHO CALIFORNIA RD TEM  
appl type: CFG3

By \_\_\_\_\_ Aug 15, 2007 15:11  
WCHEN posting date Aug 15, 2007

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1010791

4080 Lemon Street Second Floor Riverside, CA 92502 (951) 955-3200	39493 Los Alamos Road Suite A Murrieta, CA 92563 (951) 600-6100	38686 El Cerrito Road Palm Desert, CA 92211 (760) 863-8277
--	--	--

\*\*\*\*\*  
\*\*\*\*\*

Received from: SPRUCE GROVE INC \$2,010.25  
paid by: CK 005005  
paid towards: CFG04869 CALIF FISH & GAME: DOC FEE  
CALF FISH & GAME FOR EA41524 / EIR00520  
at parcel #: 34305 RANCHO CALIFORNIA RD TEM  
appl type: CFG3

By \_\_\_\_\_ Sep 28, 2010 07:45  
MGARDNER posting date Sep 28, 2010

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1200074

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: SPRUCE GROVE INC  
paid by: CK 005079 \$91.25  
paid towards: CFG04869 CALIF FISH & GAME: DOC FEE  
CALF FISH & GAME FOR EA41524 / EIR00520  
at parcel #: 34305 RANCHO CALIFORNIA RD TEM  
appl type: CFG3

By GLKING Jan 04, 2012 13:25  
posting date Jan 04, 2012

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$91.25

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

Agenda Item No.: 2.2  
Supervisory District: Fifth/Fifth  
Project Planner: Bahelila Boothe  
Director's Hearing: October 22, 2012

PLOT PLAN NO: 25169  
Applicant: Arnulfo Gutierrez  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 2,400 square foot detached RV garage with attached 1,200 square foot patio cover on 1.84 acres, associated with the 2,597 square foot main residence with attached 766 square foot attached garage located at 9915 Mountain View Avenue in the unincorporated Riverside County near Beaumont. APN: 407-110-035.

### ISSUES OF RELEVANCE:

The property is located within a High Fire and State Responsibility Area. The project has been reviewed and conditioned by Riverside County Fire Department.

### RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25169, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. This detached accessory building has been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project has a primary dwelling on the parcel where the detached accessory building is proposed.
2. The project site is designated Rural Community: Very Low Density Residential (1 Acre Minimum) on The Pass Area Plan.
3. The proposed accessory use is a permitted use in the general plan designation.

W

4. The proposed detached accessory building is a permitted use, subject to approval of a plot plan in the Light Agricultural (A-1-1) zone.
5. The proposed detached accessory building use is consistent with the development standards set forth in the A-1-1 zone.
6. The proposed 2,400 square foot detached RV Garage with attached 1,200 square foot patio cover is considered a detached accessory building under Section 18.18 of Ordinance No. 348.
7. The accessory building is located 106 feet from the main building.
8. The accessory building is consistent with the character of the surrounding neighborhood.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

PLOT PLAN:ADMINISTRATIVE Case #: PP25169

Parcel: 407-110-035

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                    PPA - PROJECT DESCRIPTION                    RECOMMND

The use hereby permitted is a proposal to construct an 2,400 square foot detached RV Garage with attached 1,200 square foot patio cover on 1.84 acres, associated with the 2,597 square foot main residence with attached 766 square foot garage location at 9915 Mountain View Avenue in the unincorporated Riverside County near Beaumont.  
APN: 407-110-035

10. EVERY. 2                    PPA - HOLD HARMLESS                    RECOMMND

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25169

Parcel: 407-110-035

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25169 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25169, Exhibit A, dated July 23, 2012. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25169, Exhibit B, dated July 23, 2012. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25169, Exhibit C, dated July 23, 2012. (Floor Plans)

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

The proposed 2,400 square foot garage with the attached 1,200 square foot patio cover shall be classified as a group "U" occupancy and shall comply with the requirements of that classification per the 2010 California building Code.

Building plans and supporting documents shall be submitted to the building department for review, approval and building permit issuance prior to any construction of the proposed project on the property.

All building department plan submittal and fee requirements shall apply.

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25169 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior

PLOT PLAN:ADMINISTRATIVE Case #: PP25169

Parcel: 407-110-035

10. GENERAL CONDITIONS

10.PLANNING. 1                    PPA - LANDUSE APPROVAL ONLY (cont.)                    RECOMMND

to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2                    PPA - NO HOME OCCUPATIONS                    RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

09/10/12  
10:45

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PLOT PLAN:ADMINISTRATIVE Case #: PP25169

Parcel: 407-110-035

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning  
2300 Market Street, Suite 150  
Riverside, CA 92501  
951-955-4777

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 5 PPA - ACSRY BLD NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional permits.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum



09/10/12  
10:45

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:ADMINISTRATIVE Case #: PP25169

Parcel: 407-110-035

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 PPA - EXPIRATION DATE-PP (cont.)

RECOMMND

of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

60.FIRE. 1 MAP - HFA REVIEW & APPROVAL

MET

Fire Department shall review and approve building setbacks, water and access for new ingle family dwellings that are in a hazardous fire area.

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 2 MAP-#50B-HYDRANT SYSTEM

MET

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire hydrant and access to the property.

80.FIRE. 3 MAP - HFA REVIEW & APPROVAL

MET

Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area.

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial

09/10/12  
10:45

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP25169

Parcel: 407-110-035

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1                    PPA - CONFORM TO ELEVATIONS (cont.)                    RECOMMND

conformance with the elevations shown on APPROVED EXHIBIT  
B, dated July 23, 2012.

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

Floor plans shall be in substantial conformance with that  
shown on APPROVED EXHIBIT C, dated July 23, 2012.

90. PRIOR TO BLDG FINAL INSPECTION

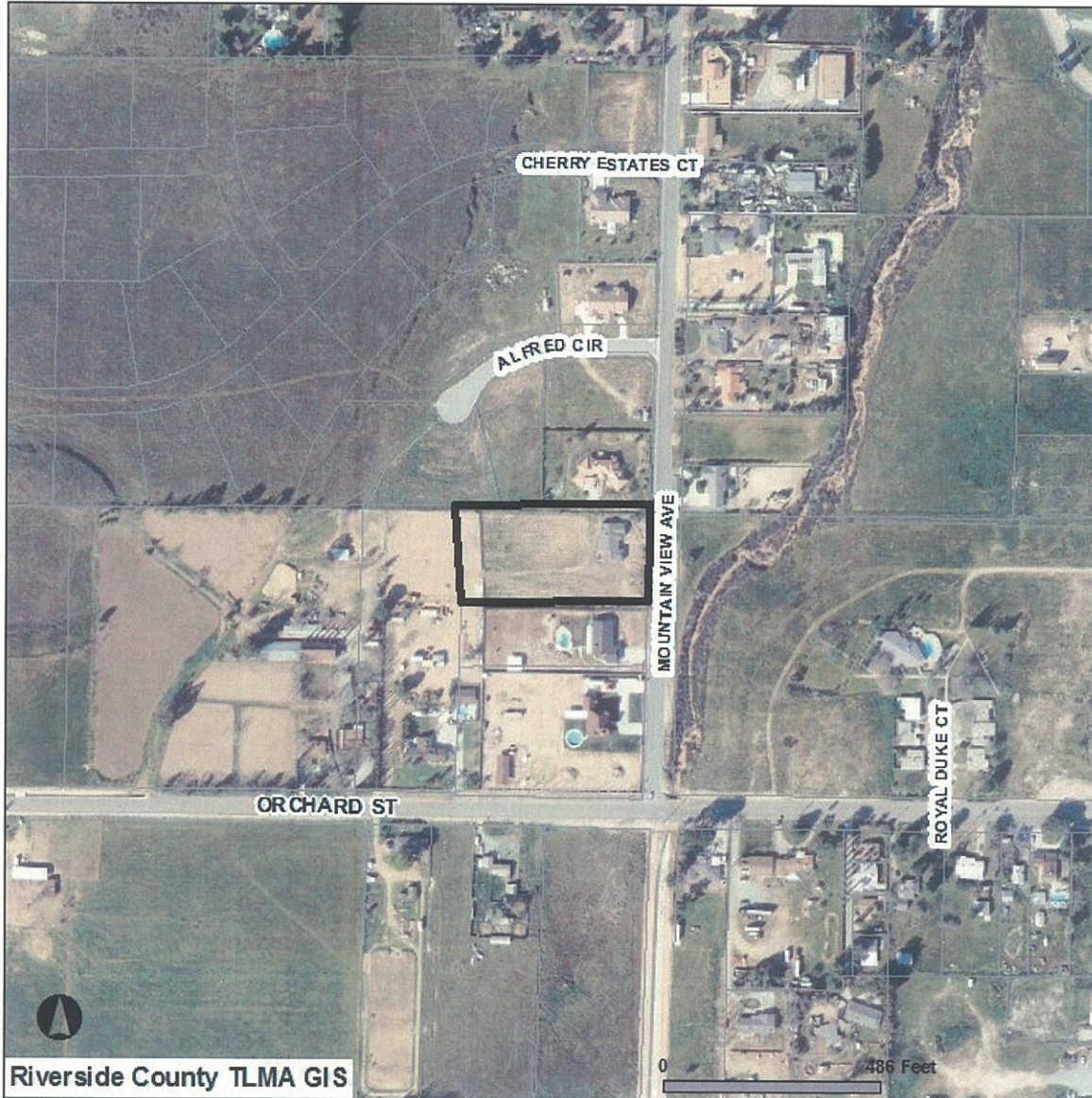
FIRE DEPARTMENT

90.FIRE. 1                    MAP - VERIFICATION INSPECTION                    INEFFECT

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE  
RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION  
FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT  
ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL  
MODIFICATION.

Riverside office    (951)955-4777  
Indio office        (760)863-8886

2011 AERIAL



**Selected parcel(s):**  
407-110-035

**\*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...Tue Aug 14 12:09:14 2012

Version 120712



LAND USE



Selected parcel(s):  
407-110-035

LAND USE

- SELECTED PARCEL
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- CR - COMMERCIAL RETAIL
- RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL

**\*IMPORTANT\***

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REPORT PRINTED ON...Tue Aug 14 12:10:07 2012

Version 120712



ZONING



Selected parcel(s):  
407-110-035

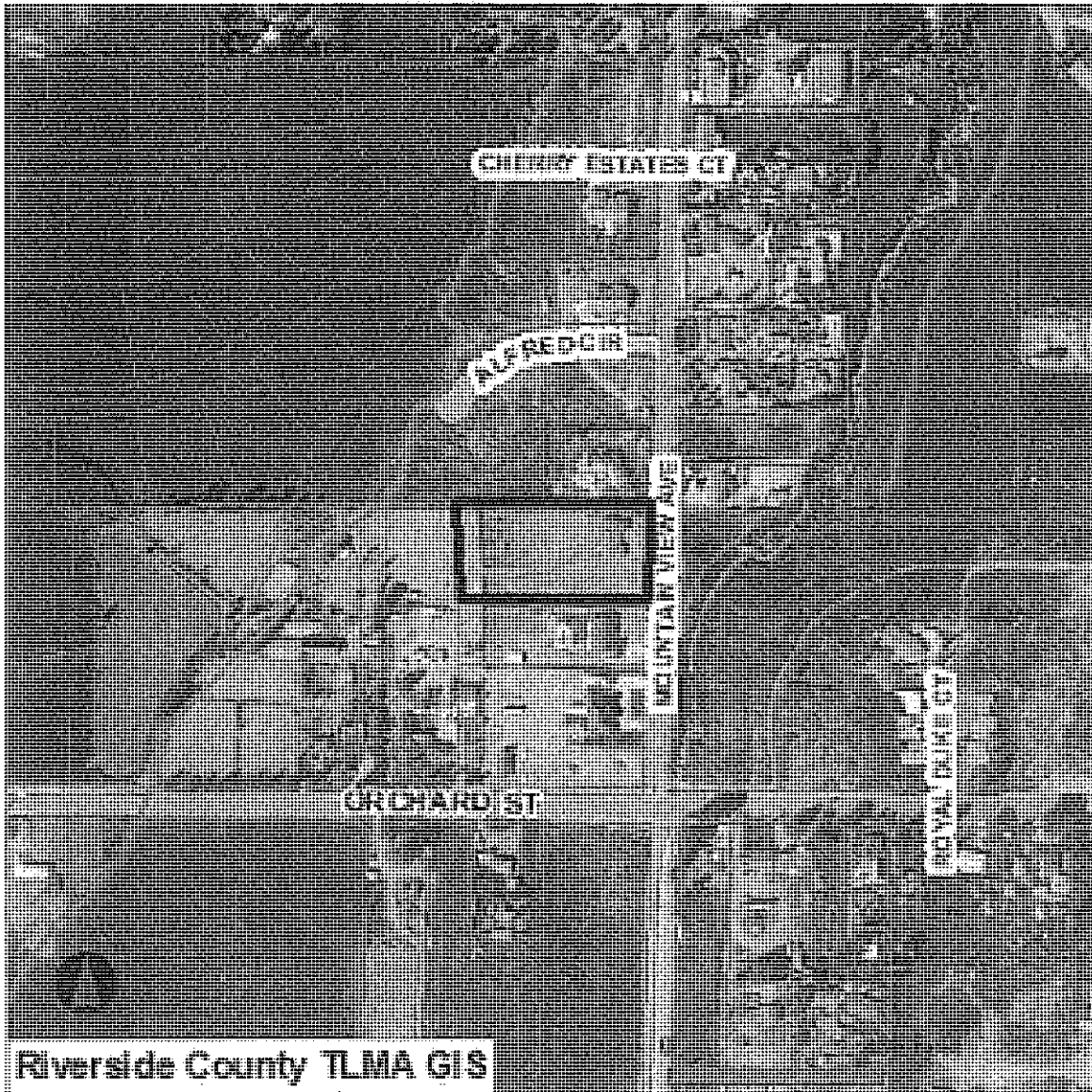
ZONING

- SELECTED PARCEL
- ZONING BOUNDARY
- R-A-1, R-A-2 1/2
- A-1-1
- R-2
- C-1/C-P
- PARCELS

**\*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.

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 Version 120712

RIVERSIDE COUNTY GIS



Selected parcel(s):  
407-110-035

LEGEND

- SELECTED PARCEL
- PARCELS

STREAMS

INTERSTATES

HIGHWAYS

**\*IMPORTANT\***

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STANDARD WITH PERMITS REPORT

APNs  
407-110-035-5

OWNER NAME / ADDRESS  
ARNULFO GUTIERREZ  
ANA L GUTIERREZ  
9915 MOUNTAIN VIEW AVE

BEAUMONT, CA. 92223

**MAILING ADDRESS**

(SEE OWNER)  
9915 MOUNTAIN VIEW AVE  
CHERRY VALLEY CA. 92223

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 157/10  
SUBDIVISION NAME: PM 21857  
LOT/PARCEL: 1, BLOCK: NOT AVAILABLE  
Tract NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 1.84 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

2,597<sup>sq</sup> SFR w/Attached 766<sup>sq</sup> GARAGE.

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 690 GRID: H3

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
ANNEXATION DATE: NOT APPLICABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

MARION ASHLEY, DISTRICT 5

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T2SR1W SEC 21

**ELEVATION RANGE**

2856/2868 FEET

**PREVIOUS APN**

407-110-023

**PLANNING**

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-VLDR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

THE PASS

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

CHERRY VALLEY POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

A-1-1

**ZONING DISTRICTS AND ZONING AREAS**

CHERRY VALLEY DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

***ENVIRONMENTAL***

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**

NONE

**VEGETATION (2005)**

DEVELOPED/DISTURBED LAND

***FIRE***

**HIGH FIRE AREA (ORD. 787)**

IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

**FIRE RESPONSIBILITY AREA**

STATE RESPONSIBILITY AREA

***DEVELOPMENT FEES***

**CVMSHCP FEE AREA (ORD. 875)**

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**

IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**

NOT WITHIN THE EASTERN TUMF FEE AREA

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.PASS

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**

THE PASS

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**

NOT WITHIN AN SKR FEE AREA.

**DEVELOPMENT AGREEMENTS**

NOT IN A DEVELOPMENT AGREEMENT AREA



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## **TRANSPORTATION**

---

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**  
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**  
90B

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**  
NOT IN A CETAP CORRIDOR.

---

## **HYDROLOGY**

---

**FLOOD PLAIN REVIEW**  
NOT REQUIRED

**WATER DISTRICT**  
SGPWA

**FLOOD CONTROL DISTRICT**  
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**  
SANTA ANA RIVER

---

## **GEOLOGIC**

---

**FAULT ZONE**  
COUNTY FAULT ZONE  
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

**FAULTS**  
WITHIN A 1/2 MILE OF  
UNNAMED FAULT  
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

**LIQUEFACTION POTENTIAL**  
LOW

**SUBSIDENCE**  
SUSCEPTIBLE

**PALEONTOLOGICAL SENSITIVITY**  
UNDETERMINED POTENTIAL.  
AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

---

## **MISCELLANEOUS**

---

**SCHOOL DISTRICT**  
BEAUMONT UNIFIED

**COMMUNITIES**  
CHERRY VALLEY

**COUNTY SERVICE AREA**  
IN OR PARTIALLY WITHIN  
CHERRY VALLEY #27 -  
STREET LIGHTING

**LIGHTING (ORD. 655)**  
ZONE B, 43.32 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
043808

---

LOCAL IMPORTANCE  
 OTHER LANDS  
 URBAN-BUILT UP LAND

**TAX RATE AREAS**

- 056014
- BEAUMONT CHERRY VAL REC & PARK
- BEAUMONT LIBRARY
- BEAUMONT UNIFIED SCHOOL
- COUNTY SERVICE AREA 27 \*
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 5
- GENERAL
- GENERAL PURPOSE
- INLAND EMPIRE JT(33,36)RES.
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN GORGONIO PASS MEM HOSPITAL
- SAN GORGONIO PASS WTR AG DEBT SV
- SAN GORGONIO SERIES BOND A
- SUMMIT CEMETERY DISTRICT

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

**BUILDING PERMITS**

Case #	Description	Status
BPT120292	ATTACHED ENGINEER PATIO COVER TO DWELLING	APPLIED
BRS044472	DWELLING W/ATT GARAGE 2571 SQ FT	WITHDRWN
BRS101007	RENEW BRS044472 SFR FOR FINAL <i>2,5714</i>	FINAL

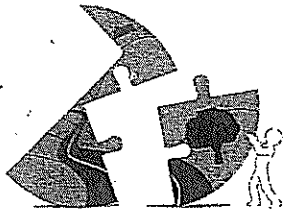
**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS064815	SEPTIC VERIFICATION	APPLIED
EHS100983	SEPTIC VERIFICATION	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
LLA05382	ADJST S LINE OF PAR 1 TO ADD APPRX 1.1 AC TO PAR 2	APPROVED
MT065255	PM 21857 LOT 1	PAID
MT101071	PM21857 LOT 1	VOID
MT101072	PM21857 PORTION OF LOT 1	PAID
MT110271	PM21857 LOT 1 POR	PAID
PP25169	2400 SF DETACHED GARAGE W/1200 SF ATTACHED PATIO	APPLIED

REPORT PRINTED ON...Wed Jul 18 17:21:40 2012  
 Version 120530



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

#51000  
\$ 2000 - 3000

Carolyn Syms Luna  
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25169 DATE SUBMITTED: July 17, 2012

APPLICATION INFORMATION

Applicant's Name: Ana Gutierrez E-Mail: \_\_\_\_\_

Mailing Address: 9915 Mountain View Ave.  
Cherry Valley, CA. Street 92223  
City State ZIP

Daytime Phone No: (951) 845-6027 Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: Weiquan Tan E-Mail: wtane@yahoo.com

Mailing Address: 155 W. Hospitality Lane suite #165  
San Bernardino, Ca. Street 92408  
City State ZIP

Daytime Phone No: (909) 809-9991 Fax No: ( ) \_\_\_\_\_

Property Owner's Name: Arnulfo and Ana Gutierrez E-Mail: \_\_\_\_\_

Mailing Address: 9915 Mountain View Ave.  
Cherry Valley, Ca. Street 92223  
City State ZIP

Daytime Phone No: (951) 845-6027 Fax No: ( ) N/A

If the property is owned by more than one person, attach a separate page that reference 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.

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

Desert Office • 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

# APPLICATION FOR MINOR PLOT PLAN

Section: 21 Township: 2 South Range: 1 West

Approximate Gross Acreage: 2.0 AC

General location (nearby or cross streets): North of Alfred Cir., South of Orchard St., East of Beaumont Ave., West of Nancy Ave.

Thomas Brothers Map, edition year, page no., and coordinates: 1690 pg. 2008 edition  
LAT. 33.9820075 Long. 116.991487

## **MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:** (Note: All exhibits shall be folded to a maximum 8½" x 14" size)

### COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Current processing deposit-based fee.

### ACCESSORY BUILDING

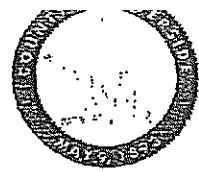
1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

### GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.



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



George A. Johnson  
Agency Director

<i>Katherine Gifford</i> Director, Administrative Services Department	<i>Ron Goldman</i> Director, Planning Department	<i>Juan C. Perez</i> Director, Transportation Department	<i>Mike Lara</i> Director, Building & Safety Department	<i>John Boyd</i> Director, Code Enforcement Department	<i>Carolyn Syms</i> Luna Director, Environmental Programs Department
---	---	---	--	--	--

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and Ana L. Gutierrez hereafter "Applicant" and Ana L. Gutierrez Property Owner".

Description of application/permit use:

Garage & covered patio Addition

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): #407110035-5

Property Location or Address:

9915 Mountain View Ave. Cherry Valley, Ca. 92223

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Arnulfo & Ana Gutierrez Phone No.: (951)845-6027

Firm Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: 9915 Mountain View Ave.  
Cherry Valley, Ca. 92223

3. APPLICANT INFORMATION:

Applicant Name: Ana L. Gutierrez Phone No.: (951)845-6027

Firm Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address (if different from property owner)  
\_\_\_\_\_  
\_\_\_\_\_

4. SIGNATURES:

Signature of Applicant: Ana L. Gutierrez Date: July 17, 2012  
Print Name and Title: Ana L. Gutierrez (owner)

Signature of Property Owner: Ana L. Gutierrez Date: July 17, 2012  
Print Name and Title: Ana L. Gutierrez (owner)

Arnulfo Gutierrez (owner) July 17, 2012  
Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name and Title: \_\_\_\_\_

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: \_\_\_\_\_

Set #: \_\_\_\_\_ Application Date: \_\_\_\_\_

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 8/14/2012

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

APN (s) or case numbers PP25169 For

Company or Individual's Name Planning Department,

Distance buffered 800'.

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.

NAME: Vinnie Nguyen

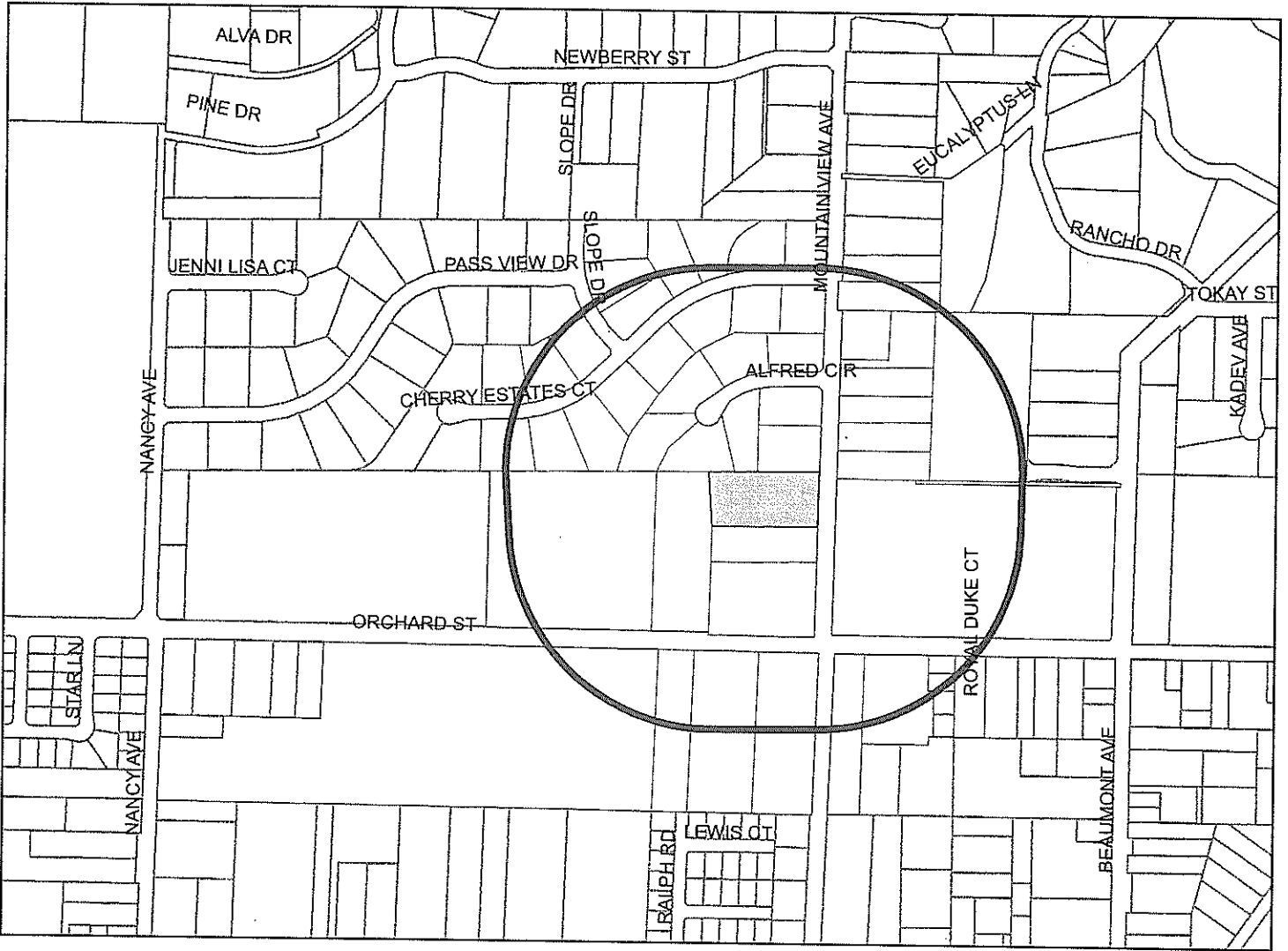
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**PP25169 (800 feet buffer)**



**Selected Parcels**

407-110-020	407-110-035	405-060-011	401-120-002	407-300-020	407-300-021	407-300-022	407-300-023	407-300-024	407-300-025
407-300-030	407-300-031	407-300-032	407-300-033	407-300-034	407-300-035	407-300-036	407-300-037	407-300-038	407-300-039
407-300-040	407-300-041	407-300-045	407-300-046	407-300-047	407-300-048	401-110-030	403-280-021	401-110-002	403-280-030
407-110-037	401-100-053	403-280-004	403-280-003	401-110-041	405-060-010	407-300-026	407-110-025	401-100-009	403-280-017
401-100-008	403-280-006	401-110-028	401-110-031	407-300-028	401-120-001	405-060-012	401-110-027	407-300-029	405-060-013
407-300-027	401-110-042	407-110-033							



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ASMT: 401100008, APN: 401100008  
LORETTA JONES, ETAL  
P O BOX 453  
BEAUMONT CA 92223

ASMT: 401110031, APN: 401110031  
MARISKA ENGEL, ETAL  
9780 MOUNTAIN VIEW AVE  
BEAUMONT, CA. 92223

ASMT: 401100009, APN: 401100009  
LAVINA DYSON  
39101 EUCALYPTUS LN  
BEAUMONT, CA. 92223

ASMT: 401110041, APN: 401110041  
GERLINDE FILIJAN, ETAL  
38710 CHERRYSTONE AVE  
BEAUMONT CA 92223

ASMT: 401100053, APN: 401100053  
ILONA PAPP, ETAL  
9728 MOUNTAIN VIEW AVE  
BEAUMONT, CA. 92223

ASMT: 401110042, APN: 401110042  
DUSTY TAYLOR, ETAL  
9890 MOUNTAIN VIEW AVE  
BEAUMONT, CA. 92223

ASMT: 401110002, APN: 401110002  
DMJ PROP INC  
28310 ROADSIDE DR STE 120  
AGOURA HILLS CA 91301

ASMT: 401120001, APN: 401120001  
PROTESTANT EPISCOPAL CHURCH DIOCESE  
840 ECHO PARK AVE  
LOS ANGELES CA 90026

ASMT: 401110027, APN: 401110027  
RICHARD GROTIUS  
9800 MOUNTAIN VIEW AVE  
BEAUMONT, CA. 92223

ASMT: 401120002, APN: 401120002  
CHERRY VALLEY PARK  
C/O THE SERVANTS OF THE PARACLETE  
39100 ORCHARD ST  
BEAUMONT CA 92223

ASMT: 401110028, APN: 401110028  
NORMAN MARTIN  
9820 MOUNTAIN VIEW AVE  
CHERRY VALLEY CA 92223

ASMT: 403280003, APN: 403280003  
GUSTAVO DELAMORA  
39091 ORCHARD ST  
BEAUMONT, CA. 92223

ASMT: 401110030, APN: 401110030  
CHRISTOPHER ROBERTSON  
9760 MOUNTAIN VIEW AVE  
BEAUMONT, CA. 92223

ASMT: 403280004, APN: 403280004  
GLENDA ANDRADE  
39087 ORCHARD ST  
BEAUMONT CA 92223



ASMT: 403280006, APN: 403280006  
NORMAN JOHNSTON  
39103 ORCHARD ST  
BEAUMONT, CA. 92223

ASMT: 405060013, APN: 405060013  
SAN GORGONIO PASS WATER AGENCY  
1210 BEAUMONT AVE  
BEAUMONT CA 92223

ASMT: 403280017, APN: 403280017  
LEOPOLDINE KAINDL  
39093 ORCHARD ST  
BEAUMONT, CA. 92223

ASMT: 407110020, APN: 407110020  
12TH ST CHINO ENTERPRISE  
981 CORPORATE CTR NO 200  
POMONA CA 91768

ASMT: 403280021, APN: 403280021  
NANCY LEDUC, ETAL  
39067 ORCHARD ST  
BEAUMONT, CA. 92223

ASMT: 407110025, APN: 407110025  
LAURIE GALVAO, ETAL  
9945 MOUNTAIN VIEW AVE  
BEAUMONT, CA. 92223

ASMT: 403280030, APN: 403280030  
DOUGLAS BISHOP  
39021 ORCHARD ST  
CHERRY VALLEY CA 92223

ASMT: 407110033, APN: 407110033  
WENDY WALDER  
38878 ORCHARD ST  
CHERRY VALLEY CA 92223

ASMT: 405060010, APN: 405060010  
KIM CATANZARITE, ETAL  
2331 W LINCOLN AVE  
ANAHEIM CA 92801

ASMT: 407110035, APN: 407110035  
ANA GUTIERREZ, ETAL  
9915 MOUNTAIN VIEW AVE  
CHERRY VALLEY CA 92223

ASMT: 405060011, APN: 405060011  
LAURA WRIGHT, ETAL  
38933 ORCHARD ST  
BEAUMONT, CA. 92223

ASMT: 407110037, APN: 407110037  
REBECCA FORTHUN, ETAL  
38900 ORCHARD ST  
CHERRY VALLEY CA 92223

ASMT: 405060012, APN: 405060012  
PRODUCTION MEDIA INC, ETAL  
1522 E RIVERVIEW AVE  
ORANGE CA 92865

ASMT: 407300026, APN: 407300026  
DANIEL MELO, ETAL  
38959 CHERRY ESTATES CT  
BEAUMONT, CA. 92223





ASMT: 407300027, APN: 407300027  
MICHELLE MCCLELLAND, ETAL  
38960 ALFRED CIR  
CHERRY VALLEY CA 92223

ASMT: 407300028, APN: 407300028  
DONNA HUGHES, ETAL  
13213 ONTARIO AVE  
ONTARIO CA 91761

ASMT: 407300029, APN: 407300029  
ROSARIO POLANCO  
9861 MOUNTAIN VIEW AVE  
BEAUMONT, CA. 92223

ASMT: 407300048, APN: 407300048  
CHERRY VALLEY RANCH  
20182 BIRCH ST  
NEWPORT BEACH CA 92660



Agenda Item No.: 2.3  
Supervisory District: Fifth/Fifth  
Project Planner: Bahelila Boothe  
Director's Hearing: October 22, 2012

PLOT PLAN NO: 25196  
Applicant: Joe Moreno  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to a 2,560 square foot detached barn on 4.89 acres, associated with the 2,978 square foot main residence located at 28121 Mahogany Lane in the unincorporated Riverside County near Romoland. APN: 327-330-018

### ISSUES OF RELEVANCE:

The project has been conditioned by Riverside County Health Department for "No Plumbing Allowed" within the 2,560 square foot detached barn.

### RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO, 25196, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. This detached accessory building has been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project has a primary dwelling on the parcel where the detached accessory building is proposed.
2. The project site is designated Rural Community: Very Low Density Residential (1 Acre Minimum) on the Harvest Valley/Winchester Area Plan.
3. The proposed detached accessory use is a permitted use in the general plan designation.



4. The proposed detached accessory building is a permitted use, subject to approval of a plot plan in the Rural Residential (R-R) zone.
5. The proposed detached accessory building use is consistent with the development standards set forth in the R-R zone.
6. The proposed 2,560 square foot detached barn is considered a detached accessory building under Section 18.18 of Ordinance No. 348.
7. The accessory building is located 169 feet from the main building.
8. The accessory building is consistent with the character of the surrounding neighborhood.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

PLOT PLAN:ADMINISTRATIVE Case #: PP25196

Parcel: 327-330-018

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      PPA - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is a proposal to construct a 2,560 square foot detached barn on 4.89 acres, associated with the 2,978 square foot residence located at 28121 Mahogany Lane in the unincorporated Riverside County near Romoland. APN: 327-330-018

10. EVERY. 2                      PPA - HOLD HARMLESS                      RECOMMND

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

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

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

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25196

Parcel: 327-330-018

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25196 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25196, Exhibit A, dated August 29, 2012. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25196, Exhibit B, dated August 29, 2012. (Elevations)

APPROVED EXHIBIT C = Plot plan No. 25196, Exhibit C, dated August 29, 2012. (Floor Plans)

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

The applicant shall obtain building permits from the building department prior to any construction or placement of a building, structure or equipment on the property.

All building department plan submittal and fee requirements shall apply.

All building plans and supporting documents shall comply with current adopted California Building Codes and Riverside County Ordinances.

E HEALTH DEPARTMENT

10.E HEALTH. 2 NO PLUMBING IN PROPOSED BARN RECOMMND

Plot Plan#25196 is proposing a detached 2,560 square foot detached barn without any plumbing.

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25196 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside

PLOT PLAN:ADMINISTRATIVE Case #: PP25196

Parcel: 327-330-018

10. GENERAL CONDITIONS

10.PLANNING. 1

PPA - LANDUSE APPROVAL ONLY (cont.)

RECOMMND

County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2

PPA - NO HOME OCCUPATIONS

RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.



PLOT PLAN:ADMINISTRATIVE Case #: PP25196

Parcel: 327-330-018

10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 3 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning  
2300 Market Street, Suite 150  
Riverside, CA 92501  
951-955-4777

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum

PLOT PLAN:ADMINISTRATIVE Case #: PP25196

Parcel: 327-330-018

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1                    PPA - EXPIRATION DATE-PP (cont.)                    RECOMMND

of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1                    PPA - CONFORM TO ELEVATIONS                    RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated August 29, 2012.

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated August 29, 2012.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1                    C42 CERTIFICATION w/ PLOT PLAN                    RECOMMND

Provide a complete C42 Certification of the existing septic system along with a detailed contoured plot plan wet signed by the C42 Licensed Contractor showing the location of all onsite wastewater treatment system components as well as all other detail as required in the Department of Environmental Health (DEH) Technical Guidance Manual.

## Boothe, Bahelila

---

**From:** Jones, David  
**Sent:** Thursday, August 30, 2012 12:51 PM  
**To:** Boothe, Bahelila  
**Subject:** PP25196

The site is located in the County's low liquefaction hazard potential zone and subsidence potential zone. The site is located in an area of high paleo resource potential. In accordance with the new General Plan policies and the AP Act, GEO and PDP reports are not required for this case. The owner/developer should be aware of these issues and design/construct accordingly

~~Planning and Development Department~~

David L. Jones  
Chief Engineering Geologist  
TLMA- Planning

LAND USE



Selected parcel(s):  
327-330-018

LAND USE

- |                               |                                  |                                     |         |
|-------------------------------|----------------------------------|-------------------------------------|---------|
| SELECTED PARCEL               | INTERSTATES                      | HIGHWAYS                            | PARCELS |
| LDR - LOW DENSITY RESIDENTIAL | MDR - MEDIUM DENSITY RESIDENTIAL | VLDR - VERY LOW DENSITY RESIDENTIAL |         |

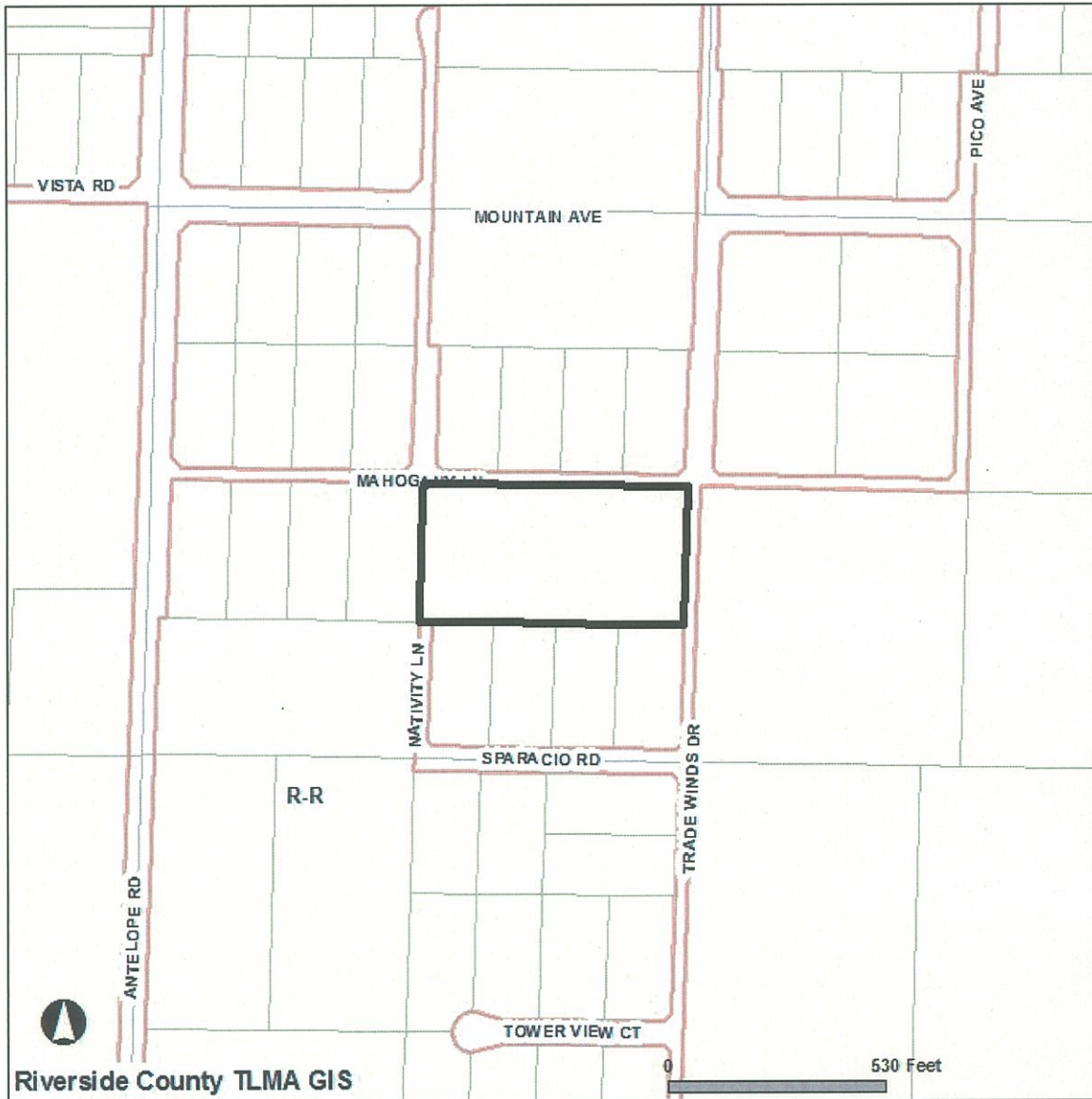
**\*IMPORTANT\***

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Version 120712

### ZONING



Selected parcel(s):  
327-330-018

### ZONING

- SELECTED PARCEL
- ZONING BOUNDARY
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- R-R

**\*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.

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Version 120712



2011 AERIAL



Selected parcel(s):  
327-330-018

LEGEND

SELECTED PARCEL

INTERSTATES

HIGHWAYS

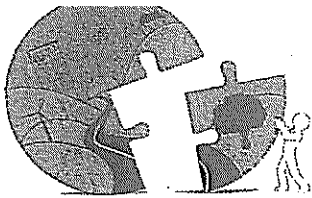
PARCELS

**\*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.

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Version 120712



RIVERSIDE COUNTY 2000-3000  
PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25196 DATE SUBMITTED: 8/28/12  
~~6-26-12~~

APPLICATION INFORMATION

Applicant's Name: JOE MORENO E-Mail: JOE.MORENO56@YAHOO.COM

Mailing Address: 10233 BELLMAN AVE  
Downey CA 90241  
City State ZIP

Daytime Phone No: (562) 714-3803 Fax No: ( )

Engineer/Representative's Name: GEORGE MCGURDY E-Mail: LITEHOUSEGEORGE@YAHOO.COM

Mailing Address: 117-A S. MAIN ST.  
LAKE ELSINORE CA 90241  
City State ZIP

Daytime Phone No: ( ) Fax No: (951) 674-9543

Property Owner's Name: DULIA MORENO E-Mail: \_\_\_\_\_

Mailing Address: 28121 MOHOGANY LN.  
Romoland CA 92585  
City State ZIP

Daytime Phone No: (562) 714-3803 Fax No: ( )

If the property is owned by more than one person, attach a separate page that reference 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.

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

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR MINOR PLOT PLAN**

**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 unacceptable.

JOE MORENO

PRINTED NAME OF APPLICANT

*Joe Moreno*

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. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable.

SIGNATURE OF PROPERTY OWNER(S):

DOLIA MORENO

PRINTED NAME OF PROPERTY OWNER(S)

Dulia Moreno

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, 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.

**PROJECT INFORMATION**

Proposal (describe the project and reference the applicable Ord. No. 348 section): \_\_\_\_\_

SMALL ADDITION OF A  
BARN TO REAR OF RESIDENCE  
28171 MOHOGANY LN. ROODLAND CA.

Related cases or underlying case: \_\_\_\_\_

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 327330018-5



**APPLICATION FOR MINOR PLOT PLAN**

Section: R-32 Township: SR Range: 3

Approximate Gross Acreage: (5 acres)

General location (nearby or cross streets): North of TRADEWINDS DR., South of NATIVITY LN., East of MOHOGANY LN., West of SPARACIO RD.

Thomas Brothers Map, edition year, page no., and coordinates: \_\_\_\_\_

**MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:**

(Note: All exhibits shall be folded to a maximum 8½" x 14" size)

**COMMERCIAL/INDUSTRIAL**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Current processing deposit-based fee.

**ACCESSORY BUILDING**

1. Completed Application form. ✓
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix. ✓
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information. ✓
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure. ✓
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted. ✓
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

**GUEST HOUSE**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.



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



George A. Johnson  
Agency Director

<i>Katherine Gifford</i> Director, Administrative Services Department	<i>Ron Goldman</i> Director, Planning Department	<i>Juan C. Perez</i> Director, Transportation Department	<i>Mike Lara</i> Director, Building & Safety Department	<i>John Boyd</i> Director, Code Enforcement Department	<i>Carolyn Syms</i> Luna Director, Environmental Programs Department
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**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and JOE MORENO hereafter "Applicant" and DOLIA MORENO Property Owner".

Description of application/permit use: BARN ADDITION 2,500 SQFT.

If your application is subject to Deposit-based Fee, the following applies

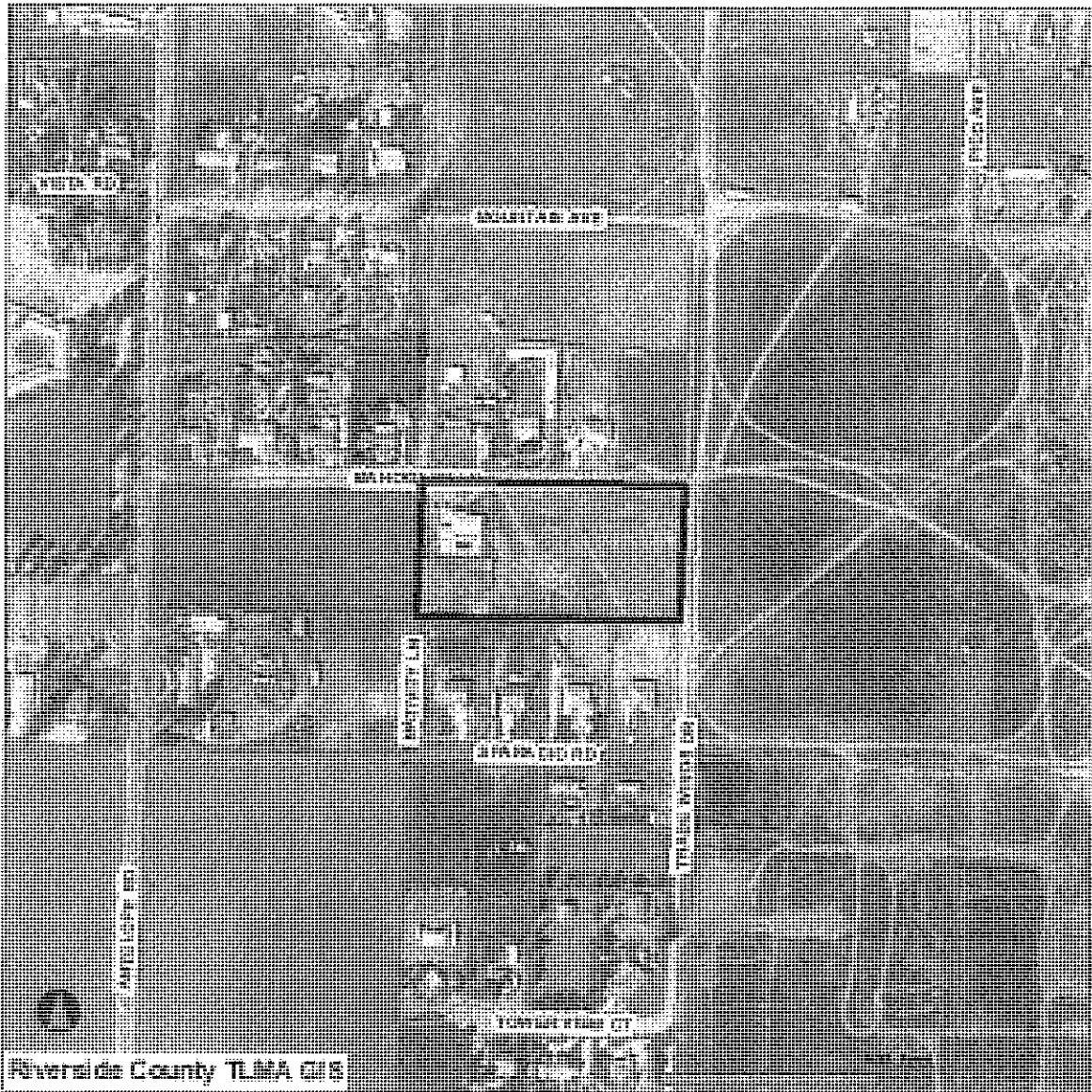
**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

## RIVERSIDE COUNTY GIS



Selected parcel(s):  
327-330-018

**\*IMPORTANT\***

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STANDARD WITH PERMITS REPORT

**APNs**  
327-330-018-5

**OWNER NAME / ADDRESS**  
DULIA MORENO  
28121 MAHOGANY LN  
ROMOLAND, CA. 92585

**MAILING ADDRESS**  
(SEE OWNER)  
(SEE SITUS)

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 13/98  
SUBDIVISION NAME: ROMOLA FARMS NO 4  
LOT/PARCEL: 159, BLOCK: NOT AVAILABLE  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 4.89 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 2978 SQFT., 4 BDRM/ 3 BATH, 1 STORY, ATTACHED GARAGE(851 SQ. FT), CONST'D 2001TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING, POOL

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 808 GRID: E5, E6

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
ANNEXATION DATE: NOT APPLICABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

MARION ASHLEY, DISTRICT 5

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T5SR3W SEC 2

**ELEVATION RANGE**

1452/1456 FEET

**PREVIOUS APN**

327-160-048

***PLANNING***

**LAND USE DESIGNATIONS**

VLDR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

HARVEST VALLEY / WINCHESTER

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-R

**ZONING DISTRICTS AND ZONING AREAS**

ROMOLAND AREA

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

MARCH AIR RESERVE BASE

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

**ENVIRONMENTAL**

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**

NONE

**VEGETATION (2005)**

AGRICULTURAL LAND

DEVELOPED/DISTURBED LAND

**FIRE**

**HIGH FIRE AREA (ORD. 787)**

NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**

NOT IN A FIRE RESPONSIBILITY AREA

**DEVELOPMENT FEES**

**CVMSHCP FEE AREA (ORD. 875)**

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**

IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**

NOT WITHIN THE EASTERN TUMF FEE AREA

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. CENTRAL

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**

HIGHWAY 74/79 CORRIDOR

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**

IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

**DEVELOPMENT AGREEMENTS**

NOT IN A DEVELOPMENT AGREEMENT AREA

**TRANSPORTATION**

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**

103C

**TRANSPORTATION AGREEMENTS**

NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**

NOT IN A CETAP CORRIDOR.

---

**HYDROLOGY**

**FLOOD PLAIN REVIEW**

NOT REQUIRED

**WATER DISTRICT**

EMWD

**FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**

SAN JACINTO VALLEY

---

**GEOLOGIC**

**FAULT ZONE**

NOT IN A FAULT ZONE

**FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**

LOW

**SUBSIDENCE**

SUSCEPTIBLE

**PALEONTOLOGICAL SENSITIVITY**

HIGH SENSITIVITY (HIGH B).

SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE. THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

---

**MISCELLANEOUS**

**SCHOOL DISTRICT**

ROMOLAND & PERRIS UNION HIGH

**COMMUNITIES**

NOT IN A COMMUNITY

**COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN

LAKEVIEW/NUEVO/ROMOLAND/HOMELAND #146 -

STREET LIGHTING

LIBRARY

**LIGHTING (ORD. 655)**

ZONE B, 32.97 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

042718

**FARMLAND**

LOCAL IMPORTANCE  
 OTHER LANDS  
 URBAN-BUILT UP LAND

**TAX RATE AREAS**

- 089004
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 146
- CSA 152
- EASTERN MUN WATER IMP DIST 13
- EASTERN MUN WATER IMP DIST A
- EASTERN MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS UNION HIGH SCHOOL
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- ROMOLAND SCHOOL
- SAN JACINTO BASIN RESOURCE CONS
- VALLEY HEALTH SYSTEM HOSP DIST

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

**BUILDING PERMITS**

Case #	Description	Status
BRS003000	DWLG WITH ATT GARAGE	FINAL
BSP050894	POOL	FINAL

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

**PLANNING PERMITS**

Case #	Description	Status
MT010022	ROMOLA FARMS NO 4, LOT 159	PAID
MT020011	ROMOLA FARMS NO 4 LOT 159	PAID

REPORT PRINTED ON...Tue Aug 28 15:07:34 2012  
 Version 120712

**PROPERTY OWNERS CERTIFICATION FORM**

**PP25196**

**APN: 327-330-018**

I, Stella Spadafora, certify that on  
(Print Name)

9/20/2012 the attached property owners list  
(Date)

was prepared by County of Riverside / GIS  
(Print Company or Individual's Name)

Distance Buffered: 600 feet.

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 300 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.

NAME: Stella Spadafora

TITLE/REGISTRATION: GIS Analyst

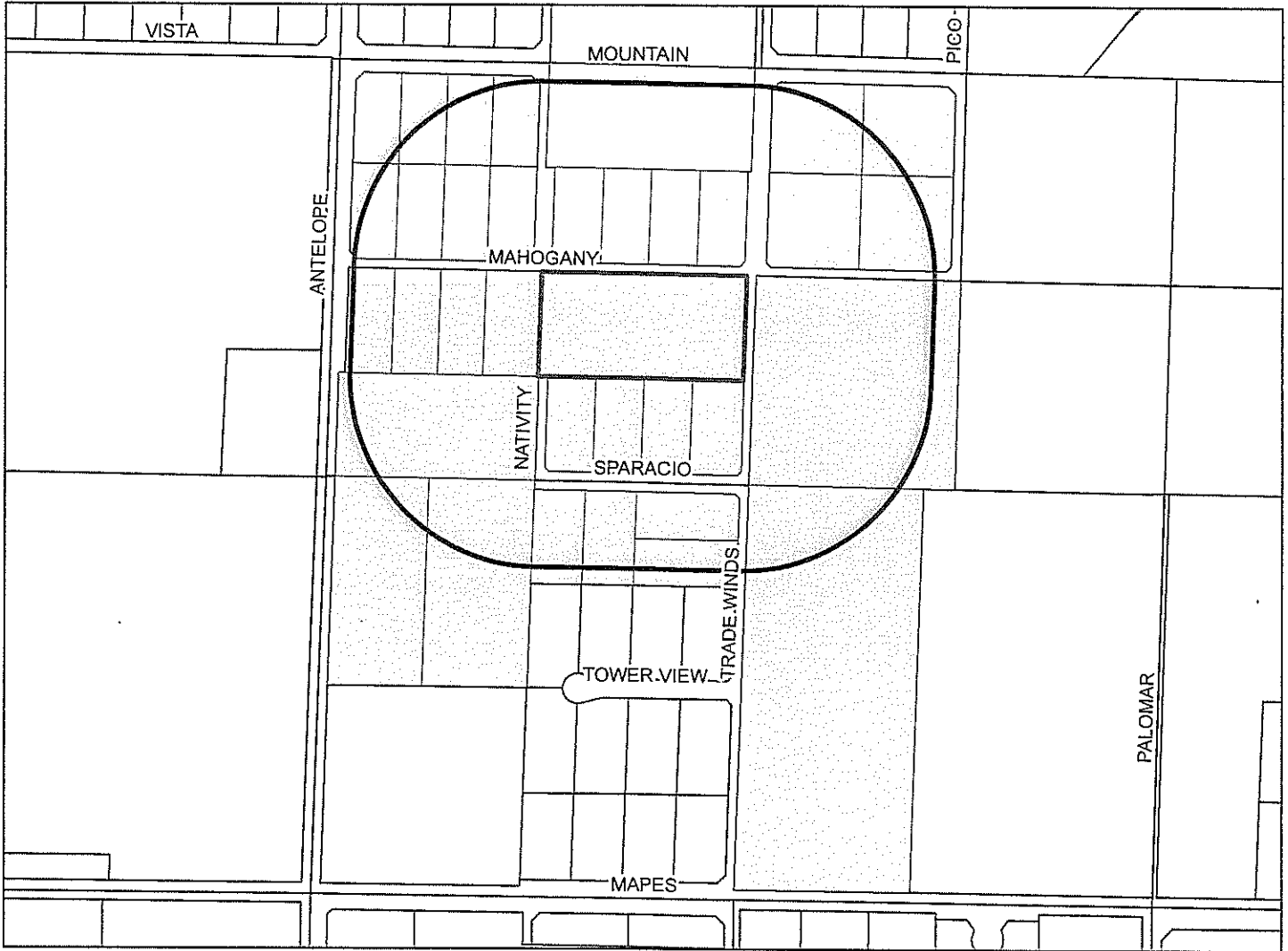
ADDRESS: 4080 Lemon St. 10<sup>th</sup> Floor  
Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288



# PP25196

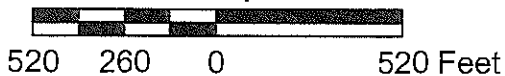
APN: 327-330-018



600 Feet Buffer

### Selected Parcels

327-340-021	327-330-009	327-330-010	327-330-011	327-330-012	327-330-035	327-330-046	327-330-044	327-340-020	327-340-002
327-340-003	327-330-029	327-330-018	327-330-038	327-330-037	327-330-032	327-330-040	327-330-041	327-330-039	327-330-034
327-330-031	327-330-036	327-340-019	327-330-030	327-330-042	327-330-043	327-330-023	327-330-028	327-330-045	327-330-047
327-330-033	327-330-013	327-340-022	327-340-017	327-330-027					



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ASMT: 327330012, APN: 327330012  
DOROTHY THIGPEN, ETAL  
2502 W 74TH ST  
LOS ANGELES CA 90043

ASMT: 327330030, APN: 327330030  
MADELINE FULLER, ETAL  
C/O MADELINE SMITH FULLER  
30280 MAPES RD  
HOMELAND CA 92548

ASMT: 327330013, APN: 327330013  
VICTORIA ZEPEDA, ETAL  
3514 W 115TH ST  
INGLEWOOD CA 90303

ASMT: 327330031, APN: 327330031  
LEVON LAKHOIAN, ETAL  
28101 MOUNTAIN AVE  
ROMOLAND, CA. 92585

ASMT: 327330018, APN: 327330018  
DULIA MORENO  
28121 MAHOGANY LN  
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ASMT: 327330032, APN: 327330032  
ROBERTO SANCHEZ, ETAL  
28020 MAHOGANY LN  
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ASMT: 327330023, APN: 327330023  
MARIA PINEDO  
4253 PENN MAR AVE  
EL MONTE CA 91732

ASMT: 327330033, APN: 327330033  
CLEOPATRA BRISENO, ETAL  
P O BOX 1251  
ROMOLAND CA 92585

ASMT: 327330027, APN: 327330027  
YAGHOUB SHADI  
P O BOX 241704  
LOS ANGELES CA 90024

ASMT: 327330034, APN: 327330034  
MARIA GUTIERREZ, ETAL  
28060 MAHOGONY LN  
ROMOLAND, CA. 92585

ASMT: 327330028, APN: 327330028  
MARIO GARCIA  
28031 MOUNTAIN AVE  
ROMOLAND, CA. 92585

ASMT: 327330035, APN: 327330035  
ATHEER SADIK  
C/O SAMIR S SADIK  
6549 BALZAC CIR  
RIVERSIDE CA 92508

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DALE MENADUE  
28063 MOUNTAIN AVE  
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BRYAN BENIGNI, ETAL  
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JOSE LOPEZ  
533 W MONTEREY AVE  
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CROWN WEST HOMES  
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628 N CANON DR  
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WATERMARKE LAND CO  
C/O JEFF TROESH  
410 N MAIN ST  
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353 RECOGNITION LN  
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P O BOX 1251  
ROMOLAND CA 92585

ASMT: 327330027, APN: 327330027  
YAGHOUB SHADI  
P O BOX 241704  
LOS ANGELES CA 90024

ASMT: 327330034, APN: 327330034  
MARIA GUTIERREZ, ETAL  
28060 MAHOGONY LN  
ROMOLAND, CA. 92585

ASMT: 327330028, APN: 327330028  
MARIO GARCIA  
28031 MOUNTAIN AVE  
ROMOLAND, CA. 92585

ASMT: 327330035, APN: 327330035  
ATHEER SADIK  
C/O SAMIR S SADIK  
6549 BALZAC CIR  
RIVERSIDE CA 92508

ASMT: 327330029, APN: 327330029  
DALE MENADUE  
28063 MOUNTAIN AVE  
ROMOLAND, CA. 92585

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CAROL SMITH, ETAL  
28122 MOHOGANY LN  
ROMOLAND, CA. 92585



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GRACIELA DEFRANCO, ETAL  
28150 MAHOGANY LN  
ROMOLAND, CA. 92585

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MARIA VIRAMONTES, ETAL  
28170 SPARACIO RD  
ROMOLAND, CA. 92585

ASMT: 327330038, APN: 327330038  
ETHEL MANLEY  
14882 ARTISAN ST  
MORENO VALLEY CA 92555

ASMT: 327330047, APN: 327330047  
BRYAN BENIGNI, ETAL  
28333 SOCORRO ST NO 49  
MURRIETA CA 92563

ASMT: 327330039, APN: 327330039  
JOSE LOPEZ  
533 W MONTEREY AVE  
POMONA CA 91768

ASMT: 327340003, APN: 327340003  
CROWN WEST HOMES  
6300 WILSHIRE BLV STE 710  
LOS ANGELES CA 90048

ASMT: 327330041, APN: 327330041  
JACK TABAROKI  
628 N CANON DR  
BEVERLY HILLS CA 90210

ASMT: 327340017, APN: 327340017  
WATERMARKE LAND CO  
C/O JEFF TROESH  
410 N MAIN ST  
CORONA CA 92880

ASMT: 327330043, APN: 327330043  
MAHNAZ MAGHEN  
P O BOX 3344  
BEVERLY HILLS CA 90212

ASMT: 327340019, APN: 327340019  
LUZ CHAN, ETAL  
418 JORDAN DR  
REDLANDS CA 92373

ASMT: 327330044, APN: 327330044  
HERMELINDA ESPINO, ETAL  
28130 SPARACIO RD  
ROMOLAND, CA. 92585

ASMT: 327340020, APN: 327340020  
BRUCE KNIGHT  
20003 MEADOW CT  
CERRITOS CA 90701

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DORA BARRIOS, ETAL  
28150 SPARACIO RD  
ROMOLAND, CA. 92585

ASMT: 327340021, APN: 327340021  
RAUL DELIRA, ETAL  
353 RECOGNITION LN  
PERRIS CA 92571

ASMT: 327340022, APN: 327340022  
JENNIFER PULCHEON, ETAL  
28248 TOWERVIEW  
ROMOLAND CA 92585



ASMT: 327330012, APN: 327330012  
DOROTHY THIGPEN, ETAL  
2502 W 74TH ST  
LOS ANGELES CA 90043

ASMT: 327330030, APN: 327330030  
MADELINE FULLER, ETAL  
C/O MADELINE SMITH FULLER  
30280 MAPES RD  
HOMELAND CA 92548

ASMT: 327330013, APN: 327330013  
VICTORIA ZEPEDA, ETAL  
3514 W 115TH ST  
INGLEWOOD CA 90303

ASMT: 327330031, APN: 327330031  
LEVON LAKHOIAN, ETAL  
28101 MOUNTAIN AVE  
ROMOLAND, CA. 92585

ASMT: 327330018, APN: 327330018  
DULIA MORENO  
28121 MAHOGANY LN  
ROMOLAND, CA. 92585

ASMT: 327330032, APN: 327330032  
ROBERTO SANCHEZ, ETAL  
28020 MAHOGANY LN  
ROMOLAND, CA. 92585

ASMT: 327330023, APN: 327330023  
MARIA PINEDO  
4253 PENN MAR AVE  
EL MONTE CA 91732

ASMT: 327330033, APN: 327330033  
CLEOPATRA BRISENO, ETAL  
P O BOX 1251  
ROMOLAND CA 92585

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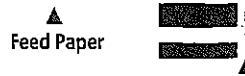
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353 RECOGNITION LN  
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Easy Peel® Labels  
Use Avery® Template 5162®

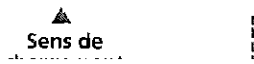


Bend along line to  
expose Pop-up Edge™



ASMT: 327340022, APN: 327340022  
JENNIFER PULCHEON, ETAL  
28248 TOWERVIEW  
ROMOLAND CA 92585

Étiquettes faciles à peler  
Utilisez le gabarit AVERY® 5162®



Repliez à la hachure afin de  
révéler le rebord Pop-up™

[www.avery.com](http://www.avery.com)  
1.800.GO.AVERY

Agenda Item No.: 2 . 4  
Supervisorial District: First/First  
Project Planner: Bahelila Boothe  
Director's Hearing: October 22, 2012

PLOT PLAN NO: 25161  
Applicant: US Modular Inc.  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to permit an unpermitted 1,485 square foot detached metal garage on 4.77 acres, associated with the 2,480 square foot main residence located at 21645 Gold Valley Road in the unincorporated Riverside County near Perris. APN: 321-290-028

### ISSUES OF RELEVANCE:

The project has been reviewed and conditioned by Riverside County Fire Department.

### RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO, 25161, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

### CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. This detached accessory building has been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project has a primary dwelling on the parcel where the detached accessory building is proposed.
2. The project site is designated Rural: Rural Residential on the Lake Mathews/Woodcrest Area Plan.
3. The proposed detached accessory use is a permitted use in the general plan designation.



4. The proposed detached accessory building is a permitted use, subject to approval of a plot plan in the Residential Agricultural (R-A-5) zone.
5. The proposed detached accessory building use is consistent with the development standards set forth in the R-A-5 zone.
6. The proposed 1,485 square foot detached metal garage is considered a detached accessory building under Section 18.18 of Ordinance No. 348.
7. The accessory building is located 39 feet from the main building.
8. The accessory building is consistent with the character of the surrounding neighborhood.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

PLOT PLAN:ADMINISTRATIVE Case #: PP25161

Parcel: 321-290-028

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                    PPA - PROJECT DESCRIPTION                    RECOMMND

The use hereby permitted is to permit an unpermitted 1,485 square foot detached metal garage on 4.77 acres, associated with the 2,480 square foot main residence located at 21645 Gold Valley Road in the unincorporated Riverside County near Perris. APN: 321-290-028

10. EVERY. 2                    PPA - HOLD HARMLESS                    RECOMMND

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

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

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

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



PLOT PLAN:ADMINISTRATIVE Case #: PP25161

Parcel: 321-290-028

10. GENERAL CONDITIONS

10. EVERY. 3                      PPA - DEFINITIONS                      RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No.25161 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25161, Exhibit A, dated July 12, 2012. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25161, Exhibit B, dated July 12, 2012. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25161, Exhibit C, dated July 12, 2012. (Floor Plan)

FIRE DEPARTMENT

10.FIRE. 1                      USE-#76-STANDARD FIRE HYDRANT                      INEFFECT

Approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 feet of any portion of the lot frontage. The water main(s) shall be a minimum 6" diameter. Fire flow shall be 1000 GPM for a 2 hour duration at 20 PSI residual operating pressure.

PLANNING DEPARTMENT

10.PLANNING. 1                      PPA - LANDUSE APPROVAL ONLY                      RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25161 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

PLOT PLAN:ADMINISTRATIVE Case #: PP25161

Parcel: 321-290-028

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - NO HOME OCCUPATIONS

RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 3

PPA - SETBACKS IN HIGH FIRE

RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

PLOT PLAN:ADMINISTRATIVE Case #: PP25161

Parcel: 321-290-028

10. GENERAL CONDITIONS

10.PLANNING. 3 PPA - SETBACKS IN HIGH FIRE (cont.) RECOMMND

Fire Department Planning  
2300 Market Street, Suite 150  
Riverside, CA 92501  
951-955-4777

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 5 PPA - ACSRY BLD NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval.  
The addition of habitable area will require additional  
permits.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of  
approval date; otherwise, it shall become null and void and  
of no effect whatsoever. By use is meant the beginning of  
substantial construction contemplated by this approval  
within a two (2) year period which is thereafter diligently  
pursued to completion or to the actual occupancy of  
existing buildings or land under the terms of the  
authorized use. Prior to the expiration of the two year  
period, the permittee may request a one (1) year extension  
of time request in which to use this plot plan. A maximum  
of three one-year extension of time requests shall be  
permitted. Should the time period established by any of  
the extension of time requests lapse, or should all three  
one-year extensions be obtained and no substantial  
construction or use of this plot plan be initiated within  
five (5) years of the effective date of the issuance of  
this plot plan, this plot plan shall become null and void.

PLOT PLAN:ADMINISTRATIVE Case #: PP25161

Parcel: 321-290-028

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1 USE\* -#51-WATER CERTIFICATION MET

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1000 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure.

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated July 12, 2012.

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

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated July 12, 2012.

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS INEFFECT

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

2011 Aerial



**Selected parcel(s):**  
321-290-028

**\*IMPORTANT\***

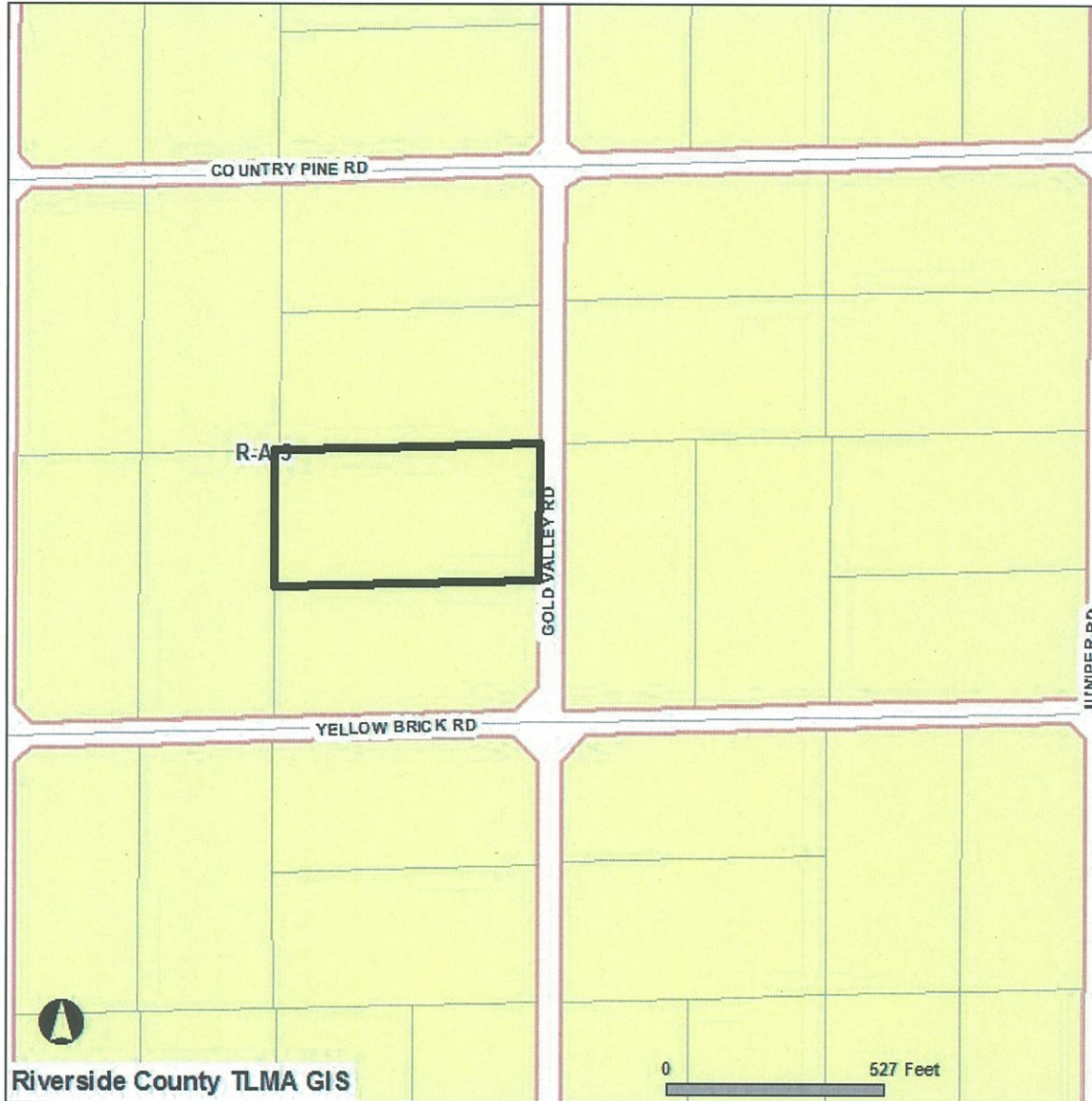
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Version 120712



### ZONING



Riverside County TLMA GIS

**Selected parcel(s):**  
321-290-028

### ZONING

- SELECTED PARCEL
- ZONING BOUNDARY
- N INTERSTATES
- N HIGHWAYS
- R-A-5
- PARCELS

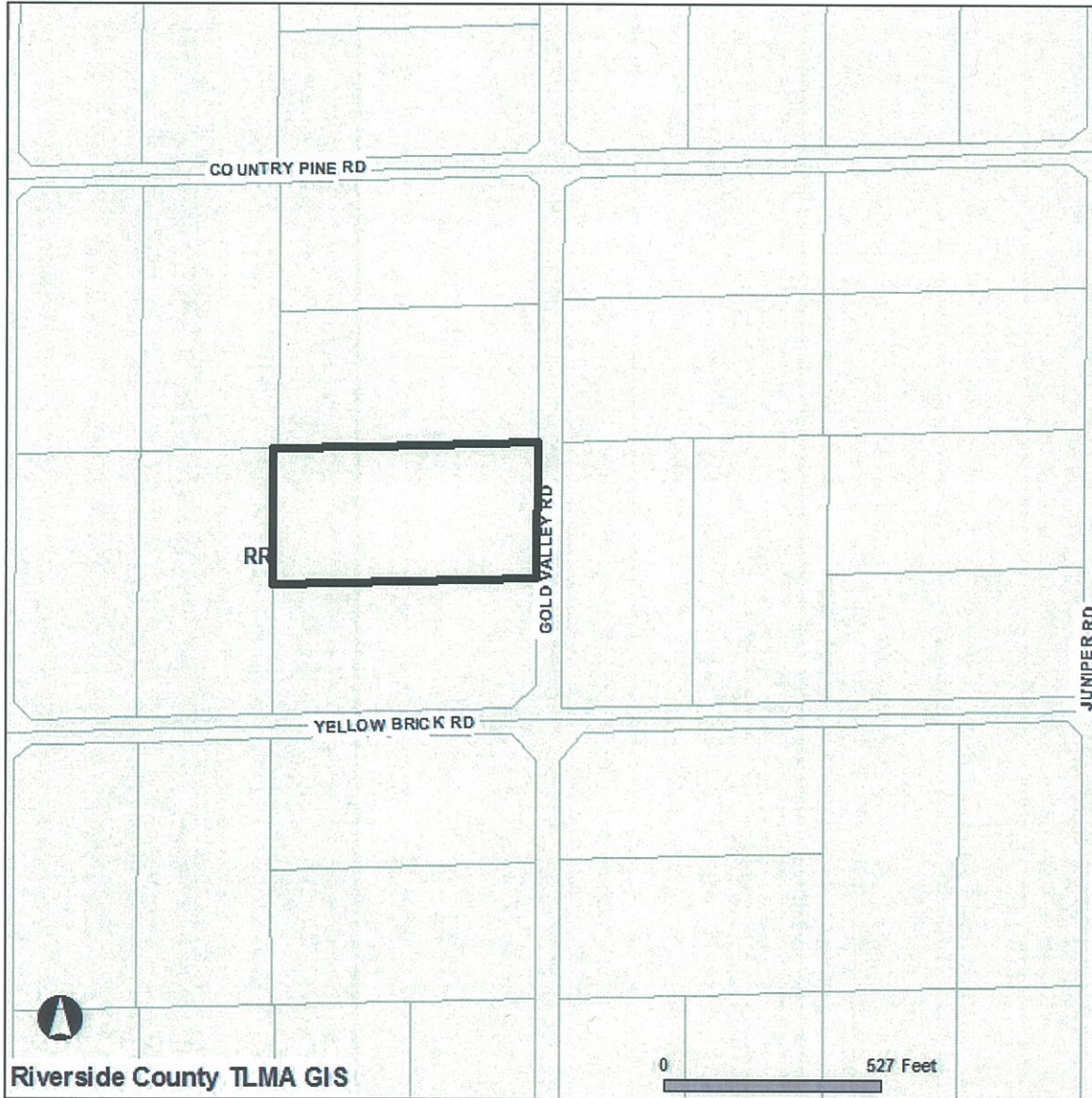
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Version 120712

LAND USE



Selected parcel(s):  
321-290-028

LAND USE

- SELECTED PARCEL
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- RR - RURAL RESIDENTIAL

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## RIVERSIDE COUNTY GIS



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STANDARD WITH PERMITS REPORT

**APNs**

321-290-028-9

**OWNER NAME / ADDRESS**

JEFFREY A JOHNSON  
JUDITH K JOHNSON  
21645 GOLD VALLEY RD  
PERRIS, CA. 92570

**MAILING ADDRESS**

(SEE OWNER)  
(SEE SITUS)



**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: PM 37/22  
SUBDIVISION NAME: PM 8997  
LOT/PARCEL: 8, BLOCK: NOT AVAILABLE  
Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 4.77 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 2480 SQFT., 4 BDRM/ 3 BATH, 1 STORY, DETACHED GARAGE(1485 SQ. FT), CONST'D 2000COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 776 GRID: D7

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
ANNEXATION DATE: NOT APPLICABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

BOB BUSTER, DISTRICT 1

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

BOB BUSTER, DISTRICT 1

**TOWNSHIP/RANGE**

T4SR4W SEC 19

**ELEVATION RANGE**

2056/2072 FEET

**PREVIOUS APN**

321-290-004

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

LAKE MATHEWS / WOODCREST

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-5 (CZ 5086)

**ZONING DISTRICTS AND ZONING AREAS**

GAVILAN HILLS DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE  
NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS  
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS  
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES  
NOT IN AN AIRPORT COMPATIBILITY ZONE

---

## **ENVIRONMENTAL**

---

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA  
NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS  
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP  
undefined

WRMSHCP CELL NUMBER  
undefined

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)  
NONE

VEGETATION (2005)  
AGRICULTURAL LAND  
DEVELOPED/DISTURBED LAND

---

## **FIRE**

---

HIGH FIRE AREA (ORD. 787)  
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

FIRE RESPONSIBILITY AREA  
STATE RESPONSIBILITY AREA

---

## **DEVELOPMENT FEES**

---

CVMSHCP FEE AREA (ORD. 875)  
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)  
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

ROAD & BRIDGE DISTRICT  
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)  
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)  
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)  
LAKE MATHEWS

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)  
IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

DEVELOPMENT AGREEMENTS  
NOT IN A DEVELOPMENT AGREEMENT AREA

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY  
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE  
60

TRANSPORTATION AGREEMENTS  
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS  
NOT IN A CETAP CORRIDOR.

---

## **HYDROLOGY**

---

FLOOD PLAIN REVIEW  
NOT REQUIRED

WATER DISTRICT  
WMWD

FLOOD CONTROL DISTRICT  
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED  
SANTA ANA RIVER

---

## **GEOLOGIC**

---

FAULT ZONE  
NOT IN A FAULT ZONE

FAULTS  
NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL  
NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE  
NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY  
LOW POTENTIAL.  
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

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## **MISCELLANEOUS**

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SCHOOL DISTRICT  
VAL VERDE UNIFIED

COMMUNITIES  
LAKE MATHEWS

COUNTY SERVICE AREA  
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)  
ZONE B, 41.13 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT  
042903

FARMLAND  
OTHER LANDS

TAX RATE AREAS  
098028  
•COUNTY FREE LIBRARY  
•COUNTY STRUCTURE FIRE PROTECTION  
•COUNTY WASTE RESOURCE MGMT DIST

- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- METRO WATER WEST
- PERRIS AREA ELEM SCHOOL FUND
- PERRIS JR HIGH AREA FUND
- PERRIS VALLEY CEMETERY
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- RIVERSIDE CITY COMMUNITY COLLEGE
- SAN JACINTO BASIN RESOURCE CONS
- VAL VERDE UNIF
- WATER
- WESTERN MUN WATER 3RD FRINGE

**SPECIAL NOTES**

NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

**BUILDING PERMITS**

Case #	Description	Status
BMR002062	PERM.FOUNDATION,REPLACEMENT M.H. SPA NO.12-16	FINAL
BMR002235	REPLACEMENT MOBILEHOME(PERM FOUNDATION)	FINAL
BXX001972	GARAGE 1485 SF. STEEL BLDG	EXPIRED
BZ405981	MOBILE HOME SITE PREP	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZA013914	M/H SET UP(34X64 GOLDEN WEST)	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

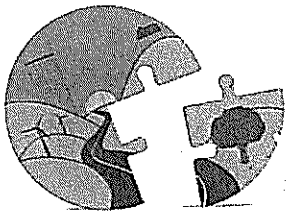
**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

**PLANNING PERMITS**

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Thu Jul 05 09:30:34 2012  
Version 120530



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP25161 DATE SUBMITTED: 7/5/12

### APPLICATION INFORMATION

Applicant's Name: US Modular, Inc. E-Mail: Cienak@usmodularinc.com

Mailing Address: 140 E. Stetson Ave #301  
Hemet CA 92543  
City State ZIP

Daytime Phone No: (951) 679-9907 Fax No: (951) 672-0926

Engineer/Representative's Name: Same as applicant E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: ( ) \_\_\_\_\_ Fax No: ( ) \_\_\_\_\_

Property Owner's Name: Jeff & Judith Johnson E-Mail: \_\_\_\_\_

Mailing Address: 21405 Gold Valley Road  
Renwick CA 92570  
City State ZIP

Daytime Phone No: (951) 780-9136 Fax No: ( ) N/A

If the property is owned by more than one person, attach a separate page that reference 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.

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

Desert Office • 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR MINOR PLOT PLAN**

**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.

*Tood Kessler*

*Tina Kessler*

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

*Ciana Kessler*

*Cecilia Kessler*

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. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

SIGNATURE OF PROPERTY OWNER(S):

*Jeffrey A. Johnson*

*JA Johnson*

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

*Judith Johnson*

*Judith Johnson*

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, 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.

**PROJECT INFORMATION**

Proposal (describe the project and reference the applicable Ord. No. 348 section): \_\_\_\_\_

*CWP 1,485 sqft metal accessory Bldg. for*

Related cases or underlying case: \_\_\_\_\_

**PROPERTY INFORMATION**

Assessor's Parcel Number(s): 321-290-008

**APPLICATION FOR MINOR PLOT PLAN**

Section: 19 Township: 45 Range: 4W

Approximate Gross Acreage: 4.77 ac.

General location (nearby or cross streets): North of Idaleona Rd., South of Frantz Rd., East of Panamint Rd., West of Juniper Rd.

Thomas Brothers Map, edition year, page no., and coordinates: pg 776 D7 2010

**MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:  
(Note: All exhibits shall be folded to a maximum 8½" x 14" size)**

**COMMERCIAL/INDUSTRIAL**

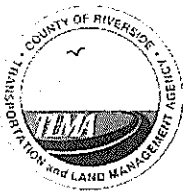
1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Current processing deposit-based fee.

**ACCESSORY BUILDING**

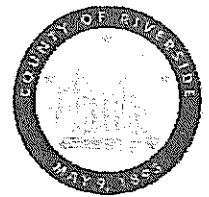
1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations: See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

**GUEST HOUSE**

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.



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



George A. Johnson  
Agency Director

<i>Katherine Gifford</i>	<i>Ron Goldman</i>	<i>Juan C. Perez</i>	<i>Mike Lara</i>	<i>John Boyd</i>	<i>Carolyn Syms</i>
<i>Director,</i>	<i>Director,</i>	<i>Director,</i>	<i>Director,</i>	<i>Director,</i>	<i>Luna</i>
<i>Administrative</i>	<i>Planning</i>	<i>Transportation</i>	<i>Building &amp; Safety</i>	<i>Code</i>	<i>Director,</i>
<i>Services</i>	<i>Department</i>	<i>Department</i>	<i>Department</i>	<i>Enforcement</i>	<i>Environmental</i>
<i>Department</i>				<i>Department</i>	<i>Programs Department</i>

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and *Gena Kessler* *TOOP Kossel* hereafter "Applicant" and *JEFF & Judith* "Property Owner".  
*JOHNSON*

Description of application/permit use:

*Application for minor plot plan & accessory building permit.*

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.



- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 321-290-028

Property Location or Address: 21645 Gold Valley Road Perris, CA 92570

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Jeff & Judith Johnson Phone No.: 951-780-9136

Firm Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: 21645 Gold Valley Road  
Perris, CA 92570

**3. APPLICANT INFORMATION:** TOP KESSLER

Applicant Name: Ciena Kessler Phone No.: (951) 679-9907

Firm Name: US Modular, Inc. Email: Cienah@usmodularinc.com

Address (if different from property owner):  
140 E. Stetson Ave #301  
Hemet, CA 92543

**4. SIGNATURES:**

Signature of Applicant: *Ciena Kessler* Date: 4/4/12

Print Name and Title: Ciena Kessler - Administrative Assistant

Signature of Property Owner: *Jeff Johnson* Date: 4/4/12

Print Name and Title: Jeff & Judith Johnson

Property Owner: *Judith Johnson* Date: 4/4/12

Signature of the County of Riverside, by: *DM Hill* Date: 7/5/12

Print Name and Title: DM Hill, Lic Tech

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>PP 25161</u>
Set #:	<u>—</u>
Application Date:	<u>7/5/12</u>

**PROPERTY OWNERS CERTIFICATION FORM**

**PP25161**

**APN:321-290-028**

I, Stella Spadafora, certify that on  
(Print Name)

9/20/2012 the attached property owners list  
(Date)

was prepared by County of Riverside / GIS  
(Print Company or Individual's Name)

Distance Buffered: 750 feet.

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 300 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.

NAME: Stella Spadafora

TITLE/REGISTRATION: GIS Analyst

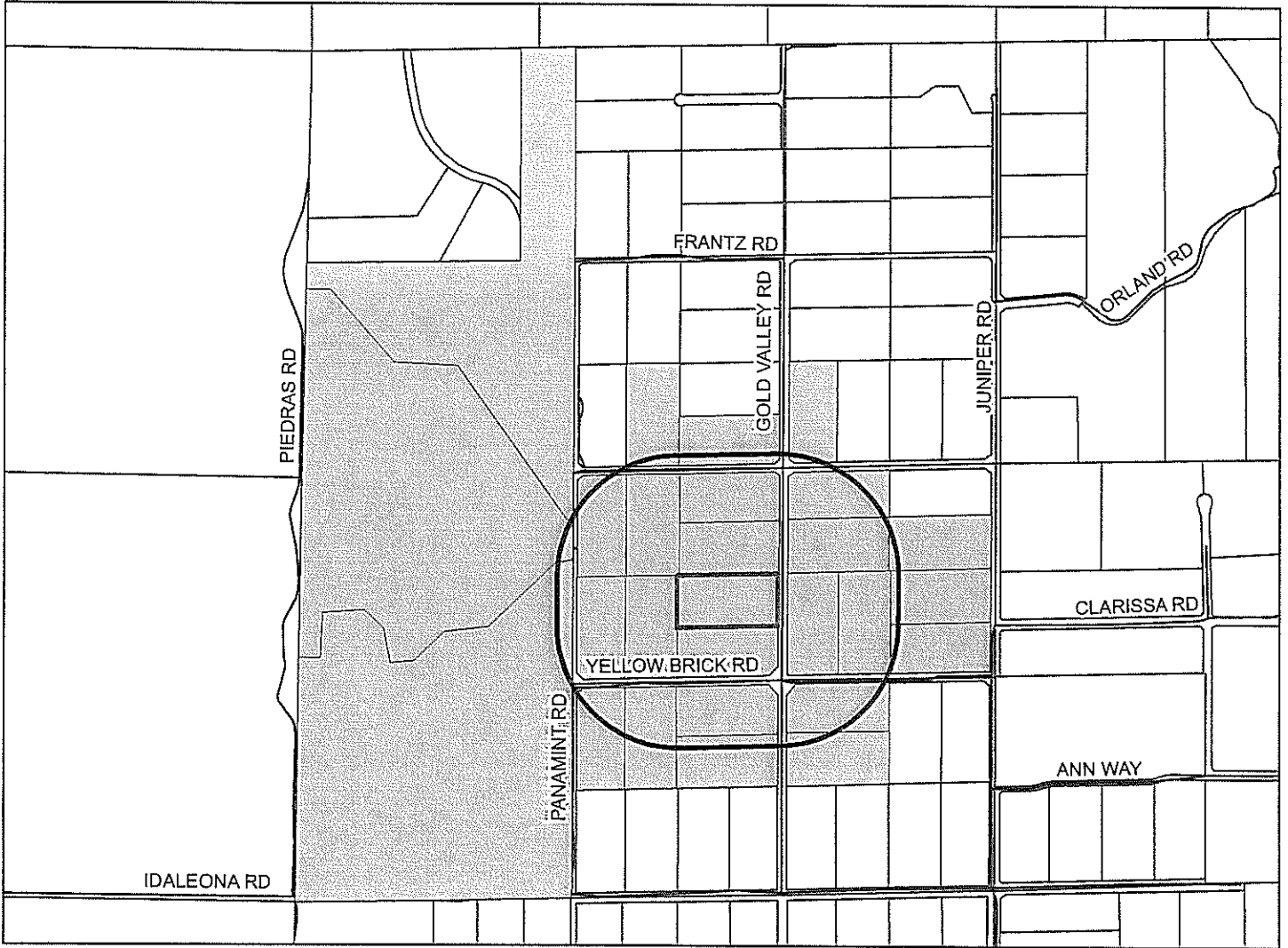
ADDRESS: 4080 Lemon St. 10<sup>th</sup> Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

# PP25161

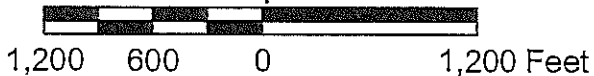
APN 321-290-028



750 Feet Buffer

### Selected Parcels

321-290-025	321-290-030	321-290-007	321-300-036	321-280-029	321-290-006	321-290-032	321-300-038	321-300-028	321-290-008
321-300-035	321-290-035	321-160-050	321-160-051	321-160-052	321-290-028	321-290-009	321-280-031	321-280-024	321-300-037
321-290-027	321-290-034	321-290-026	321-290-024	321-290-031	321-290-029	321-300-027			



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.

ASMT: 321160052, APN: 321160052  
IDALEONA ESTATES II  
C/O MARTIN PARTNERS  
444 S FLOWER ST STE 1200  
LOS ANGELES CA 90071

ASMT: 321290009, APN: 321290009  
KATHRYN NIBLEY  
21705 JUNIPER RD  
PERRIS, CA. 92570

ASMT: 321280024, APN: 321280024  
RAMONA GOULD, ETAL  
21428 GOLD VALLEY RD  
PERRIS, CA. 92570

ASMT: 321290024, APN: 321290024  
BETTIE THOMPSON, ETAL  
C/O BETTIE J THOMPSON  
539 TRAVERSE DR  
COSTA MESA CA 92626

ASMT: 321280029, APN: 321280029  
DONALD ROBINSON  
1136 S RICHFIELD RD  
PLACENTIA CA 92870

ASMT: 321290025, APN: 321290025  
MARIA GONZALEZ, ETAL  
18591 COUNTRY PINE RD  
PERRIS CA 92570

ASMT: 321280031, APN: 321280031  
GRETCHEN GRIMM, ETAL  
6445 E CALLE DEL NORTE  
ANAHEIM HILLS CA 92807

ASMT: 321290026, APN: 321290026  
MARY STARK, ETAL  
21220 GOLD VALLEY RD  
PERRIS CA 92570

ASMT: 321290006, APN: 321290006  
FRANK MEJIA  
1240 E ONTARIO AVE NO 102  
CORONA CA 92881

ASMT: 321290027, APN: 321290027  
KAREN SHEPARD, ETAL  
21585 GOLD VALLEY RD  
PERRIS, CA. 92570

ASMT: 321290007, APN: 321290007  
LAUREN HARTMAN, ETAL  
18860 YELLOW BRICK RD  
PERRIS CA 92570

ASMT: 321290028, APN: 321290028  
JUDITH JOHNSON, ETAL  
21645 GOLD VALLEY RD  
PERRIS, CA. 92570

ASMT: 321290008, APN: 321290008  
MASAE KAWACHI, ETAL  
21605 JUNIPER RD  
PERRIS, CA. 92570

ASMT: 321290029, APN: 321290029  
TRACY BABER, ETAL  
18730 YELLOW BRICK RD  
PERRIS, CA. 92570

ASMT: 321290030, APN: 321290030  
TERRY HERMAN, ETAL  
18590 YELLOW BRICK RD  
PERRIS, CA. 92570

ASMT: 321300035, APN: 321300035  
HOWARD LEVESON  
17925 COPPER QUEEN  
PERRIS CA 92570

ASMT: 321290031, APN: 321290031  
JOANNE HOLMES, ETAL  
P O BOX 547  
MORONI UT 84646

ASMT: 321300036, APN: 321300036  
TERRY WHITFORD, ETAL  
18541 YELLOW BRICK RD  
PERRIS, CA. 92570

ASMT: 321290032, APN: 321290032  
SHARON RICKLES HITTNER, ETAL  
21591 JUNIPER RD  
PERRIS, CA. 92570

ASMT: 321300037, APN: 321300037  
DENISE HERNANDEZ, ETAL  
18551 YELLOW BRICK RD  
PERRIS, CA. 92570

ASMT: 321290034, APN: 321290034  
CHRISTINE HALL, ETAL  
21520 GOLD VALLEY RD  
PERRIS, CA. 92570

ASMT: 321300038, APN: 321300038  
KELLY MILLER, ETAL  
18651 YELLOW BRICK RD  
PERRIS, CA. 92570

ASMT: 321290035, APN: 321290035  
SARAH FITZELL, ETAL  
P O BOX 7608  
RIVERSIDE CA 92513

ASMT: 321300027, APN: 321300027  
JUNE SCALES, ETAL  
18705 YELLOW BRICK RD  
PERRIS, CA. 92570

ASMT: 321300028, APN: 321300028  
LISA TOUSSAINT, ETAL  
21844 GOLD VALLEY RD  
PERRIS, CA. 92570



ASMT: 321160052, APN: 321160052  
IDALEONA ESTATES II  
C/O MARTIN PARTNERS  
444 S FLOWER ST STE 1200  
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