



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

1:30 P.M.

OCTOBER 29, 2012

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center
4080 Lemon Street
1st Floor, Conference Room 2A
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 Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply 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@rcplma.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 **FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23320** - Applicant: Rancon Group - Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Northerly of Rancho California Road, westerly of La Serena Way and easterly of Butterfield Stage Road – 10 Gross Acres - Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10) – APPROVED PROJECT
DESCRIPTION: Plot Plan No. 23320, Bolero Cellars, proposes a 24,518 square foot Spanish-style winery consisting of a tasting room, a restaurant, a retail area, a fermentation room, a barrel storage room, administrative offices, and a bed and breakfast with 10 rooms and 140 parking spaces on ten (10) gross acres. - **REQUEST: FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23320**, extending the expiration to August 2, 2013. Project Planner: Damaris Abraham at (951) 955-5719. (Quasi-judicial)

1.2 **FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23319** - Applicant: Rancon Group - Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Northerly of Rancho California Road, westerly of La Serena Way and easterly of Butterfield Stage Road – 10 Gross Acres - Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10) – APPROVED PROJECT
DESCRIPTION: Plot Plan No. 23319, C'est la Vie Winery, proposes a 33,349 square foot French-style country estate winery consisting of a tasting room, a restaurant, a fermentation room, a barrel storage room, a retail area, an automobile collection display area, a bed and breakfast with ten (10) rooms, administrative offices, and a basement with a wine library and

151 parking spaces on ten (10) gross acres. - **REQUEST: FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23319**, extending the expiration to August 2, 2013. Project Planner: Damaris Abraham at (951) 955-5719. (Quasi-judicial)

- 1.3 **FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23318** - Applicant: Rancon Group - Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Northerly of Rancho California Road, westerly of La Serena Way and easterly of Butterfield Stage Road – 20.04 Gross Acres - Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10) – **APPROVED PROJECT DESCRIPTION:** Plot Plan No. 23318, Il Poggio, proposes a 37,170 square foot Italian-style winery consisting of a cave for barrel storage, a tasting room, administrative offices, a catering kitchen for special events, and a fermentation area and a 52,719 square foot hotel consisting of administrative offices, a lounge area, 40 guest rooms, an outdoor garden area, a juice bar, and a spa with eight (8) treatment rooms and 146 parking spaces on 20.04 gross acres. - **REQUEST: FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23318**, extending the expiration to August 2, 2013. Project Planner: Damaris Abraham at (951) 955-5719. (Quasi-judicial)

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

- 2.1 **PLOT PLAN NO. 25045** – CEQA Exempt – Applicant: Elizabeth H. Mendoza de McRae – First/First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: On the southerly side of Via Barranca and westerly of Via Lago, more specifically 15525 Via Barranca – 4.34 Gross Acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2) – **REQUEST:** The plot plan proposes to permit an existing unpermitted kennel as Class II Dog Kennel (Medusa Canine Sanctuary, Ltd.) that houses 11-25 special needs, and senior canines considered not adoptable. No selling, breeding or illegal animal activities such as fighting, etc involved. The project property contains an existing 2,405 sq. ft. residence and a 1,184 sq. ft. metal storage building which is being used as part of the kennel facility. Four 6 ft. x 12 ft. dog pens are located inside the residence's garage, and four 6 ft. x 12 ft. pens are located just outside the southerly side of the residence. Additionally, eight 6 ft. x 10 ft. dog pens are located within the storage building, and an outdoor dog run is located along the building's westerly side. Continued from September 10, 2012. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)
- 2.2 **PLOT PLAN NO. 25168** – Intent to Adopt a Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Derra Design, Inc. – Third/Third Supervisorial District – Anza Zoning Area – Riverside Extended Mountain Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly side of Table Mountain Truck Trail and westerly of Fugatt Court – 2.63 Acres - Zoning: Rural Residential – 2½ Acre Minimum (R-R-2½) - **REQUEST:** The plot plan is a proposal for Verizon Wireless to collocate one 48 inch diameter microwave dish at 55 feet high centerline and one 48 inch diameter microwave dish at 20 feet high centerline on an existing 103 foot high monopole. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)
- 2.3 **PLOT PLAN NO. 25167** – Intent to Adopt a Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Derra Design, Inc. – Third/Third Supervisorial District – Anza Zoning Area – Riverside Extended Mountain Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly side of Mitchell Road, easterly of Bonita Vista Road, and westerly of Jack Lane, more specifically 55610 Mitchell Road – 27.79 Acres - Zoning: Rural Residential – 2½ Acre Minimum (R-R-2½) - **REQUEST:**

The plot plan is a proposal for Verizon Wireless to collocate one 48 inch diameter microwave dish at 60 feet high centerline and one 48 inch diameter microwave dish at 50 feet high centerline on an existing 105 foot high monopole. The total number of microwave dishes including the previously approved 48 inch diameter microwave dish at 40 feet centerline will be three. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

- 2.4 **PLOT PLAN NO. 25194** - CEQA Exempt - Applicant: Jeanine Marie Gattas – Owner: Jeanine Marie Gattas – First/First Supervisorial District – Cleveland Area Zoning District – Elsinore Area Plan – Rural: Rural Mountainous – 10 Acre Minimum (R:RM) - Located Northerly of Rodeo Road, southerly of Monterey Road, easterly of El Niguel Road, westerly of Calle Grande - Zoning: One Family Dwelling-Mountain Resort 10 Acre minimum (R:RM) – 2.36 Acres - **REQUEST:** The Plot Plan is to a proposal to construct a 1,760 square foot detached barn with attached 608 square foot porch on 2.36 acres, associated with the 1,827 square foot main residence located at 17200 Rodeo Road in the unincorporated Riverside County near Lake Elsinore. APN: 385-190-009. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-judicial)
- 2.5 **PLOT PLAN NO. 23017** – Intent to Consider an Addendum to an Adopted Mitigated Negative Declaration – 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. Continued from October 22, 2012. Project Planner: HPKang at (951) 955-1888 or email hpkang@rctlma.org. (Quasi-judicial)

3.0 PUBLIC COMMENTS:

111

Agenda Item No.
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Project Planner: Damaris Abraham
Director's Hearing: October 29, 2012

PLOT PLAN NO. 23320
FIRST EXTENSION OF TIME
Applicant: Rancon Group

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to begin substantial construction. Unless specifically requested by the EOT applicant, this request will not be discussed at the time it is presented to the Planning Director for approval.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23320

JUSTIFICATION FOR EXTENSION REQUEST:

As per the correspondence from the Extension of Time applicant (dated September 19, 2012), construction has not occurred within the required period of time due to economics and funding.

BACKGROUND:

On August 2, 2010 the Planning Director approved Plot Plan No. 23320.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of thirteen (13) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Planning Department is recommending the addition of three (3) Conditions of Approval and the Building and Safety Department, Grading Division is recommending the addition of ten (10) Conditions of Approval.

The Extension of Time applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated August 31, 2012) indicating the acceptance of the thirteen (13) recommended conditions.

D.M.

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23320**, extending the expiration date to August 2, 2013, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23320 - Applicant: Rancon Group - Third /Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Northerly of Rancho California Road, westerly of La Serena Way and easterly of Butterfield Stage Road – 10 Gross Acres - Zoning: Citrus Vineyard – 10 Acre Minimum (CV-10) – **APPROVED PROJECT DESCRIPTION:** Plot Plan No. 23320, Bolero Cellars, proposes a 24,518 square foot Spanish-style winery consisting of a tasting room, a restaurant, a retail area, a fermentation room, a barrel storage room, administrative offices, and a bed and breakfast with 10 rooms and 140 parking spaces on ten (10) gross acres. - **REQUEST: FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23320**, extending the expiration to August 2, 2013.

PP23320



Selected parcel(s):
943-260-044

LEGEND

 SELECTED PARCEL

 INTERSTATES

 HIGHWAYS

 PARCELS

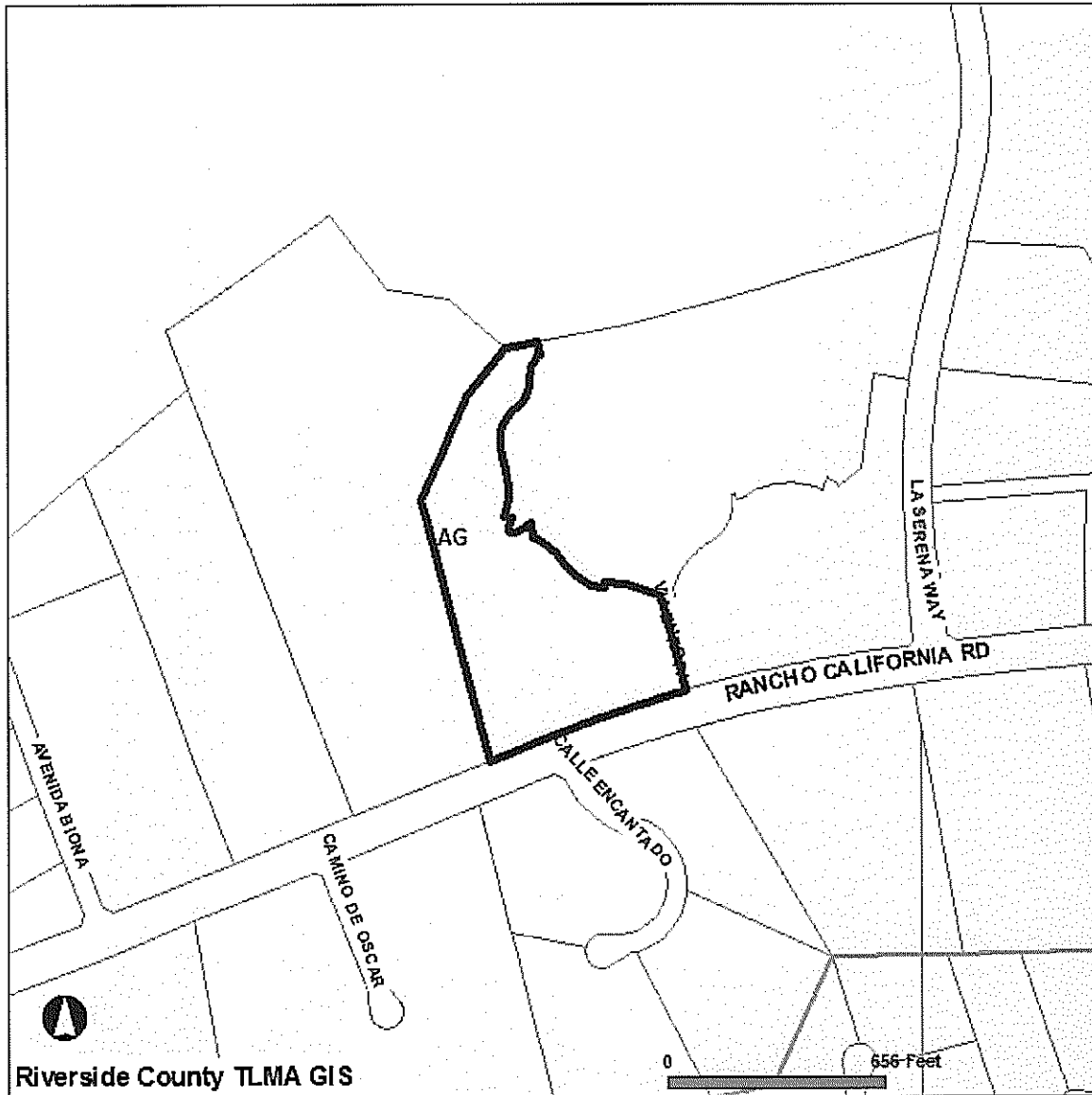
IMPORTANT

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.

REPORT PRINTED ON...Tue Jul 17 11:36:49 2012

Version 120530

PP23320



Selected parcel(s):
943-260-044

ZONING

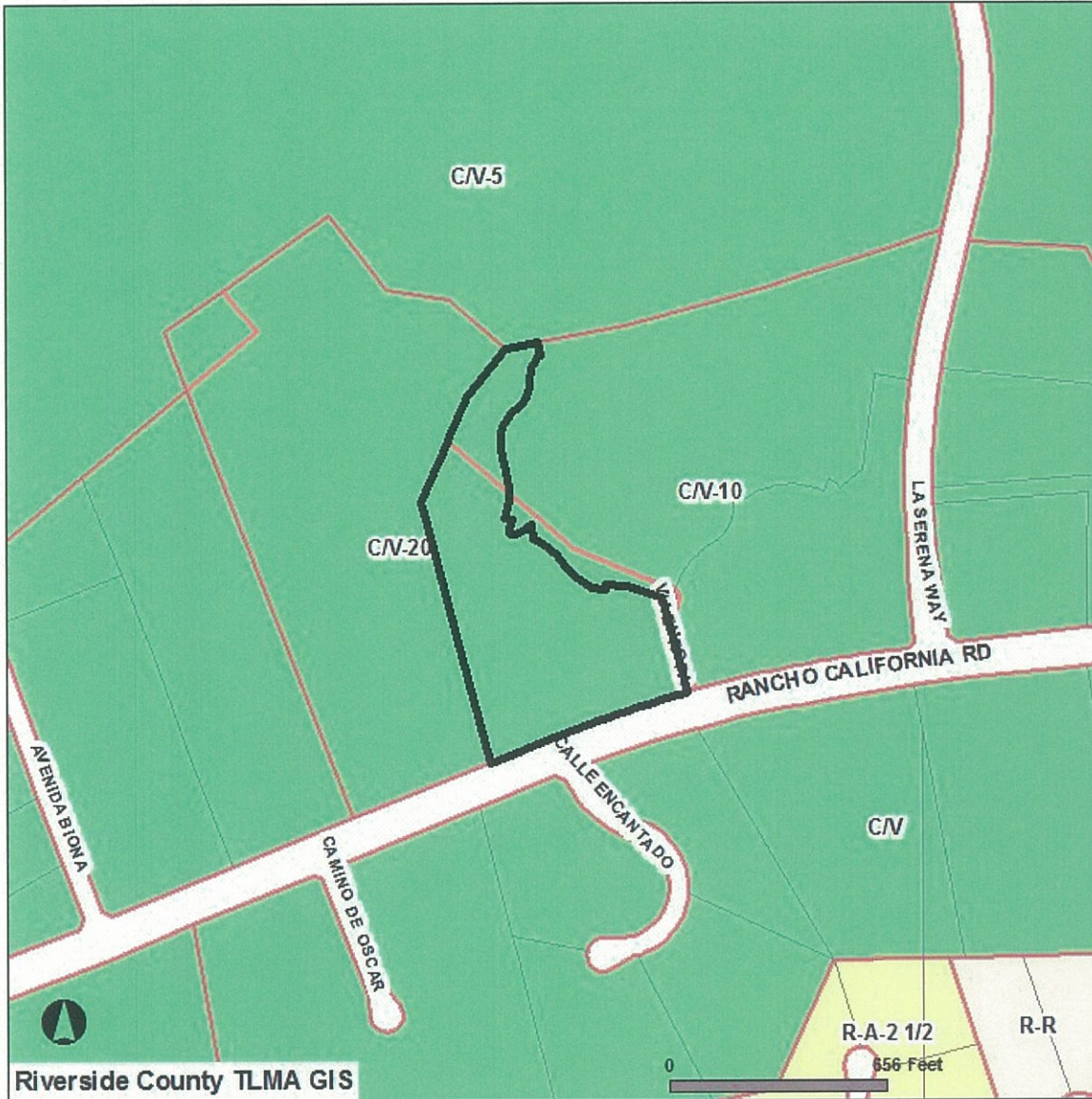
IMPORTANT

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REPORT PRINTED ON...Tue Jul 17 11:37:51 2012

Version 120530

PP23320



Selected parcel(s):
943-260-044

ZONING

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

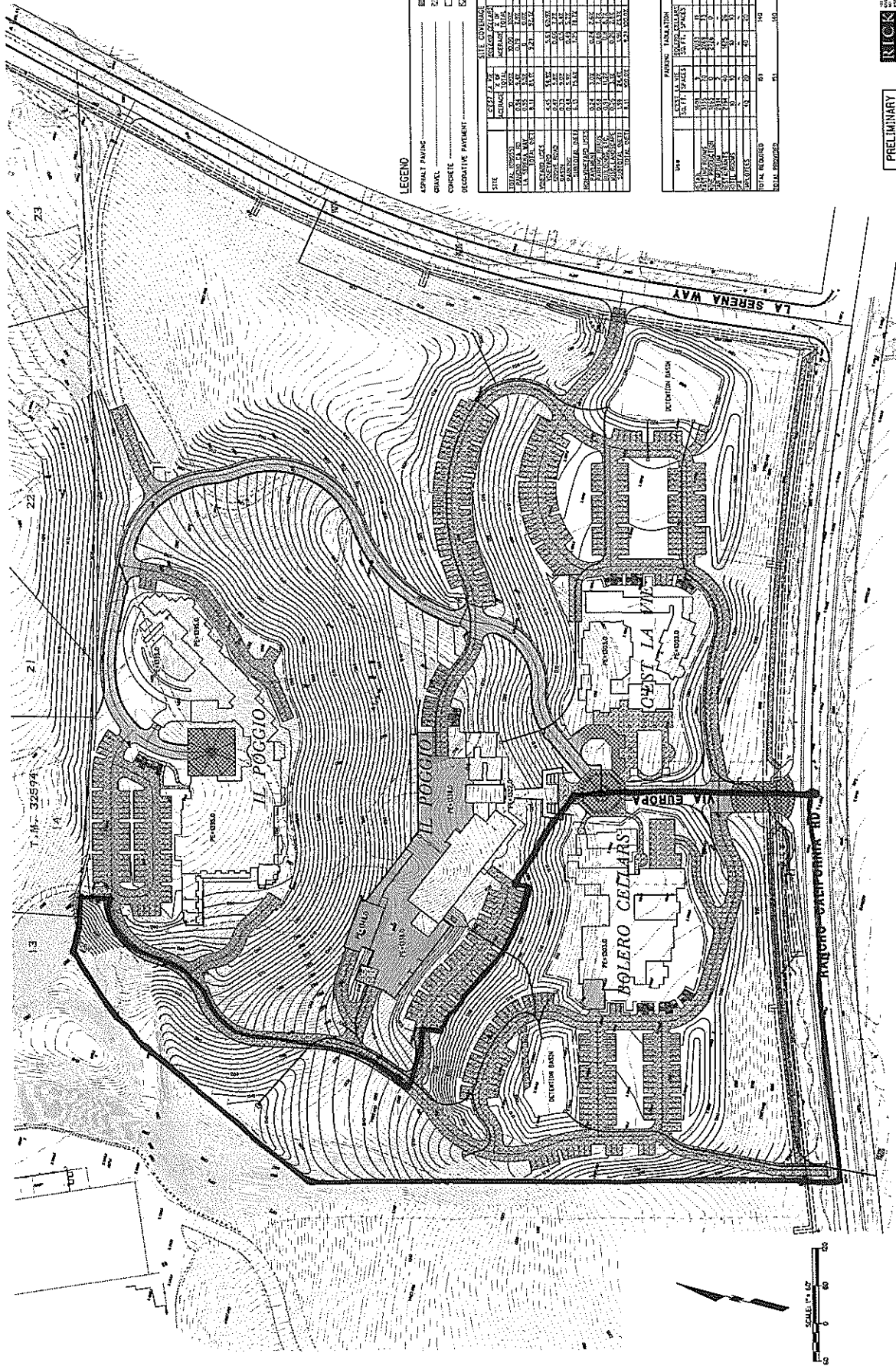
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Version 120530

**EUROPA VILLAGE
SITE EXHIBIT**
FEBRUARY 15, 2008



LEGEND

- ASPHALT PAVING
- GRAVEL
- CONCRETE
- DECORATIVE PAVEMENT

SITE COVERAGE

TYPE	AREA (SQ. FT.)	% OF TOTAL SITE AREA	TOTAL SQ. FT.
ASPHALT PAVING	1,234,567	12.34	1,234,567
GRAVEL	876,543	8.76	876,543
CONCRETE	543,210	5.43	543,210
DECORATIVE PAVEMENT	210,987	2.11	210,987
TOTAL	10,000,000	100.00	10,000,000

PARKING TOLERATION

TYPE	AREA (SQ. FT.)	% OF TOTAL SITE AREA	TOTAL SQ. FT.
ASPHALT PAVING	1,234,567	12.34	1,234,567
GRAVEL	876,543	8.76	876,543
CONCRETE	543,210	5.43	543,210
DECORATIVE PAVEMENT	210,987	2.11	210,987
TOTAL	10,000,000	100.00	10,000,000

PRELIMINARY
NOT FOR CONSTRUCTION



CONSULTANTS, INC.
1000 W. 10TH AVENUE
DENVER, CO 80202

Extension of Time Environmental Determination

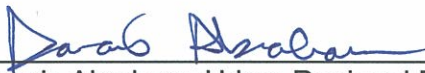
Project Case Number: PP23320
 Original EIR Number: EIR00517
 Extension of Time No.: First
 Original Approval Date: August 2, 2010

Project Location: Northerly of Rancho California Road, westerly of La Serena Way and easterly of Butterfield Stage Road

Project Description: Plot Plan No. 23320, Bolero Cellars, proposes a 24,518 square foot Spanish-style winery consisting of a tasting room, a restaurant, a retail area, a fermentation room, a barrel storage room, administrative offices, and a bed and breakfast with 10 rooms and 140 parking spaces on ten (10) gross acres.

On September 27, 2012, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Damaris Abraham, Urban Regional Planner III

Date: September 27, 2012
 For Carolyn Syms Luna, Director

Abraham, Damaris

From: Frank Igo [figo@rancongroup.com]
Sent: Wednesday, September 19, 2012 1:28 PM
To: Abraham, Damaris
Subject: RE: 1st Extension of Time for PP23320 - Conditions of Approval

PP 23320, 23319, and 23318 has not proceeded due to economics and funding. We are working on funding this year and expect to start working drawings in June 2013 for all 3 plot plans

Frank Igo
Director
Rancongroup
41391 Kalmia Street
Suite 200
Murrieta, CA 92562
Office Tel # 951-696-0600 x307
Cell # 951-216-4487

www.rancongroup.com



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By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a confidential nature and will be held and treated in the strictest confidence and shall be returned to the Rancon Group and sender promptly upon request; and (b) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Rancon Group or as otherwise provided in a formal written and executed Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to The Rancon Group

Abraham, Damaris

From: Frank Igo [figo@rancongroup.com]
Sent: Friday, August 31, 2012 10:35 AM
To: Abraham, Damaris
Subject: RE: 1st Extension of Time for PP23320 - Conditions of Approval

We accept the conditions for plot plan 23320

Frank Igo
Director
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Cell # 951-216-4487

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From: Abraham, Damaris [<mailto:DABRAHAM@rctlma.org>]
Sent: Thursday, August 30, 2012 8:42 AM
To: Frank Igo
Subject: 1st Extension of Time for PP23320 - Conditions of Approval

Attn: Applicant

RE: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23320

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **August 16, 2012**. The LDC has determined it necessary to recommend the addition of thirteen (13) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Planning Department is recommending the addition of three (3) Conditions of Approval and the Building and Safety Department, Grading Division, is recommending the addition of ten (10) Conditions of Approval .

Please review the proposed condition of approval attached in this correspondence. If this condition is acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept this condition. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

- | | |
|----------------|----------------|
| 10.PLANNING.48 | 90.BS GRADE.4 |
| 10.PLANNING.49 | 90.BS GRADE.5 |
| 60.BS GRADE.11 | 90.BS GRADE.6 |
| 60.BS GRADE.12 | 90.BS GRADE.7 |
| 60.BS GRADE.13 | 90.PLANNING.37 |
| 80.BS GRADE.2 | |
| 90.BS GRADE.2 | |
| 90.BS GRADE.3 | |

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for Director's Hearing. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Damaris Abraham
Urban Regional Planner III
Riverside County Planning Department
4080 Lemon Street, 12th floor
Riverside, CA 92501
(951) 955 -5719

Please note: Our office is closed every Friday.

PLOT PLAN:TRANSMITTED Case #: PP23320

Parcel: 943-260-025

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 48 USE - EOT1 NOISE RECOMMND

Upon issuance of two Code Violation Notices within a 180 day period for excessive noise on the subject property, the permittee shall conduct or cause to be conducted a noise measurement study acceptable to the Planning Director for any subsequent special occasion events occurring on site for a two week period. Such study shall be reviewed and approved by the Planning Director and used to determine if the permittee is complying with County Ordinance No. 847 (Noise Ordinance) and the project's conditions of approval. If a violation of Ordinance No. 847 or of the conditions of approval have occurred, the Planning Director has the sole discretion to do any of the following: 1) prohibit special occasion events from taking place on the site, 2) reduce the number of guests attending the special occasion events, 3) prohibit music or amplified sound on the site in order to comply with Ordinance No. 847.

10.PLANNING. 49 USE - EOT1 PRODUCTION CAPACITY RECOMMND

A winery facility shall have a capacity to produce at least 3,500 gallons of wine annually.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 11 USE - APPROVED WQMP EOT1 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-CONSTR MTG EOT1 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.

08/30/12
07:32

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN:TRANSMITTED Case #: PP23320

Parcel: 943-260-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 USE- BMP NPDES PERMIT EOT1

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 USE- ROUGH GRD APPRVL EOT1

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.

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

PLOT PLAN:TRANSMITTED Case #: PP23320

Parcel: 943-260-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE- ROUGH GRD APPRVL EOT1 (cont.) RECOMMND

have met all rough grade requirements to obtain Building and Safety Department clearance.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 2 USE - WQMP BMP INSP EOT1 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. 3 USE - WQMP CERT REQ'D EOT1 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.

90.BS GRADE. 4 USE - GPS COORDINATES EOT1 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. 5 USE - BMP REGISTRATION EOT1 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.

PLOT PLAN:TRANSMITTED Case #: PP23320

Parcel: 943-260-025

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE-REQ'D GRDG INSP'S EOT1

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. 7 USE-PRECISE GRD APPRVL EOT1

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 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

08/30/12
07:32

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:TRANSMITTED Case #: PP23320

Parcel: 943-260-025

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE-PRECISE GRD APPRVL EOT1 (cont.)

RECOMMND

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.

PLANNING DEPARTMENT

90.PLANNING. 37 USE - EOT1 WINE PRODUCTION

RECOMMND

The building designated for wine production building shall be finalized prior to, or concurrent with, a tasting room in accordance with wine production requirements to be in effect prior to tasting operations in Ordinance No. 348, Citrus/Vineyard zone, section 14.74 Development Standards.

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

DATE: July 17, 2012

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space District

Co. Geologist
Environmental Programs Dept.
P.D. Landscaping Section
P.D. Archaeologist – L. Mouriquand
P.D. Kinika Hesterly

FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23320 - Applicant: Rancon Group - Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Northerly of Rancho California Road, westerly of La Serena Way and easterly of Butterfield Stage Road – 10 Gross Acres - Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10) – APPROVED PROJECT DESCRIPTION: Plot Plan No. 23320, Bolero Cellars, proposes a 24,518 square foot Spanish-style winery consisting of a tasting room, a restaurant, a retail area, a fermentation room, a barrel storage room, administrative offices, and a bed and breakfast with 10 rooms and 140 parking spaces on ten (10) gross acres. - **REQUEST: FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23320**, extending the expiration to August 2, 2013.

Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **August 16, 2012 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments must complete their review prior to the LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward based on that presumption.

Each LDC Agency or Department may recommend conditions of approval to maintain conformance with the County General Plan, or to ensure the project does not adversely affect the health, safety or welfare of the general public. New or revised conditions of approval should be added to the subject case condition set the by LDC Comment date and placed in recommend status. After the LDC Comment date, the Planning Department will then forward all recommended extension of time conditions to the applicant for acceptance prior to moving this request forward for approval.

LDC MEMBERS ARE ENCOURAGED TO DIFFERENTIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Revised Permit to the Approved Plot Plan, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact **Damaris Abraham** at micro **5-5719** or via e-mail at **DABRAHAM@rctlma.org**. You can also send documents to **MAILSTOP# 1070**.

Agenda Item No. 11.2
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Project Planner: Damaris Abraham
Director's Hearing: October 29, 2012

PLOT PLAN NO. 23319
FIRST EXTENSION OF TIME
Applicant: Rancon Group

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to begin substantial construction. Unless specifically requested by the EOT applicant, this request will not be discussed at the time it is presented to the Planning Director for approval.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23319

JUSTIFICATION FOR EXTENSION REQUEST:

As per the correspondence from the Extension of Time applicant (dated September 19, 2012), construction has not occurred within the required period of time due to economics and funding.

BACKGROUND:

On August 2, 2010 the Planning Director approved Plot Plan No. 23319.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of thirteen (13) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Planning Department is recommending the addition of three (3) Conditions of Approval and the Building and Safety Department, Grading Division is recommending the addition of ten (10) Conditions of Approval.

The Extension of Time applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated August 31, 2012) indicating the acceptance of the thirteen (13) recommended conditions.

D.A.A.

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23319**, extending the expiration date to August 2, 2013, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23319 - Applicant: Rancon Group - Third /Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Northerly of Rancho California Road, westerly of La Serena Way and easterly of Butterfield Stage Road – 10 Gross Acres - Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10) – **APPROVED PROJECT DESCRIPTION:** Plot Plan No. 23319, C'est la Vie Winery, proposes a 33,349 square foot French-style country estate winery consisting of a tasting room, a restaurant, a fermentation room, a barrel storage room, a retail area, an automobile collection display area, a bed and breakfast with ten (10) rooms, administrative offices, and a basement with a wine library and 151 parking spaces on ten (10) gross acres. - **REQUEST: FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23319**, extending the expiration to August 2, 2013.

PP23319



Selected parcel(s):
943-260-045

LEGEND

SELECTED PARCEL

INTERSTATES

HIGHWAYS

PARCELS

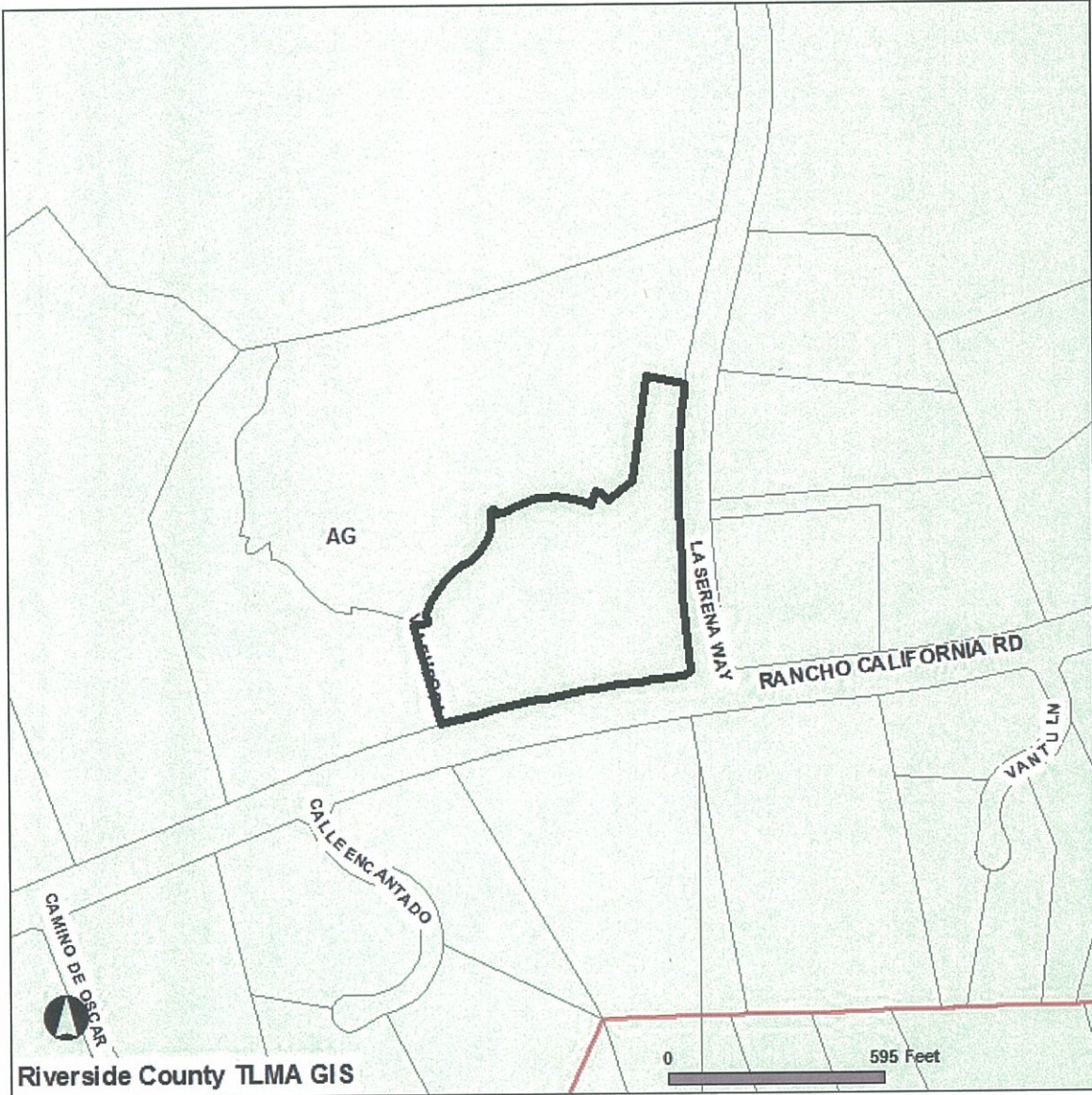
IMPORTANT

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.

REPORT PRINTED ON...Tue Jul 17 10:44:52 2012

Version 120530

PP23319



Selected parcel(s):
943-260-045

LAND USE

SELECTED PARCEL
 AG - AGRICULTURE

INTERSTATES

HIGHWAYS

PARCELS

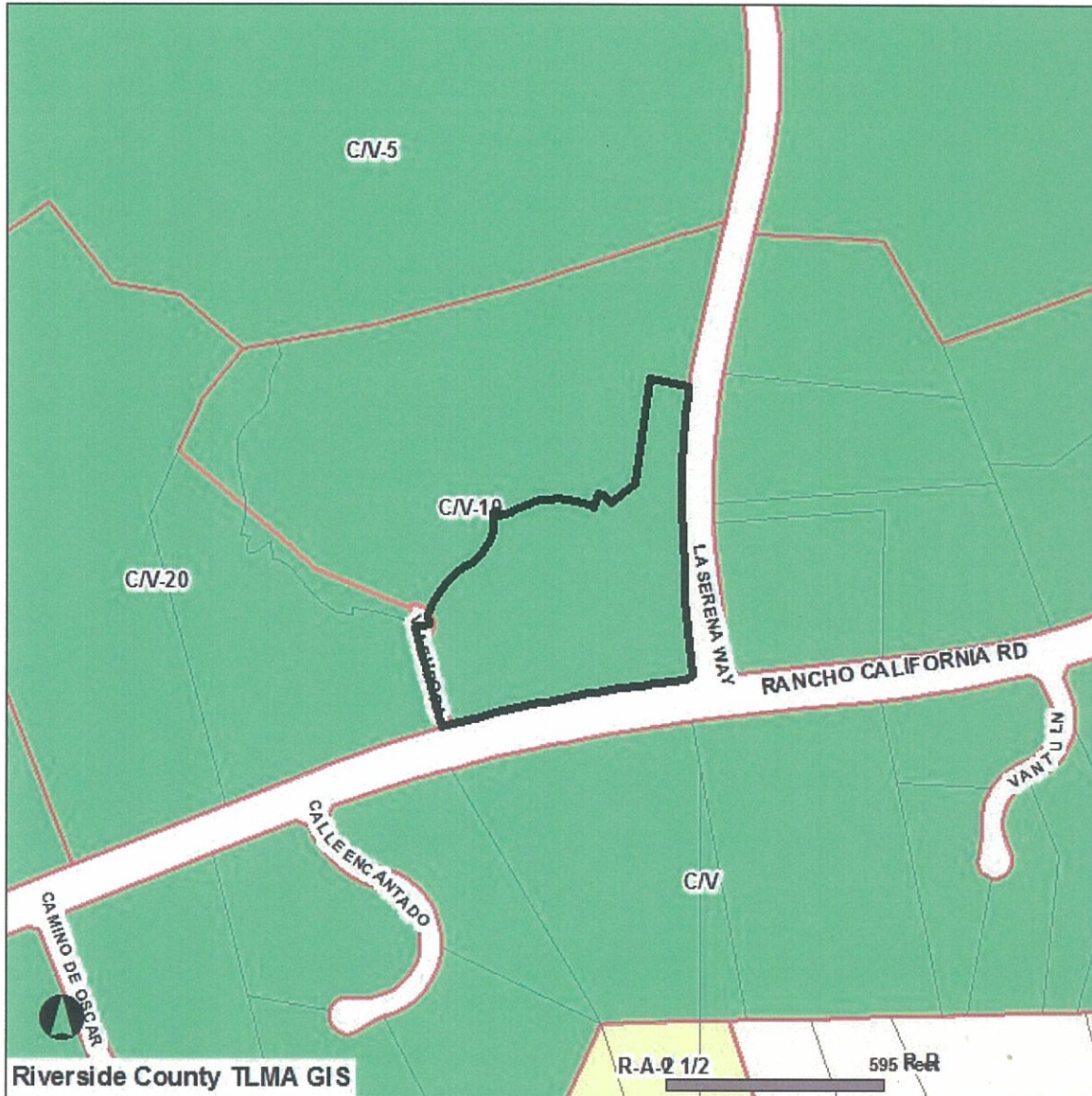
IMPORTANT

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REPORT PRINTED ON...Tue Jul 17 10:41:29 2012

Version 120530

PP23319



Selected parcel(s):
943-260-045

ZONING

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

IMPORTANT

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REPORT PRINTED ON...Tue Jul 17 10:40:08 2012

Version 120530

Extension of Time Environmental Determination

Project Case Number: PP23319

Original EIR Number: EIR00517

Extension of Time No.: First

Original Approval Date: August 2, 2010

Project Location: Northerly of Rancho California Road, westerly of La Serena Way and easterly of Butterfield Stage Road

Project Description: Plot Plan No. 23319, C'est la Vie Winery, proposes a 33,349 square foot French-style country estate winery consisting of a tasting room, a restaurant, a fermentation room, a barrel storage room, a retail area, an automobile collection display area, a bed and breakfast with ten (10) rooms, administrative offices, and a basement with a wine library and 151 parking spaces on ten (10) gross acres.

On September 27, 2012, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
Damaris Abraham, Urban Regional Planner III

Date: September 27, 2012
For Carolyn Syms Luna, Director

Abraham, Damaris

From: Frank Igo [figo@rancongroup.com]
Sent: Wednesday, September 19, 2012 1:28 PM
To: Abraham, Damaris
Subject: RE: 1st Extension of Time for PP23320 - Conditions of Approval

PP 23320, 23319, and 23318 has not proceeded due to economics and funding. We are working on funding this year and expect to start working drawings in June 2013 for all 3 plot plans

Frank Igo
Director
Rancongroup
41391 Kalmia Street
Suite 200
Murrieta, CA 92562
Office Tel # 951-696-0600 x307
Cell # 951-216-4487

www.rancongroup.com



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By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a confidential nature and will be held and treated in the strictest confidence and shall be returned to the Rancon Group and sender promptly upon request; and (b) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Rancon Group or as otherwise provided in a formal written and executed Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to The Rancon Group

Abraham, Damaris

From: Frank Igo [figo@rancongroup.com]
Sent: Friday, August 31, 2012 10:35 AM
To: Abraham, Damaris
Subject: RE: 1st Extension of Time for PP23319 - Conditions of Approval

We accept the new conditions for plot plan 23319

Frank Igo
Director
Rancongroup
41391 Kalmia Street
Suite 200
Murrieta, CA 92562
Office Tel # 951-696-0600 x307
Cell # 951-216-4487

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By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a confidential nature and will be held and treated in the strictest confidence and shall be returned to the Rancon Group and sender promptly upon request; and (b) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Rancon Group or as otherwise provided in a formal written and executed Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to The Rancon Group

From: Abraham, Damaris [mailto:DABRAHAM@rctlma.org]
Sent: Thursday, August 30, 2012 8:41 AM
To: Frank Igo
Subject: 1st Extension of Time for PP23319 - Conditions of Approval

Attn: Applicant

RE: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23319

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **August 16, 2012**. The LDC has determined it necessary to recommend the addition of thirteen (13) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Planning Department is recommending the addition of three (3) Conditions of Approval and the Building and Safety Department, Grading Division, is recommending the addition of ten (10) Conditions of Approval .

Please review the proposed condition of approval attached in this correspondence. If this condition is acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept this condition. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

10.PLANNING.48	90.BS GRADE.4
10.PLANNING.49	90.BS GRADE.5
60.BS GRADE.11	90.BS GRADE.6
60.BS GRADE.12	90.BS GRADE.7
60.BS GRADE.14	90.PLANNING.37
80.BS GRADE.2	
90.BS GRADE.2	
90.BS GRADE.3	

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for Director's Hearing. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Damaris Abraham
Urban Regional Planner III
Riverside County Planning Department
4080 Lemon Street, 12th floor
Riverside, CA 92501
(951) 955 -5719

Please note: Our office is closed every Friday.

PLOT PLAN:TRANSMITTED Case #: PP23319

Parcel: 943-260-026

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 48 USE - EOT1 PRODUCTION CAPACITY

RECOMMND

A winery facility shall have a capacity to produce at least 3,500 gallons of wine annually.

10.PLANNING. 49 USE - EOT1 NOISE

RECOMMND

Upon issuance of two Code Violation Notices within a 180 day period for excessive noise on the subject property, the permittee shall conduct or cause to be conducted a noise measurement study acceptable to the Planning Director for any subsequent special occasion events occurring on site for a two week period. Such study shall be reviewed and approved by the Planning Director and used to determine if the permittee is complying with County Ordinance No. 847 (Noise Ordinance) and the project's conditions of approval. If a violation of Ordinance No. 847 or of the conditions of approval have occurred, the Planning Director has the sole discretion to do any of the following: 1) prohibit special occasion events from taking place on the site, 2) reduce the number of guests attending the special occasion events, 3) prohibit music or amplified sound on the site in order to comply with Ordinance No. 847.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 11 USE - APPROVED WQMP EOT1

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-CONSTR MTG EOT1

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.

PLOT PLAN:TRANSMITTED Case #: PP23319

Parcel: 943-260-026

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE-BMP CONST NPDES PRMT EOT1

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE 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.

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

PLOT PLAN:TRANSMITTED Case #: PP23319

Parcel: 943-260-026

80. PRIOR TO BLDG PRMT ISSUANCE

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

have met all rough grade requirements to obtain Building and Safety Department clearance.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 2 USE-WQMP BMP INSP EOT1 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. 3 USE-WQMP CERT REQ'D EOT1 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.

90.BS GRADE. 4 USE- GPS COORDINATES EOT1 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. 5 USE - BMP REGISTRATION EOT1 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.

PLOT PLAN:TRANSMITTED Case #: PP23319

Parcel: 943-260-026

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE-REQ'D GRDG INSP'S EOT1

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. 7 USE-PRECISE GRD APPRVL EOT1

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 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

08/30/12
07:28

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:TRANSMITTED Case #: PP23319

Parcel: 943-260-026

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE-PRECISE GRD APPRVL EOT1 (cont.) RECOMMND

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.

PLANNING DEPARTMENT

90.PLANNING. 37 USE - EOT1 WINE PRODUCTION RECOMMND

The building designated for wine production building shall be finalized prior to, or concurrent with, a tasting room in accordance with wine production requirements to be in effect prior to tasting operations in Ordinance No. 348, Citrus/Vineyard zone, section 14.74 Development Standards.

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

DATE: July 17, 2012

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space District

Co. Geologist
Environmental Programs Dept.
P.D. Landscaping Section
P.D. Archaeologist – L. Mouriquand
P.D. Kinika Hesterly

FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23319 - Applicant: Rancon Group - Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Northerly of Rancho California Road, westerly of La Serena Way and easterly of Butterfield Stage Road – 10 Gross Acres - Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10) – APPROVED PROJECT DESCRIPTION: Plot Plan No. 23319, C'est la Vie Winery, proposes a 33,349 square foot French-style country estate winery consisting of a tasting room, a restaurant, a fermentation room, a barrel storage room, a retail area, an automobile collection display area, a bed and breakfast with ten (10) rooms, administrative offices, and a basement with a wine library and 151 parking spaces on ten (10) gross acres. - **REQUEST: FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23319**, extending the expiration to August 2, 2013.

Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **August 16, 2012 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments must complete their review prior to the LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward based on that presumption.

Each LDC Agency or Department may recommend conditions of approval to maintain conformance with the County General Plan, or to ensure the project does not adversely affect the health, safety or welfare of the general public. New or revised conditions of approval should be added to the subject case condition set the by LDC Comment date and placed in recommend status. After the LDC Comment date, the Planning Department will then forward all recommended extension of time conditions to the applicant for acceptance prior to moving this request forward for approval.

LDC MEMBERS ARE ENCOURAGED TO DIFFERENTIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Revised Permit to the Approved Plot Plan, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact **Damaris Abraham** at micro **5-5719** or via e-mail at **DABRAHAM@rctlma.org**. You can also send documents to **MAILSTOP# 1070**.

Agenda Item No. 1.13
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Project Planner: Damaris Abraham
Director's Hearing: October 29, 2012

PLOT PLAN NO. 23318
FIRST EXTENSION OF TIME
Applicant: Rancon Group

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to begin substantial construction. Unless specifically requested by the EOT applicant, this request will not be discussed at the time it is presented to the Planning Director for approval.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23318

JUSTIFICATION FOR EXTENSION REQUEST:

As per the correspondence from the Extension of Time applicant (dated September 19, 2012), construction has not occurred within the required period of time due to economics and funding.

BACKGROUND:

On August 2, 2010 the Planning Director approved Plot Plan No. 23318.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of thirteen (13) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Planning Department is recommending the addition of three (3) Conditions of Approval and the Building and Safety Department, Grading Division is recommending the addition of ten (10) Conditions of Approval.

The Extension of Time applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated August 31, 2012) indicating the acceptance of the thirteen (13) recommended conditions.

D.M.

PLOT PLAN NO. 23318
FIRST EXTENSION OF TIME REQUEST
DIRECTOR'S HEARING: October 29, 2012
Page 2 of 2

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23318**, extending the expiration date to August 2, 2013, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23318 - Applicant: Rancon Group - Third /Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Northerly of Rancho California Road, westerly of La Serena Way and easterly of Butterfield Stage Road – 20.04 Gross Acres - Zoning: Citrus Vineyard – 10 Acre Minimum (CV-10) – **APPROVED PROJECT DESCRIPTION:** Plot Plan No. 23318, Il Poggio, proposes a 37,170 square foot Italian-style winery consisting of a cave for barrel storage, a tasting room, administrative offices, a catering kitchen for special events, and a fermentation area and a 52,719 square foot hotel consisting of administrative offices, a lounge area, 40 guest rooms, an outdoor garden area, a juice bar, and a spa with eight (8) treatment rooms and 146 parking spaces on 20.04 gross acres. - **REQUEST: FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23318**, extending the expiration to August 2, 2013.

PP23318



Selected parcel(s):
943-260-046

LEGEND

SELECTED PARCEL

INTERSTATES

HIGHWAYS

PARCELS

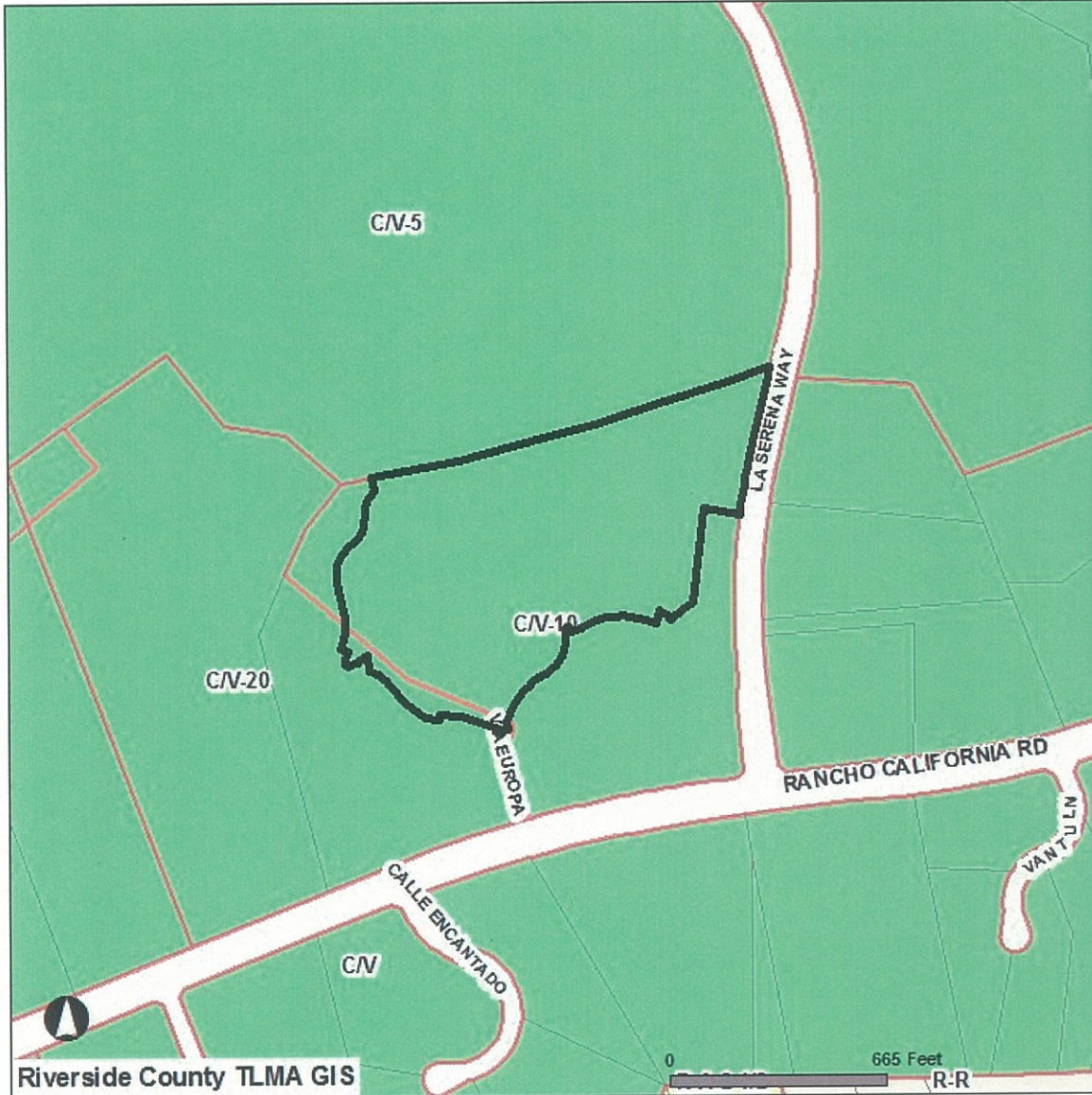
IMPORTANT

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.

REPORT PRINTED ON... Tue Jul 17 09:14:06 2012

Version 120530

PP23318



Selected parcel(s):
943-260-046

ZONING

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

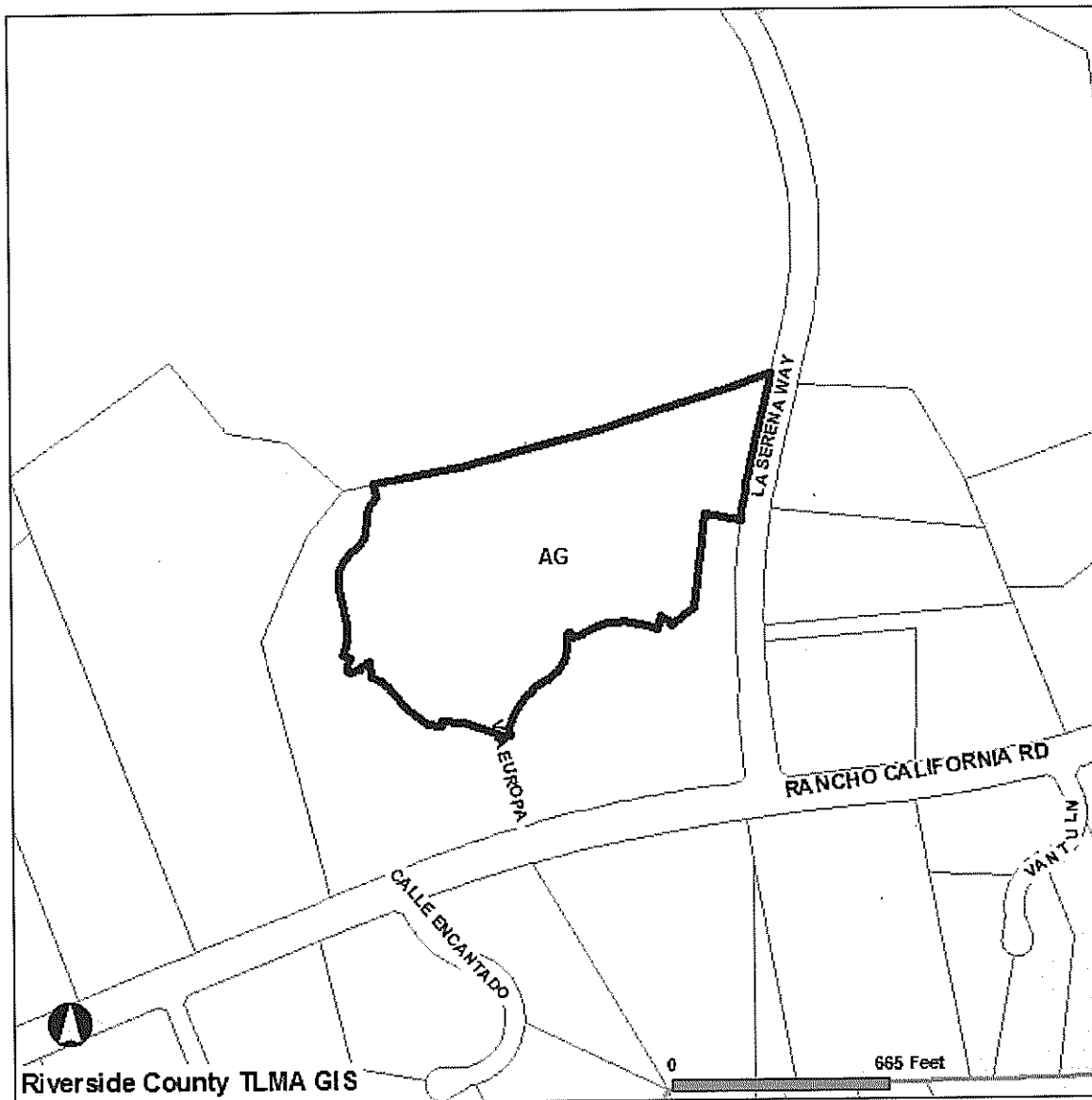
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Version 120530

PP23318



Riverside County TLMA GIS

Selected parcel(s):
943-260-046

LAND USE



SELECTED PARCEL



INTERSTATES



HIGHWAYS



PARCELS

AG - AGRICULTURE

IMPORTANT

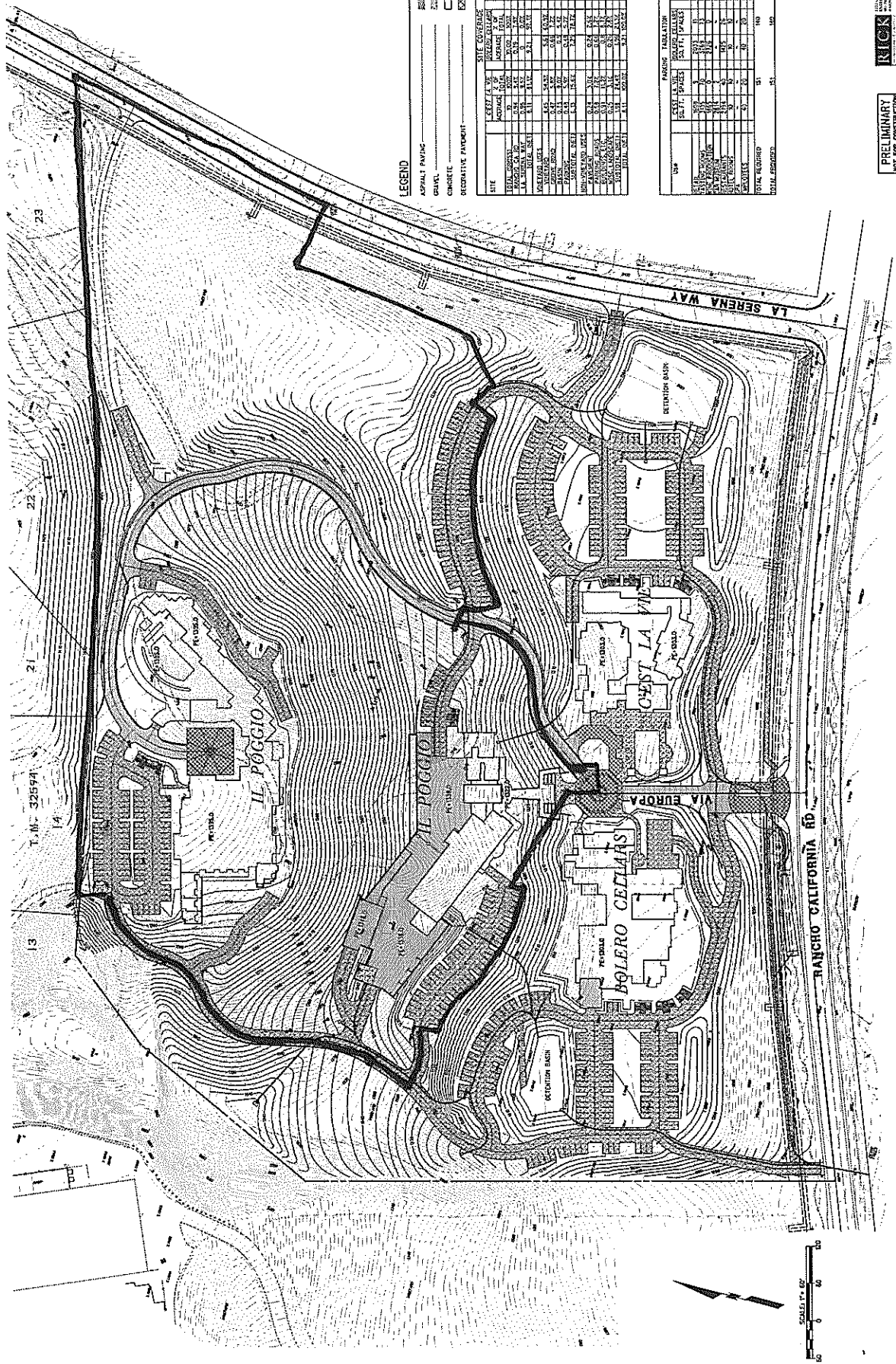
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REPORT PRINTED ON...Tue Jul 17 09:15:43 2012

Version 120530

EUROPA VILLAGE SITE EXHIBIT

FEBRUARY 15, 2008



LEGEND

- ASPHALT PAVING
- GRAVEL
- CONCRETE
- DECORATIVE PAVEMENT

SITE	SITE COVERAGE		TOTAL SITE	
	AREA (SQ. FT.)	% OF TOTAL	AREA (SQ. FT.)	% OF TOTAL
ASPHALT PAVING	1,111,312	16.21	1,111,312	16.21
GRAVEL	1,111,312	16.21	1,111,312	16.21
CONCRETE	1,111,312	16.21	1,111,312	16.21
DECORATIVE PAVEMENT	1,111,312	16.21	1,111,312	16.21
TOTAL	6,800,000	100.00	6,800,000	100.00

USE	PARKING		TOTAL	
	SPOTS	AREA (SQ. FT.)	SPOTS	AREA (SQ. FT.)
RESIDENTIAL	100	10,000	100	10,000
COMMERCIAL	200	20,000	200	20,000
TOTAL	300	30,000	300	30,000



PRELIMINARY
NOT FOR CONSTRUCTION



Extension of Time Environmental Determination

Project Case Number: PP23318

Original EIR Number: EIR00517

Extension of Time No.: First

Original Approval Date: August 2, 2010

Project Location: Northerly of Rancho California Road, westerly of La Serena Way and easterly of Butterfield Stage Road

Project Description: Plot Plan No. 23318, Il Poggio, proposes a 37,170 square foot Italian-style winery consisting of a cave for barrel storage, a tasting room, administrative offices, a catering kitchen for special events, and a fermentation area and a 52,719 square foot hotel consisting of administrative offices, a lounge area, 40 guest rooms, an outdoor garden area, a juice bar, and a spa with eight (8) treatment rooms and 146 parking spaces on 20.04 gross acres.

On September 27, 2012, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
Damaris Abraham, Urban Regional Planner III

Date: September 27, 2012
For Carolyn Syms Luna, Director

Abraham, Damaris

From: Frank Igo [figo@rancongroup.com]
Sent: Wednesday, September 19, 2012 1:28 PM
To: Abraham, Damaris
Subject: RE: 1st Extension of Time for PP23320 - Conditions of Approval

PP 23320, 23319, and 23318 has not proceeded due to economics and funding. We are working on funding this year and expect to start working drawings in June 2013 for all 3 plot plans

Frank Igo
Director
Rancongroup
41391 Kalmia Street
Suite 200
Murrieta, CA 92562
Office Tel # 951-696-0600 x307
Cell # 951-216-4487

www.rancongroup.com



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By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a confidential nature and will be held and treated in the strictest confidence and shall be returned to the Rancon Group and sender promptly upon request; and (b) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Rancon Group or as otherwise provided in a formal written and executed Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to The Rancon Group

Abraham, Damaris

From: Frank Igo [figo@rancongroup.com]
Sent: Friday, August 31, 2012 10:36 AM
To: Abraham, Damaris
Subject: RE: 1st Extension of Time for PP23318 - Conditions of Approval

We accept the conditions for plot plan 23318

Frank Igo
Director
Rancongroup
41391 Kalmia Street
Suite 200
Murrieta, CA 92562
Office Tel # 951-696-0600 x307
Cell # 951-216-4487

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From: Abraham, Damaris [mailto:DABRAHAM@rctlma.org]
Sent: Thursday, August 30, 2012 8:40 AM
To: Frank Igo
Subject: 1st Extension of Time for PP23318 - Conditions of Approval

Attn: Applicant

RE: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23318

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **August 16, 2012**. The LDC has determined it necessary to recommend the addition of thirteen (13) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Planning Department is recommending the addition of three (3) Conditions of Approval and the Building and Safety Department, Grading Division, is recommending the addition of ten (10) Conditions of Approval .

Please review the proposed condition of approval attached in this correspondence. If this condition is acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept this condition. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

10.PLANNING.48	90.BS GRADE.4
10.PLANNING.49	90.BS GRADE.5
60.BS GRADE.11	90.BS GRADE.6
60.BS GRADE.12	90.BS GRADE.7
60.BS GRADE.13	90.PLANNING.37
80.BS GRADE.2	
90.BS GRADE.2	
90.BS GRADE.3	

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for Director's Hearing. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Damaris Abraham
Urban Regional Planner III
Riverside County Planning Department
4080 Lemon Street, 12th floor
Riverside, CA 92501
(951) 955 -5719

Please note: Our office is closed every Friday.

PLOT PLAN:TRANSMITTED Case #: PP23318

Parcel: 943-260-026

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 48 USE - EOT1 PRODUCTION CAPACITY RECOMMND

A winery facility shall have a capacity to produce at least 3,500 gallons of wine annually.

10.PLANNING. 49 USE - EOT1 NOISE RECOMMND

Upon issuance of two Code Violation Notices within a 180 day period for excessive noise on the subject property, the permittee shall conduct or cause to be conducted a noise measurement study acceptable to the Planning Director for any subsequent special occasion events occurring on site for a two week period. Such study shall be reviewed and approved by the Planning Director and used to determine if the permittee is complying with County Ordinance No. 847 (Noise Ordinance) and the project's conditions of approval. If a violation of Ordinance No. 847 or of the conditions of approval have occurred, the Planning Director has the sole discretion to do any of the following: 1) prohibit special occasion events from taking place on the site, 2) reduce the number of guests attending the special occasion events, 3) prohibit music or amplified sound on the site in order to comply with Ordinance No. 847.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 11 USE - APPROVED WQMP EOT1 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-CONSTR MTG EOT1 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.

PLOT PLAN:TRANSMITTED Case #: PP23318

Parcel: 943-260-026

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 USE- BMP NPDES PERMIT EOT1 RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 2 USE - ROUGH GRD APPRVL EOT1 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.

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

PLOT PLAN:TRANSMITTED Case #: PP23318

Parcel: 943-260-026

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRD APPRVL EOT1 (cont.) RECOMMND

have met all rough grade requirements to obtain Building and Safety Department clearance.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 2 USE - WQMP BMP INSP EOT1 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. 3 USE-WQMP CERT REQ'D EOT1 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.

90.BS GRADE. 4 USE- GPS COORDINATES EOT1 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. 5 USE - BMP REGISTRATION EOT1 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.

PLOT PLAN:TRANSMITTED Case #: PP23318

Parcel: 943-260-026

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE-REQ'D GRDG INSP'S EOT1

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. 7 USE-PRECISE GRD APPRVL EOT1

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 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

08/30/12
08:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PLOT PLAN:TRANSMITTED Case #: PP23318

Parcel: 943-260-026

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE-PRECISE GRD APPRVL EOT1 (cont.) RECOMMND

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.

PLANNING DEPARTMENT

90.PLANNING. 37 USE - EOT1 WINE PRODUCTION RECOMMND

The building designated for wine production building shall be finalized prior to, or concurrent with, a tasting room in accordance with wine production requirements to be in effect prior to tasting operations in Ordinance No. 348, Citrus/Vineyard zone, section 14.74 Development Standards.

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

DATE: July 17, 2012

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space District

Co. Geologist
Environmental Programs Dept.
P.D. Landscaping Section
P.D. Archaeologist – L. Mouriquand
P.D. Kinika Hesterly

FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23318 - Applicant: Rancon Group - Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Location: Northerly of Rancho California Road, westerly of La Serena Way and easterly of Butterfield Stage Road – 20.04 Gross Acres - Zoning: Citrus Vineyard – 10 Acre Minimum (C/V-10) – **APPROVED PROJECT DESCRIPTION:** Plot Plan No. 23318, Il Poggio, proposes a 37,170 square foot Italian-style winery consisting of a cave for barrel storage, a tasting room, administrative offices, a catering kitchen for special events, and a fermentation area and a 52,719 square foot hotel consisting of administrative offices, a lounge area, 40 guest rooms, an outdoor garden area, a juice bar, and a spa with eight (8) treatment rooms and 146 parking spaces on 20.04 gross acres. - **REQUEST: FIRST EXTENSION OF TIME FOR PLOT PLAN NO. 23318**, extending the expiration to August 2, 2013.

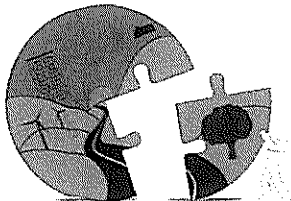
Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **August 16, 2012 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments must complete their review prior to the LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward based on that presumption.

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LDC MEMBERS ARE ENCOURAGED TO DIFFERENTIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Revised Permit to the Approved Plot Plan, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact **Damaris Abraham** at micro **5-5719** or via e-mail at **DABRAHAM@rctlma.org**. You can also send documents to **MAILSTOP# 1070**.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: PP 23318 DATE SUBMITTED: 7/10/2012
~~02/28/2008~~

Assessor's Parcel Number(s): 943-260-046

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map N/A Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: 08/02/2010

Applicant's Name: Rancon Group E-Mail: figo@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 200

Murrieta Street 92562
CA
City State ZIP

Daytime Phone No: (951) 696-0600 Fax No: (951) 834-9801

Property Owner's Name: Europa Village LLC E-Mail: figo@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 200

Murrieta Street 92562
CA
City State ZIP

Daytime Phone No: (951) 696-0600 Fax No: (951) 834-9801

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

Agenda Item No.:
 Area Plan: Lake Matthews/Woodcrest
 Zoning District: Lake Mathews
 Supervisorial District: First/First
 Project Planner: Damaris Abraham
 Director's Hearing: October 29, 2012
 Continued from: September 10, 2012

PLOT PLAN NO. 25045
 CEQA Exempt
 Applicant: Elizabeth H. Mendoza de McRae

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes to permit an existing unpermitted kennel as Class II Dog Kennel (Medusa Canine Sanctuary, Ltd.) that houses 11-25 special needs, and senior canines considered not adoptable. No selling, breeding or illegal animal activities such as fighting, etc involved. The project property contains an existing 2,405 sq. ft. residence and a 1,184 sq. ft. metal storage building which is being used as part of the kennel facility. Four 6 ft. x 12 ft. dog pens are located inside the residence's garage, and four 6 ft. x 12 ft. pens are located just outside the southerly side of the residence. Additionally, eight 6 ft. x 10 ft. dog pens are located within the storage building, and an outdoor dog run is located along the building's westerly side.

The project site is located on the southerly side of Via Barranca and westerly of Via Lago, more specifically 15525 Via Barranca.

ISSUES OF POTENTIAL CONCERN:

The project site has a current Code Violation (CV1105066 as of July 2011 for Neighborhood Enforcement- Kennel without a permit). This application to legalize the Class II Dog Kennel should take care of that violation if approved.

FURTHER PLANNING CONSIDERATIONS:

October 29, 2012

At the September 10, 2012 Director's Hearing, testimony was taken from neighbors in support and in opposition of the project. The concerns raised by the neighbors in opposition of the project included the noise generated from the barking of dogs and the potential decline this may cause to their property value. The project was continued to the October 29, 2012 Director's Hearing to allow the applicant and staff to consider the concerns received from the neighbors. Staff has met with the applicant to discuss the concerns and the applicant has indicated that they are working on installing materials and other products in the garage and the barn that houses the dogs as well as on the premises that will aid in reducing the noise caused by the barking of the dogs.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, east, and west
Rural: Rural Residential (R:R-R) (5 Acre Minimum) to the south |
| 3. Existing Zoning: | Residential Agricultural – 2 Acre Minimum (R-A-2) |
| 4. Surrounding Zoning: | Residential Agricultural – 2½ Acre Minimum (R-A- |

D.M.

- | | |
|----------------------------|---|
| | 2½) to the north |
| | Residential Agricultural – 5 Acre Minimum (R-A-5)
to the south |
| | Residential Agricultural – 2 Acre Minimum (R-A-2)
to the east and west |
| 5. Existing Land Use: | Single Family Residence with a Dog Kennel |
| 6. Surrounding Land Use: | Single Family Residences on large parcels to the
north, east, and west
Vacant land to the south |
| 7. Project Data: | Total Acreage: 4.34 |
| 8. Environmental Concerns: | CEQA Exempt per Section 15303 |

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25045, 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 Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with Section 18.45 of Ordinance No. 348 (Kennels and Catteries), 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 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 Multiple Species Habitat Conservation Plan (WRCMSHCP).

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

1. The project site is designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The Rural Community: Estate Density Residential land use designation allows for the development of single family detached residences on large parcels, limited agriculture, intensive equestrian and animal keeping. The proposed project, Class II Kennel (11 to 25 dogs), is an intensive animal keeping.

3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, east, and west and Rural: Rural Residential (R: R-R) (5 Acre Minimum) to the south.
4. The zoning for the subject site is Residential Agricultural – 2 Acre Minimum (R-A-2).
5. The proposed use, Class II Kennel (11 to 25 dogs), is a permitted use in the R-A-2 zone, subject to approval of a plot plan according to the provisions of Section 18.45 of Ordinance No. 348.
6. The proposed project as designed and conditioned is consistent with the development standards set forth in Section 18.45 of Ordinance No. 348 (Kennels and Catteries).
7. The project site is surrounded by properties which are zoned Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the north, Residential Agricultural – 5 Acre Minimum (R-A-5) to the south, and Residential Agricultural – 2 Acre Minimum (R-A-2) to the east and west.
8. This project is within the City Sphere of Influence of Riverside. In accordance with the County's Memorandum of Understanding (MOU) with the Cities of Riverside, Corona, and Moreno Valley dated March 12, 2002, a copy of the proposal was transmitted to the City of Riverside on December 8, 2011 with a request for comments. No comments have been received from the City staff regarding this project. Therefore, the County has complied with the requirements for the MOU.
9. The project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
10. The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. This Section includes the 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.
11. The proposed kennel primarily utilizes the existing storage building and residential garage to house the dogs. The residence and storage building was permitted by the County and finalized in 1990 and 2006, respectively.

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. An Airport Influence area;
 - b. A Fault Zone;
 - c. A Flood Zone;
 - d. A County Service Area;
 - e. A Subsidence Area; or,
 - f. An area with potential for liquefaction.
3. The project site is located within:

- a. A High Fire area;
 - b. The City of Riverside Sphere of Influence;
 - c. The Stephens Kangaroo Rat Fee Area; and,
 - d. The Boundaries of the Corona-Norco Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 287-290-015.

DA:da

Y:\Planning Case Files-Riverside office\PP25045\DH-PC-BOS Hearings\DH-PC\Staff Report.PP25045.docx

Date Prepared: 10/11/12

Agenda Item No.: 2.1
Area Plan: Lake Matthews/Woodcrest
Zoning District: Lake Mathews
Supervisorial District: First/First
Project Planner: Damaris Abraham
Director's Hearing: September 10, 2012

PLOT PLAN NO. 25045
CEQA Exempt
Applicant: Elizabeth H. Mendoza de McRae

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes to permit an existing unpermitted kennel as Class II Dog Kennel (Medusa Canine Sanctuary, Ltd.) that houses 11-25 special needs, and senior canines considered not adoptable. No selling, breeding or illegal animal activities such as fighting, etc involved. The project property contains an existing 2,405 sq. ft. residence and a 1,184 sq. ft. metal storage building which is being used as part of the kennel facility. Four 6 ft. x 12 ft. dog pens are located inside the residence's garage, and four 6 ft. x 12 ft. pens are located just outside the southerly side of the residence. Additionally, eight 6 ft. x 10 ft. dog pens are located within the storage building, and an outdoor dog run is located along the building's westerly side.

The project site is located on the southerly side of Via Barranca and westerly of Via Lago, more specifically 15525 Via Barranca.

ISSUES OF POTENTIAL CONCERN:

The project site has a current Code Violation (CV1105066 as of July 2011 for Neighborhood Enforcement- Kennel without a permit). This application to legalize the Class II Dog Kennel should take care of that violation if approved.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, east, and west
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| 5. Existing Land Use: | Single Family Residence with a Dog Kennel |
| 6. Surrounding Land Use: | Single Family Residences on large parcels to the north, east, and west
Vacant land to the south |
| 7. Project Data: | Total Acreage: 4.34 |

D.M.

8. Environmental Concerns:

CEQA Exempt per Section 15303

RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 25045**, 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 Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with Section 18.45 of Ordinance No. 348 (Kennels and Catteries), 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 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 Multiple Species Habitat Conservation Plan (WRCMSHCP).

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

1. The project site is designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The Rural Community: Estate Density Residential land use designation allows for the development of single family detached residences on large parcels, limited agriculture, intensive equestrian and animal keeping. The proposed project, Class II Kennel (11 to 25 dogs), is an intensive animal keeping.
3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, east, and west and Rural: Rural Residential (R: R-R) (5 Acre Minimum) to the south.
4. The zoning for the subject site is Residential Agricultural – 2 Acre Minimum (R-A-2).
5. The proposed use, Class II Kennel (11 to 25 dogs), is a permitted use in the R-A-2 zone, subject to approval of a plot plan according to the provisions of Section 18.45 of Ordinance No. 348.
6. The proposed project as designed and conditioned is consistent with the development standards set forth in Section 18.45 of Ordinance No. 348 (Kennels and Catteries).

7. The project site is surrounded by properties which are zoned Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the north, Residential Agricultural – 5 Acre Minimum (R-A-5) to the south, and Residential Agricultural – 2 Acre Minimum (R-A-2) to the east and west.
8. This project is within the City Sphere of Influence of Riverside. In accordance with the County's Memorandum of Understanding (MOU) with the Cities of Riverside, Corona, and Moreno Valley dated March 12, 2002, a copy of the proposal was transmitted to the City of Riverside on December 8, 2011 with a request for comments. No comments have been received from the City staff regarding this project. Therefore, the County has complied with the requirements for the MOU.
9. The project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
10. The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. This Section includes the 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.
11. The proposed kennel primarily utilizes the existing storage building and residential garage to house the dogs. The residence and storage building was permitted by the County and finalized in 1990 and 2006, respectively.

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. An Airport Influence area;
 - b. A Fault Zone;
 - c. A Flood Zone;
 - d. A County Service Area;
 - e. A Subsidence Area; or,
 - f. An area with potential for liquefaction.
3. The project site is located within:
 - a. A High Fire area;
 - b. The City of Riverside Sphere of Influence;
 - c. The Stephens Kangaroo Rat Fee Area; and,
 - d. The Boundaries of the Corona-Norco Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 287-290-015.

PP25045



Selected parcel(s):
287-290-015

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.

REPORT PRINTED ON...Tue Jul 10 13:21:51 2012

Version 120530

PP25045



Selected parcel(s):
287-290-015

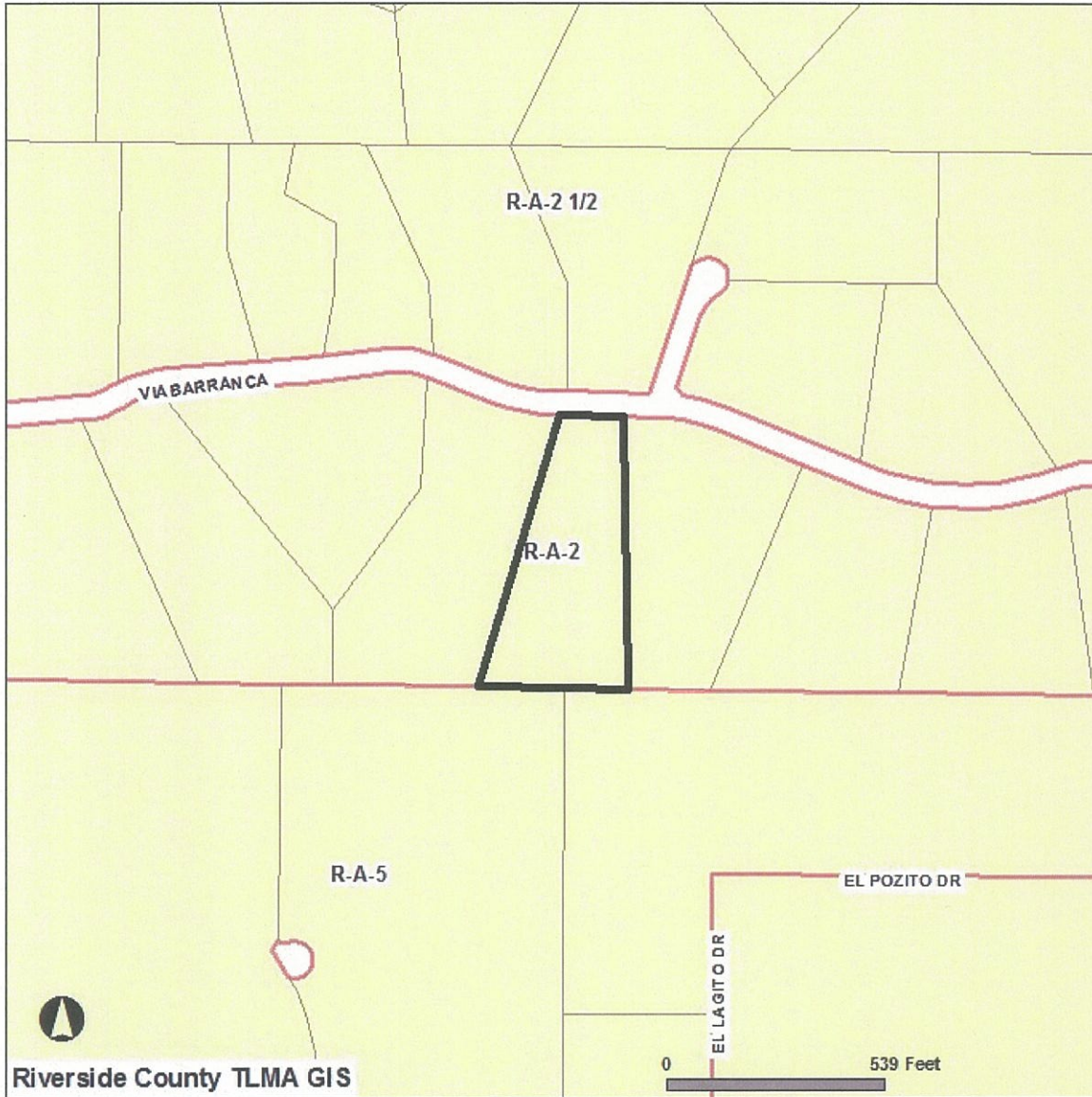
LAND USE

- SELECTED PARCEL
- N INTERSTATES
- M HIGHWAYS
- PARCELS
- EDR-RC - RURAL COMMUNITY
- ESTATE DENSITY
RESIDENTIAL
- RR - RURAL RESIDENTIAL

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 120530

PP25045



Selected parcel(s):
287-290-015

ZONING

- SELECTED PARCEL
- ZONING BOUNDARY
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- R-A-2, R-A-2 1/2, R-A-5

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 120530

PLOT PLAN:TRANSMITTED Case #: PP25045

Parcel: 287-290-015

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to permit an existing unpermitted kennel as Class II Dog Kennel (Medusa Canine Sanctuary, Ltd.) that houses 11-25 special needs, and senior canines considered not adoptable. No selling, breeding or illegal animal activities such as fighting, etc involved. The project property contains an existing 2,405 sq. ft. residence and a 1,184 sq. ft. metal storage building which is being used as part of the kennel facility. Four 6 ft. x 12 ft. dog pens are located inside the residence's garage, and four 6 ft. x 12 ft. pens are located just outside the southerly side of the residence. Additionally, eight 6 ft. x 10 ft. dog pens are located within the storage building, and an outdoor dog run is located along the building's westerly side.

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

PLOT PLAN:TRANSMITTED Case #: PP25045

Parcel: 287-290-015

10. GENERAL CONDITIONS

10. EVERY. 2 PPA - HOLD HARMLESS (cont.) RECOMMND

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.

10. EVERY. 3 PPA - CONFORM TO EXHIBIT RECOMMND

The development of the premises shall conform substantially with that as shown on the plot plan marked Exhibit A, Amended No. 1, dated March 7, 2012 and Exhibit B, dated November 7, 2011 on file with Plot Plan No. 25045.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GIN VARY INTRO RECOMMND

Plot Plan 25045 proposes to legalize an existing Class II Kennel to house 11-25 dogs and no grading is proposed as part of this application. The Grading Division does not object to this proposal.

E HEALTH DEPARTMENT

10.E HEALTH. 1 WMWD POTABLE WATER SERVICE RECOMMND

Plot Plan#25045 is proposing Western Municipal Water District (WMWD) potable water service. It is the responsibility of the property owner to ensure that all requirements to obtain potable water service are met with WMWD as well as all other applicable agencies.

10.E HEALTH. 2 NO PLUMBING PROPOSED RECOMMND

Plot Plan#25045 proposes a Class II Kennel facility without any plumbing. Therefore, a proposal to connect this facility to a dedicated onsite wastewater treatment system, advanced treatment unit, or sanitary sewer system shall not be required. However, the Department of Environmental Health (DEH) reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

A C42 Certification from Jon Farris (CA LIC#770336) was performed on 1/25/12. The location of all existing septic system components for the primary dwelling unit was

PLOT PLAN:TRANSMITTED Case #: PP25045

Parcel: 287-290-015

10. GENERAL CONDITIONS

10.E HEALTH. 2 NO PLUMBING PROPOSED (cont.) RECOMMND

identified by the C42 on the certification's plot plan exhibit.

10.E HEALTH. 3 CLASS II KENNEL - ANIMAL SVCS RECOMMND

All kennels shall comply with all statutes, ordinances, rules and regulations applicable thereto. All kennels shall be constructed, maintained and operated in such a manner as to preserve and protect the general health, safety and welfare of the public and of the animals maintained in such kennels. All housing facilities for animals must be constructed, equipped, and maintained so as to continuously provided a healthful, safe and sanitary environment for the animals kept therein. Interior walls of indoor housing areas shall be constructed of an impervious material that can be washed and sanitized.

Each kennel shall provide for the daily disposal of animal waste. If disposal is by other than sanitary sewerage system, animal waste shall be picked up not less than once each day, or more often as needed. Once picked up, animal waste shall be placed in fly-tight containers until removed from the kennel premises. Said containers shall be transported to an appropriate disposal site not less than once each week.

For further information regarding permitting requirements, please contact Department of Animal Services at (888) 636-7387.

FIRE DEPARTMENT

10.FIRE. 1 USE-#88A-AUTO/MAN 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.

PLOT PLAN:TRANSMITTED Case #: PP25045

Parcel: 287-290-015

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 25045 is a proposal to legalize an existing Class II Kennel to house 11-25 dogs in the Lake Mathews area. The site is located on the northerly of Lake Mathews Dr, southerly of Via Barranca, easterly of Via Lago, and westerly of Sultana Drive.

The topography of the site consists of well-defined ridges and natural watercourses with a drainage area of 15 acres that impact the site from southeast. There is adequate area outside of the natural watercourses for building sites and the dog shed would be located on higher ground. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area.

This site is located within the bounds of the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Since no new impervious area is proposed no ADP fees is applicable for this proposal at this time.

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - 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 , unless otherwise amended by these conditions of approval.

10.PLANNING. 2 PPA - COMPLY BUILDING & SAFETY RECOMMND

Compliance with Department of Building and Safety Directives and all required permits shall be obtained prior to establishment or continuation of the use.

10.PLANNING. 3 PPA - EXERCISE SPACE/SHELTER RECOMMND

Sufficient exercise space and adequate shelter from the elements shall be provided for all animals maintained.

PLOT PLAN:TRANSMITTED Case #: PP25045

Parcel: 287-290-015

10. GENERAL CONDITIONS

10.PLANNING. 4 PPA - FOOD/WATER RECOMMND

Water for drinking shall be available at all times and a suitable and sufficient supply of appropriate food shall be maintained on hand and provided at appropriate intervals.

10.PLANNING. 5 PPA- FOOD STORAGE/SANITATION RECOMMND

Animal food shall be stored under sanitary conditions and food and water receptacles shall be of a material which can be easily cleaned and disinfected. Each kennel shall contain a water basin for cleaning of food and water receptacles.

10.PLANNING. 6 PPA - ANIMAL CONFINEMENT RECOMMND

All dogs shall be maintained and confined in a house-type enclosure between the hours of 10:00 p.m. and 6:00 a.m., except that up to four dogs may be unconfined on the kennel premises during such hours.

10.PLANNING. 7 PPA - CARETAKER RECOMMND

A caretaker is required to be on the kennel premises on a daily basis.

10.PLANNING. 8 PPA - KENNEL/CATTERY RECOMMND

Dogs shall be not housed or maintained in any area which is less than twenty feet from any property line and no closer than five feet from any structure located on the kennel premises which is used for human habitation, except that where a dwelling house is located on the kennel premises any number of dogs may be taken in to said house for temporary periods. The term dwelling house shall also include a barn, garage, or similar appurtenant structure or outbuilding.

10.PLANNING. 9 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.

PLOT PLAN:TRANSMITTED Case #: PP25045

Parcel: 287-290-015

10. GENERAL CONDITIONS

10.PLANNING. 10 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. 11 USE - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

PLOT PLAN:TRANSMITTED Case #: PP25045

Parcel: 287-290-015

10. GENERAL CONDITIONS

10.PLANNING. 11 USE - LOW PALEO (cont.)

RECOMMND

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 12 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

PLOT PLAN:TRANSMITTED Case #: PP25045

Parcel: 287-290-015

10. GENERAL CONDITIONS

10.PLANNING. 12 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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. 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. 13 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 its 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 ethnic/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

PLOT PLAN:TRANSMITTED Case #: PP25045

Parcel: 287-290-015

10. GENERAL CONDITIONS

10.PLANNING. 13 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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

10.PLANNING. 14 PPA - OBTAIN/MAINTAIN LICENSES RECOMMND

The applicant shall obtain and continuously maintain all necessary licenses from the Riverside County Health Department.

TRANS DEPARTMENT

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

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

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 - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

PLOT PLAN:TRANSMITTED Case #: PP25045

Parcel: 287-290-015

10. GENERAL CONDITIONS

10.TRANS. 4 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Via Barranca since adequate right-of-way exists per PM 95/16-17.

20. PRIOR TO A CERTAIN DATE

BS PLNCK DEPARTMENT

20.BS PLNCK. 1 USE* -B & S PLNCK 60 DAYS RECOMMND

The applicant shall submit building plans to the Building Department for the conversion of the single family residence to comercial facility as an operating Kennel, kennel office, and caretakers residence, as well as the conversion of the metal storage building to a kennel facility within 60 days of the plot plan approval.

The building plan submittal shall include all building department plan submittal requirements and fee payment. All building plans shall comply with current adopted California Building Codes and Riverside County Ordinances.

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.

08/01/12
07:50

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 11

PLOT PLAN:TRANSMITTED Case #: PP25045

Parcel: 287-290-015

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - BUSINESS REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project 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.

FIRE DEPARTMENT

90.FIRE. 1 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.

Rossi, Adrienne

From: Elizabeth McRae [elizabeth@ptm-eng.com]
Sent: Monday, May 07, 2012 11:16 AM
To: Rossi, Adrienne
Subject: 15525 Via Barranca Perris, CA 92570 PP25045

Ms. Rossi:

Below is the schedule as requested. Please let me know if there is any further information you'd like for me to provide.

8:15am-830am Canine sitter/caretaker arrive.

830am-930am Fresh water is placed outside for drinking in areas around the barn and outside of the garage. Canines are let out in small groups to go to the bathroom on the concrete area around the house or behind the garage. Physically handicapped ones are kept inside the barn and helped urinate by lightly pressing the bladder per vet's instruction. All fecal matter is picked up and placed in plastic bags.

While the canines are outside kennels are cleaned and mopped. Evening bedding will be laundered during the course of the day and fresh light bedding is placed for the day. Fresh water is replaced in kennels in dog bowls.

930am-1030am Homemade chicken soup is prepared daily and given for breakfast. Canines insulin dependent have their own prescribed food that is given according to the vet. Meals are given inside their kennels and medication is given before or after breakfast depending on vet's instructions.

1030am-2pm Canines are let out for about 15 minutes per group in concrete area around barn and outside of the garage after breakfast to go to the bathroom. Fecal matter is picked up and placed in plastic bag. Kennels are cleaned again and food bowls are washed. Physically disabled canines are aided to go to the bathroom.

12pm - 2pm - Snack provided and is either a dog treat or carrot sticks for those that have teeth.

2pm to 245pm - Selected canines are allowed to go in the gated area around the concrete by the barn with trees and dirt for afternoon recess. Others will go out for recess in the gated concrete area and behind garage. Fecal matter is picked up and placed in plastic bags. Little plastic swimming pools are placed within the recess areas during hot months so the canines can step in and wet their paws or stomach area. Another little pool is placed behind the garage and on the concrete area by the barn. The small blind dogs have a plastic box instead of a small plastic pool for safety reasons.

245pm to 330pm Second meal of the day is provided and is canned and dry dog food for all of them. Diabetic dogs are given their special food. Again medication is given before or after meals depending on vet's instructions.

330pm to 430pm Canines are let out briefly to go to the bathroom with physically handicapped canines helped. Kennels are mopped, light bedding is changed and washed, and night bedding is left in kennels. Fresh water is placed in bowls and a couple of snacks are left for the canines in a bowl for them to snack on.

4:30pm Helper leaves with lights off and night lights found in the garage or barn with radio on low volume. Air and or heat is adjusted according to weather. Helper will take all trash in plastic bags tied up and place in my trash bin found on the site.

Notes: 1) Every Monday and Friday I have two helpers that carpool. The second helper aids in cleaning ears, brushing or wiping gums, cleans eye area, and helps bathe.

2) Every two weeks on Saturday or Sunday my weekday helper and her husband come over and help groom the dogs and cut nails.

3) About once every four months I have their anal glands expressed.

4) Saturday and Sunday helpers (men) stay till 6pm or 8pm. I may have one or two that car pool and are there to help with cleaning the entire yard, repairing the cover around the barn if necessary so small blind dogs protected from birds of prey, wash refrigerators for dogs, etc.

5) Every other week I have someone help me clean the main house. This is the wife of one of my weekend end helpers that carpools with them too.

6) If there is medication to be given three times a day it is either given at noon or it will be administered by me in the evening when I arrive home.

7) All canines are kept indoors during the course of the night in their kennels. No dog is to be left outside during the evening or unattended during the course of the day for safety and health reasons.

8) All canines that have passed away are taken to the doctor to be cremated and ashes are kept in an urn at my office in Riverside.

Doctor Visits: Once a year for check-ups and vaccines. Some canines require visits more often depending on medical situation. You may contact my doctor if you need any information at 714.772.1611 Dr. Basilio Toledo.

Finally, please note that I periodically check on my property during the course of the day thru my web camera. If I arrive late in the evening I can check on the canines in the barn thru my monitor at my home office. If I make it home by 6pm then I will let them out for a couple of minutes and give them a snack and say a prayer.

Let me know if this is okay or not by replying by email at Elizabeth@ptme-eng.com or calling me at 951.722.5678.

Thank you,
Elizabeth McRae

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

DATE: March 8, 2012

TO:

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

Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

PLOT PLAN NO. 25045, AMENDED NO. 1 – EA42484 – Applicant: Elizabeth H. Mendoza de McRae – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of Lake Mathews, southerly of Multiview Drive, easterly of Via Lago and westerly of Sultana Drive – 4.21 Gross Acres – Zoning: Residential Agriculture – 2 Acre minimum (R-A-2) – **REQUEST:** The Plot Plan is a proposal to legalize an existing Class II Kennel to house 11-25 dogs. – APN: 287-290-015 – Related Cases: CV11-05066

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **March 29, 2012 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Adrienne Rossi**, (951) 955-6925, Project Planner, or e-mail at **AROSSI@rctlma.org** / **MAILSTOP #: 1070**

COMMENTS:

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

DATE: November 7, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
Riv. Co. Sheriff's Dept.

Riv. Co. Waste Management Dept.
1st District Supervisor
1st District Planning Commissioner
City of Riverside

PLOT PLAN NO. 25045 – EA42484 – Applicant: Elizabeth H. Mendoza de McRae – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews / Woodcrest Area Plan: Rural Community; Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of Lake Mathews, southerly of Multiview Drive, easterly of Via Lago and westerly of Sultana Drive – 4.21 Gross Acres – Zoning: Residential Agriculture – 2 Acre minimum (R-A-2) – **REQUEST:** The Plot Plan is a proposal to legalize an existing Class II Kennel to house 11-25 dogs. – APN: 287-290-015 – Related Cases: CV11-05066

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on December 8, 2011**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Adrienne Rossi**, Project Planner, at (951) 955-6925 or email at **AROSSI@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

Riverside County Planning Department

Attn: Ms. Damaris Abraham

Sept. 5, 2012

Public Hearing Plot Plan #25045

I am Johna Richardson, a neighbor of Mrs. MaRae's who is located at 15525 Via Barranca. We share a property line, which is the side where the kennels are currently located. The area that we live in is not a flat area, but has large steep, rolling hills and rock formations. With this type of terrain, it can be described as a natural amphitheater which is ideal for musical and theatre events because it naturally amplifies or echoes sound. This is the situation we have in our area. While the hills provide the perfect amphitheater for some neighbors it also provides the perfect barrier for others. Our house is in a direct line of the kennels next door. They are the stage performers and we are the dissatisfied audience. There are hills to the left, right and behind us. We can sit out on our deck and have a normal level conversation and other neighbors can hear us. Imagine, Sunday morning 7:00am sitting out on your deck with your favorite morning drink looking out at the lake and 10 dogs start barking, and barking, and barking, and barking, etc. How about 25 dogs barking. How can that be relaxing? You get angry and your blood pressure raises and your in a crappy mood the rest of the day because the dogs bark off and on throughout the day. This now, interferes with our health and quality of life.

Right now she currently keeps the dogs in the barn, we rarely see the dogs outside. I myself don't feel like that is a good quality dog life. Dogs want to be with humans, they bond with us. She is rarely there and it's her employees that care for the animals not her. I am an animal lover myself and my dogs go everywhere with me, they don't like to be left behind. I'm told that the barn has been insulated, but we still hear them barking. When she first moved in, the dogs were in the outside kennels and the barking was unbearable. In the short, my husband, Bob almost ended up with a restraining order on him. We went to court in August 2011 and they agree to drop the charges as long as he didn't create any more problems. He has been biting his tongue ever sense, but taking it out on his employees and family members. In 1994 we built our home in Lake Mathews because of the peaceful neighborhood and a view of the lake, we wanted to get away from the noisy and closeness that the standard tract homes offers. It has been a beautiful and peaceful neighborhood until around a year ago or so. The dog

barking has created so much tension in our family it's hard being around my husband. He works all different hours, and has to sleep in the afternoons at times so he can do a night job. Living in Southern California you can leave your windows and doors open most of the year. Unfortunately our house is angled so that the front and side of our house is a direct line to her kennels, which is where our bedroom is located. Our bedroom has French doors that are located in the front of the house and 2 windows on the side of the house which also have a direct line to the kennels. So we get dog barking in surround sound.

We try to spend as much time at our cabin in the mountains but the fuel bill has been as high as \$2000 in one month. Our commute to work and school has gone from a 15 minute drive to 1-1/2 hours. We have three people that have to go back and forth to school and or work.

This area continues to grow. 5 acre lots are being split to 2- 2.5 acres. Some 2.5 acre lots have 2 homes on them, a guest or in-law home. Just in the Lake Mathew Vistas area we have around 50 families on our 2 streets that encompasses about 2 miles. As this area grows it will increase the number of family that will be affected by the noise a kennel would create, if allowed to be permitted. I realize that there are noise laws that she has to follow, but we already have a problem with the 10 dogs she currently has. Increasing a kennel to 25 dogs, I would think, there would be more complaints and more angry neighbors.

I have talked to several Real Estate Agents and was told that not only would it be hard to sell our house, but our property value would decrease. Most families would not want to live next door or in close vicinity of a dog kennel. Bob contacted a Real Estate Agent to come out and give us an estimate on what we can sell our house for just in case the kennel was permitted. In their conversation, they asked if there was anything that should be disclosed. He told them about the neighbor trying to get a Class II kennel license and apparently we would have to disclose that to sell the house. The agent said to wait and see what happens with the hearing. She also mention that she does get clients looking for homes that can have a kennel. This being said, makes our area more vulnerable to more kennels if this kennel would be permitted.

Ordinance No. 878

Board of Supervisors of the County of Riverside ordains as follows:

Section 1. FINDINGS. The disturbance caused by excessive, unrelenting or habitual noise of any animal is disruptive of the public's peace and tranquility and represents an unwanted invasion of privacy of the residents of the unincorporated areas of the County of Riverside. At certain levels, the excessive, unrelenting or habitual noise of any animal may jeopardize the health, safety or general welfare of residents of the County of Riverside and degrade their quality of life.

Section 2. PURPOSE. It is declared to be in the public interest to promote the health and welfare of the residents of the unincorporated areas of the County of Riverside (the "County") by providing for an administrative proceeding for the abatement of such noisy animal nuisances, which abatement procedures shall be in addition to all other proceedings authorized by County ordinances or otherwise by law.

Ordinance No. 630

Section 14. STRAY OR BARKING DOGS

a. It shall be unlawful for the owner or person in charge of any dog, whether licensed or unlicensed, to permit such dog to run at large.

It shall be unlawful for any person to keep or allow to be kept, or suffer or permit any dog

to remain upon the premises under the control of such person, when such dog habitually

barks, whines or makes loud or unusual noises in such a manner as to disturb the peace

and quiet of the neighbors surrounding or in the vicinity of such premises, or whose barking or howling or other sound or cry interferes with any person of ordinary sensitivity in the reasonable and comfortable enjoyment of life and property.

I know that you know all this, but I'm trying to keep my home and family in tacked. Our peace, tranquility and health have been jeopardize already. To allow any kind of kennel in this neighborhood would be unbearable.

Thank you for hearing my issues and concerns,

Johna Richardson

15555 Via Barranca

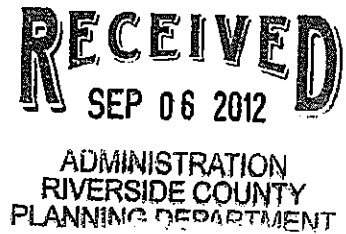
Abraham, Damaris

From: Yahoo [morreapj@sbcglobal.net]
Sent: Friday, September 07, 2012 10:06 AM
To: Abraham, Damaris
Cc: pwd2004ringo@aim.com
Subject: No 25045

Please allow this e-mail to act as a formal opposition to the proposed expansion of a dog kennel @15525 via barranca, lake Mathews ca. As a long time resident of lake mathew and a dog owner I object to the expansion of what is already a sever noise nuisance. The peace and quite of the area is the reason why people have lived in the area for generations. I suggest that you spend one night there and Listen to the already appalling barking and howling then amplify that by expanding it to 25. Then stay there seven nights a week ,four weeks a month, twelve months a year. I doubt that you or anyone else would last more than a few days. The only one who seems to support the kennel in the first place is the kennel owner. I'm sure she has good intentions towards the dogs but she certainly lacks good neighbor character. Please deny the proposed expansion Thank youPeter Morreale

September 4, 2012

Mailed to Riverside County Planning Department
Attention Damaris Abraham
PO Box 1409, Riverside, CA 92502-1409
MAILED USPS PRIORITY MAIL



September 10, 2012 at 1:30 P.M. – Class II Dog Kennel License

Riverside County Administrative Center
1st Floor Conference Room 2A
4080 Lemon St, Riverside, CA 92501

Public Hearing Plot Plan # 25045

Ms. Damaris Abraham,

I will not be able to attend the hearing due to the previous plans I had already committed to. I welcome any questions you might have- CELL, (909) 821-6299 or stevebrutus@earthlink.net . Thank you, Steve

First of all I love my Brutus IV, my fourth English Bull Dog. Every year I regularly contribute to the Humane Society, Morris Animal Foundation and Best Friends. I admire Elizabeth McRae, the kennel applicant, VERY MUCH for taking in old and abused animals. I am fortunate that a hill and many trees are between Elizabeth's Large Shed (kennel building) and my bedroom so the barking noise is limited from inside my house. I can clearly hear the McRae's dogs barking from outside; this can go on for long periods of time. I have been in the Richardson's bedroom (they live next door to the McRae property) twice and the barking was relentless-on and on. No person could sleep with their window(s) open at night with the loud barking going on and on. I feel it is just common sense / fairness that a Class II License (11-25 animals) NOT BE PERMITTED IN ANY RIVERSIDE COUNTY NEIGHBORHOOD unless approved by all neighbors in that certain area.

Just picture yourself; having an afternoon get together with friends in your backyard, perhaps a swimming party or just relaxing in your own house with your windows open-DO YOU REALLY WANT TO HEAR BARKING DOGS?? Think about how this would affect yourself and your family.

Thank you for listening to my comments,

A handwritten signature in black ink, appearing to read "Steve White". The signature is stylized and cursive.

Steve White
15687 Via Barranca
Mailing address: PO Box 1418, Corona 92878

August 31, 2012

Riverside County Planning Department
Attn: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502

Damaris Abraham

Regarding Public Hearing Plot Plan #25045

This is to let you know about the on and off barking through out the day coming from the location of 15525 Via Barranca.

I have worked on the Richardson's property a number of times during the year. Every time I have been there the dogs next door to them continuously bark off and on though out the day.

They are not outside so they cannot see me working on the property but I can hear them no matter where I go on the property except behind their house.

After awhile this gets really annoying and I have to put my head phones on and listen to music.

Mr. Richardson's company works all hours, there is no set schedule. Mr. Richardson has comes to work angry and tired cause he can't sleep in the afternoon cause of the barking. This is really bad for his health and possible for his employees since he has a concrete demo company. We drop large panels of concrete and if he's not alert, someone could get seriously hurt or even die. It has happened in this line of work where panels have fallen on workers.

The Richardson's told me about the neighbor wanting to get permitted for a Class II Kennel. The barking is already a problem with only 10 dogs.

Since I have worked on their property and heard the dogs barking, I wanted to try and help them by letting you know that the dogs she has on her property are pretty noisy. And I'm usually there between 6 to 8 hours when I do work there.

A kennel should not be permitted in an area where there are this many families close by.

Thank you for taking the time to read my comments. If you have any questions please feel free to contact me. 951-287-0863

Robert Lavine

September 10, 2012

Dear Ms. Damaris Abraham

Reference Plot Plan no. 25045 Medusa Canine Sanctuary

We live just a few houses down the street from the proposed class 11 dog kennel; we've been living in this area eight years. The reason most people move to this area is to be closer to nature, have some more space, have some animals and enjoy peace and quiet with their family and neighbors. Sounds travel very far here, you can easily pick up on a conversation a thousand feet from you.

We do oppose this project and here is why:

There are approximately 50 properties on these two roads, about 40 residence and 10 vacant lots and the majority has 5 acres and permitted to be subdivided into 2.5 acres minimum. These two roads are dedicated and privately maintained by property owners with no outlet maintained by the county, leaving no escape in case of fast breaking fire in the area; remember we are in a **high risk** fire area.

Our roads are NOT to the County standards, between the neighbors we try to maintain our roads to the best of our knowledge, and yet there are things we can't afford to fix to make it safer; like steep grading, collapsing culverts, too narrow, and many blind spots, making it very unsafe to us and emergency vehicles. If this permit is granted, there is a possibility of adding a lot more traffic by workers, delivery trucks, veterinarians etc. In addition to the problem of increased traffic on our poorly designed roads, approving this kennel could be inviting others to follow in their foot steps.

If they operate this kennel legally and even used part of their home to accommodate these animals, how can you assure they will follow the rules you are describing on your notice (NO selling, breeding, fighting etc...).

Yes, we do hear the dogs barking, mostly in the mornings and afternoon and that's not part of the nature sounds we were all looking for when we move here. It is ok to hear a rooster, a horse or some times a neighbor's dogs barking at the coyotes and bobcats along their fences, but not daily excessive barking noise near to you, especially when you try to relax after a long week of hard work.

Sincerely,
Osmar Galinari
15260 Via Barranca
Perris, CA 92570

PS: please keep my name anonymous.

August 31 2012

Riverside County Planning Department

RE: PP25045

Elizabeth McRae



To Whom It May Concern:

My name is Lisa Elesie, I live at 796 Captiva Circle, Corona, CA. I have lived at this address for the past 12 years, prior to this address I lived in Lake Forest, CA. I have been a resident of California my whole life.

My sister, Vicki Schneider is Elizabeth McRae's neighbor. Without hesitation and with complete honesty within compliance of the laws of perjury, I commit in saying all of the forthcoming information is completely true so help me God.

Within the last seven t eight months of years 2010 thru 2012, myself and my husband, Keith Elesie have visited Vicki Schneider several times, both night and day at her Via Barranca address. All of the times we have visited, Elizabeth McRae's dogs could not be heard barking, moderately, barking loudly or causing any noise disturbance. The dogs are very quiet actually. Dogs communicate as dogs do, but very quietly. Her dogs are mainly in the big shed.

I live in a track home environment: we hear our neighbors dogs barking from a few houses down. Those dogs are not quiet. McRae's dogs are exceptionally quiet. Elizabeth's dogs are very small, handicapped and extremely sweet. They do not cause noise and again, are not noise offensive. Elizabeth's dogs don't make enough noise to bother anyone unless that person likes to complain about the sound of wind in the trees.

These dogs are good, loving pets that give love and joy to all that are blessed to come in contact with them. Please consider your decision with a clear, objective mind and you may discern this might not seem to be about the dogs at all. They have been victimized by an individual whom appears to be unhappy with something else in his life he cannot control. I hope he can find happiness within himself without hurting others.

Please give her the permit, so she can continue doing good works with these special little senior dogs. Let them be able to die in peace with love.

Sincerely,
Lisa Elesie

Please keep my personal information confidential: I do not want to be a victim of retaliation. Thank you.

August 25th, 2012

Riverside County Planning Department

This is a Reference/Character letter for Elizabeth McRae.

PP25045

RECEIVED
SEP 04 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

She is a very good person. Big hearted. Her Love for these special little animals is outstanding. She should be allowed to continue with the work. And getting the permit for it.

This is NOT a regular Kennel. It is a sanctuary for Senior Dogs, that are handicapped, blind, needs special attention, special medicines, special food. She does NOT take in any other dogs as boarders, nor groom any other dogs. She does not board during the day or at night. She lets them pass away peacefully letting them know they are loved and were cared for.

This is not a bother or a nuisance. She is giving these precious little ones a little better life, then going to the pound or someone hitting them. They are not loud, they face the Schneider's home. No one else can see them, except the Schneider's. They are in an environment that is well taken care of and they are also taken care of. They only come out for some fresh air, again facing the Schneider's home.

She has a vet on call. She gives them medications, special food. Lots of Love and attention. She keeps them quite.

(Yes, they do bark, when the worker first arrives, for a few minutes only. Someone is there for them, they are hungry and going to get some food. If someone strange comes on the property. If the neighbor Richardson at 15555 Via Barranca, goes down to the fence and throws rocks, dirt, uses his big machinery, bobcat, taking pictures, his ATV or truck or SUV, up and down the fence line,).

She keeps them clean and cared for. Keeps the area in which they are in clean.

These special little ones are all seniors, handicapped, blind, no eyes, can't walk, dying. They all have special needs, medication, and food.

These are ones that no one wants, people who have died, old, just left them to die. She is just giving them a little more life and love and keep them out of the shelter (which is over populated).

There is no traffic going in or out of McRae's house or grounds. We do hear other dogs in the neighborhood and they are not McRae's dogs. (All dogs bark). There are several regular Kennel's around, in the area that board the dogs, breed them, and just let roam.

Elizabeth McRae is doing this all on her own and out of her own pocket.

These are very special little ones. I also Love them a lot.

Please let her have the permit for this sanctuary. Thank you for hearing us out.

Sincerely
Jim & Vicki Schneider
15495 Via Barranca
Perris, CA 92570

August 20, 2012

Riverside County Planning Department
Attn: Damaris Abraham
P.O. Box 1409
Riverside, Ca 92502-1409

RECEIVED
SEP 04 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Dear Damaris Abraham

Riverside County Planning Department

On behalf of Elizabeth H. Mendoza de McRae, I strongly support the Class II Dog Kennel (Medusa Canine Sanctuary) which houses special needs and senior canines. The Kennel property is located on my street approximately one house down from me. I have not experienced any problems of any kind with the kennel being located at such a close proximity. In fact, I find Elizabeth to be a pillar of our community and supplying a much needed service to pets in need who have no place else to go. It is a sort of "Retirement Home" for disabled and needy dogs and I commend Elizabeth for taking on such a project. She has done her utmost best to keep the area clean and disease free. The area is immaculate.

The dogs are all of a small breed and each dog has its own special needs requirement. These little dogs are kept in an environmentally controlled building and do not run her property at will. Elizabeth does not breed nor does she sell dogs. Each dog is loved individually and is kept comfortable until such time comes that they need to say goodbye permanently. Elizabeth is compassionate and caring and loves each dog as her own.

Please accept this as my plea to grant Elizabeth the permission to go forth with this humanitarian project. She has proven to be a wonderful neighbor and I would like to see her prosper in the quest for these little angels..

Sincerely,

Sgt. Schwartzman
VP Medical and Adaptations
Dogs Rescue of San Diego County

September 6, 2012

Riverside County Planning Department

Attn: Damaris Abraham

PO Box 1409

Riverside, CA 92502-1409

Dear Mr. Abraham and the Riverside County Planning Department,

I would like to express my enthusiastic support of Ms. Elizabeth McRae and her Medusa Canine Sanctuary. Please grant her Class II Dog Kennel permit. Her work has saved the lives of countless dogs and given the elderly, special needs and hospice dogs a loving, clean and caring environment to live out the rest of their lives with dignity, comfort and companionship.

I volunteer as a foster and transport person for several local rescues. A huge problem for rescues and shelters alike is what to do with dogs that are old, have special needs or are hospice. These dogs do not get adopted from shelters and they consume scarce resources for rescues, often, just like elderly, hospice and special needs people these dogs need regular vet care, medications, therapies, surgeries, etc. in order to keep them comfortable. They often deal with mobility and incontinence issues which many fosters cannot deal with.

No one wants to see an old dog come into a shelter, confused, frightened, forced to lie on hard cement floor which hurt their joints, only to be held down and euthanized by strange and uncaring hands.

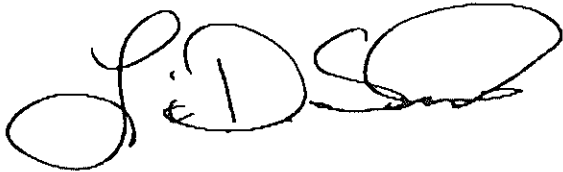
Elizabeth has provided a place for these dogs to live out the rest of their time with excellent veterinary care, facilities and caregivers to help deal with their special needs, love, attention, cleanliness, kindness, compassion and empathy. Her Sanctuary provides a service desperately needed in this day and age where dogs that have become old or inconvenient are discarded in shelters by people who either don't have the financial resources in this tough economy or simply don't care.

These dogs are all unadoptable for various reasons and Elizabeth does not adopt out or sell any of them. She does not breed, board or train dogs. She creates no traffic into the neighborhood. They are all smaller dogs and she has installed extra measures in her facility to make cleaning easy, extra insulation in walls along with airconditioning and heating to make it warm in the winter and cool in the summer and also keep sound confined within the building. There are not outdoor runs or dogs running loose on the property. She has designed the facility for both the maximum health and comfort of her dogs in mind and the utmost respect for her neighbor's peace and property values.

Elizabeth funds this Sanctuary herself and relieves both government and private shelters and rescues of the considerable burden of either euthanizing or caring for these dogs. Not to mention that a dog lucky enough to retire at Medusa will be loved and cared for and comfortable until it is ready to pass from life.

Please, please, grant Elizabeth this permit – so she may continue this positive endeavor and give a place for the old, the broken and those nearing the end of their lives. Our community, our Nation and our world needs more people with unselfish and giving hearts like Elizabeth McRae. A true humanitarian and treasure to the canine world.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lisa D. Smith', with a large, stylized flourish at the end.

Lisa D. Smith

29617 Camino Delores

Sun City, CA 92585

951-218-1600

Fax: 951-679-6364

truckmountgirl@gmail.com

Abraham, Damaris

From: CindyRAGLM@aol.com
Sent: Thursday, September 06, 2012 2:15 PM
To: Buster, Bob; Executive CEO; NRomero@rcbos.org; Smith, Raymond; Harper-Ihem, Kecia; lparrish@rceo.org; Walsh, Debbie; Abraham, Damaris
Cc: LakeMathewsTalks@Yahogroups.com
Subject: Agenda Item 2.1 - For the record/PP 25045/Mendoza Kennel Permit

I wish to have this entered into the public record for this Plot Plan/Permit Request I've placed the agenda info. here and my comments below it.

RIVERSIDE COUNTY PLANNING DEPARTMENT AGENDA

Planning Director's Hearing, September 10, 2012

1:30 P.M.

County Administrative Center
4080 Lemon Street
1st Floor, Conference Room 2A
Riverside, CA 92501

2.1

PLOT PLAN NO. 25045 – CEQA Exempt – Applicant: Elizabeth H. Mendoza de McRae – First/First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: On the southerly side of Via Barranca and westerly of Via Lago, more specifically **15525 Via Barranca** – 4.34 Gross Acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2) – REQUEST: The plot plan proposes to **permit an existing unpermitted kennel** as Class II Dog Kennel (Medusa Canine Sanctuary, Ltd.) that houses 11-25 special needs, and senior canines considered not adoptable. No selling, breeding or illegal animal activities such as fighting, etc involved. The project property contains an existing 2,405 sq. ft. residence and a 1,184 sq. ft. metal storage building which is being used as part of the kennel facility. Four 6 ft. x 12 ft. dog pens are located inside the residence's garage, and four 6 ft. x 12 ft. pens are located just outside the southerly side of the residence. Additionally, eight 6 ft. x 10 ft. dog pens are located within the storage building, and an outdoor dog run is located along the building's westerly side. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

http://www.rctlma.org/planning/content/hearings/dh/dh2012/agendas/rdh_091012/2_1_sr.pdf

With respect to those that purchased a home without doing their due diligence, such as checking the zoning, this property is zoned and has been zoned R-A-2 for many, many years. The "A" stands for Agricultural and this means animals keeping as well as farming. Animals do NOT belong in an industrial area. Just because industrial business owners use dogs to protect their property does not somehow designate industrial areas as the only place dogs should be permitted. Dogs in agricultural areas belong there for a reason, because the lots are larger and are larger to make available the needed space for animal needs, farming needs and equipment needs, such as trucking by local nurseries and those in the trucking business and have their own truck and live in our community. The dogs should be allowed to stay as should the business and I don't even think they should have to get a permit. The zoning allows for it and that should be that. But, I agree that the money is much needed by this county and so if this person wants to keep their kennel, they will have to pay the money and apply for the permit and hope to get it. My question is, are they also asking them to get a CUP (Conditional Use Permit)? If so, then any concerns any of the neighbors may have will be

addressed fully in the CUP. My other question, in all the time this kennel has been there, have there been complaints? If so, on what grounds? This is why we have to fight to keep our large lot designation folks. As the lots gets smaller the folks that move in want more and more rules and want to take away rights we have always had. If it's zoned for agricultural use, there should be on other question other than how they can best help this business get along with others in the area, but not force them to if doing so removes their right as an agricultural parcel. Today her dogs and tomorrow someone's chickens and then your horse and then even your front or backyard garden. Think I'm kidding, it's happened to Woodcrest. All their animal keeping rights were changed once smaller lots came in. Just search illegal front yard gardens and see what you find. Developers are already breaking the lots down to 1 ac. and smaller out here and with it will come the call to take away our rights. This is her right and the kennel should be approved. I'm sending a copy of this to the county for the record.

Cindy Ferry
16115 Rocky Bluff Road
Gavilan Hills/Perris, CA. 92570

August 20, 2012

Riverside County Planning Department
Attn: Damaris Abraham
P.O. Box 1409
Riverside, Ca 92502-1409

Dear Damaris Abraham


Riverside County Planning Department

On behalf of Elizabeth H. Mendoza de McRae, I strongly support the Class II Dog Kennel (Medusa Canine Sanctuary) which houses special needs and senior canines. The Kennel property is located on my street approximately one house down from me. I have not experienced any problems of any kind with the kennel being located at such a close proximity. In fact, I find Elizabeth to be a pillar of our community and supplying a much needed service to pets in need who have no place else to go. It is a sort of "Retirement Home" for disabled and needy dogs and I commend Elizabeth for taking on such a project. She has done her utmost best to keep the area clean and disease free. The area is immaculate.

The dogs are all of a small breed and each dog has its own special needs requirement. These little dogs are kept in an environmentally controlled building and do not run her property at will. Elizabeth does not breed nor does she sell dogs. Each dog is loved individually and is kept comfortable until such time comes that they need to say goodbye permanently. Elizabeth is compassionate and caring and loves each dog as her own.

Please accept this as my plea to grant Elizabeth the permission to go forth with this humanitarian project. She has proven to be a wonderful neighbor and I would like to see her prosper in the quest for these little angels..

Sincerely,



Deborah Thompson

15220 Via Barranca

Perris, Ca 92570

(951)780-0871

Cappi Patterson
159 West Prospect Street
Ventura, CA 93001

ccparis@sbcglobal.net

September 4, 2012

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

Attention: Damarie Abraham

Re: Class II Dog Kennel Plot Plan 25045
At 15525 Via Barranca, Perris, CA 92570
For Elizabeth McRae

Dear Ms. Abraham:

I am writing in support of Elizabeth McRae, whom I have known and worked with for six years.

Ms. McRae is a loving and compassionate person who takes in all the dogs that other rescues find "un-adoptable" because they are old, sick, infirm or simply unwanted. Her dogs are all small ones in great need of her special care. These dogs, unwanted by everyone else, are given a wonderful home by Elizabeth and live happily and caringly for whatever time they have left.

I have been in animal rescue for 30 years and often adopt the old and infirm so that they don't die without lots of love. I'll give you an example of how Elizabeth and I have worked together:

I got a call from another Los Angeles rescuer about a Westie, age 15 and deaf, whose person had to go to Missouri for 2 months to take care of her dying father. The woman had been in Missouri for 2 days when she got a call from her neighbor to whom she had entrusted Bogie (Westie) saying the neighbor didn't want to be bothered taking care of an old dog for 2 months. Can you imagine? The other rescuer immediately went to the apartment, got the dog, got the keys and the money left with the neighbor and called me for help. I called Elizabeth who picked up Bogie and took care of him until his person returned from Missouri after her father died. Bogie had a loving home with Elizabeth and his person was able to breathe easy and spend the time with her dying father. When she came back to get Bogie, Elizabeth returned the original money, refusing to take anything for Bogie's care. This is the kind of person Elizabeth is.

She is not running a business, not gaining profit. What she IS doing is providing a sanctuary for small dogs who have no other place to go. She is providing a service to the canine and the human community and I urge you to grant her this permit.

Thank you for your consideration. If you have any questions, you can reach me at 805/643-7906 or by email.

Sincerely,

Cappi Patterson

Abraham, Damaris

From: Karen Duet [klduet@aol.com]
Sent: Friday, September 07, 2012 11:10 AM
To: Abraham, Damaris
Subject: Fwd: Support Letter for Plot Plan #25045

-----Original Message-----

From: Karen Duet <klduet@aol.com>
To: ""\Buster BBuster\ "" <"Buster BBuster""@rcbos.org>; ""\ceo ceo\ "" <"ceo ceo""@rceo.org>; ""\NRomero NRomero\ "" <"NRomero NRomero""@rcbos.org>; ""\raysmith raysmith\ "" <"raysmith raysmith""@rceo.org>; ""\KHarper-Ihem KHarper-Ihem\ "" <"KHarper-Ihem KHarper-Ihem""@rcbos.org>; ""\Iparrish Iparrish\ "" <"Iparrish Iparrish""@rceo.org>; ""\DWalsh DWalsh\ "" <"DWalsh DWalsh""@rcbos.org>; ""\DAbraham DAbraham\ "" <"DAbraham DAbraham""@rctlma.org>
Sent: Fri, Sep 7, 2012 10:58 am
Subject: Support Letter for Plot Plan #25045

I wish to have this entered into the public record for this Plot Plan/Permit Request
I've placed the agenda info. here and my comments below it.

RIVERSIDE COUNTY PLANNING DEPARTMENT AGENDA

Planning Director's Hearing, September 10, 2012

1:30 P.M.

County Administrative Center
4080 Lemon Street
1st Floor, Conference Room 2A
Riverside, CA 92501

2.1

PLOT PLAN NO. 25045 – CEQA Exempt – Applicant: Elizabeth H. Mendoza de McRae – First/First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: On the southerly side of Via Barranca and westerly of Via Lago, more specifically **15525 Via Barranca** – 4.34 Gross Acres – Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2) – REQUEST: The plot plan proposes to **permit an existing unpermitted kennel** as Class II Dog Kennel (Medusa Canine Sanctuary, Ltd.) that houses 11-25 special needs, and senior canines considered not adoptable. No selling, breeding or illegal animal activities such as fighting, etc involved. The project property contains an existing 2,405 sq. ft. residence and a 1,184 sq. ft. metal storage building which is being used as part of the kennel facility. Four 6 ft. x 12 ft. dog pens are located inside the residence's garage, and four 6 ft. x 12 ft. pens are located just outside the southerly side of the residence. Additionally, eight 6 ft. x 10 ft. dog pens are located within the storage building, and an outdoor dog run is located along the building's westerly side. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

To whom this may concern,

We wish to have this letter entered into the public record as a Letter of Support for Applicant Elizabeth H. Mendoza de McRae. We strongly support her application for a Class II Kennel License in our area. This area is zoned R-A-2 and as such this is an allowable use for this property. Many people move to the Lake Mathews area in search of properties where they can pursue their animal oriented hobbies or occupations. This application is certainly suitable for this area. We would argue that allowing pursuits that include animals such as dogs, horses, and other livestock actually improves the value of the community and home values since such properties are hard to find in Southern California. There are many properties to be found with small acreage and restrictions on use. Therefore, there are plenty of options for people who do not want a rural lifestyle or to be positioned next to a neighbor who has a rural lifestyle. How does one neighbors rights surpass a property owners rights? Especially when the property owner is within the guidelines of what is allowable on their property.

In addition, Ms. McRae is doing a service for animals that would otherwise be euthanized due to being non adoptable. She is giving of her own time and money to take care of these poor creatures. Her population there is mostly static without changes or additions except for when a dog passes away. She has shown a willingness to be considerate of her neighbors and added soundproofing to her building. Ms. McRae has a kind heart and is an asset to our community.

Please accept this letter as support for project.

Sincerely,

George and Karen Duet
13703 JJ Lane
Lake Mathews, Ca 92570

Abraham, Damaris

From: Karen Duet [klduet@aol.com]
Sent: Friday, September 07, 2012 11:28 AM
To: Abraham, Damaris
Subject: Plot Plan No. 25045

September 6, 2012

**Riverside County Planning Department
Agenda: Planning Directors Hearing Sept. 10, 2012
County Administrative Center
4080 Lemon Street
1st Floor Conference Room 2A
Riverside, Ca 92501**

Re: Plot Plan 25045

Dear Damaris Abraham,

We are writing this Letter of Support for Elizabeth Mendoza de McRae who is applying for a Class II Kennel License on her property located at 15525 Via Barraca Perris Ca 92570. Our property is located in the same general area as Ms. McRae in Lake Mathews and we fully support her project. We feel that she is within her rights to use her property in this fashion as it is an allowable use.

We further support Ms. McRae's efforts in saving the lives of these creatures in need. Her facility is charitable in nature and her dogs have special needs. She has many elderly dogs that are just living out the end of their lives. Ms. McRae purchased a property in Lake Mathews specifically because she was aware that there are many such kennels and animal related properties in the area. Her R-A-2 designates this as an allowable use for the property. As a property owner one would assume that this would be a reasonable request.

Please put our family on record as being in support of this project.

Sincerely,

**Vern and Jerre Freeman
20645 Elkwood Place
Lake Mathews Ca 92570**

Abraham, Damaris

From: Fred Pessin [akafep@earthlink.net]
Sent: Sunday, September 09, 2012 8:02 PM
To: Abraham, Damaris
Cc: Patrick Mcrae
Subject: Kennel 2 license

Riverside County Planning Dept.

Attention Damaris Abraham
PO box 1409 Rivesrside California, 92502
dabraham@rctlma.org

RE:Plot plan 2504
Mcrae Residence
15525 Via Barranca
Perris, Ca. 92570

Damaris Abraham,

My name is Frederic Pessin and I am writing you in regards for your support in granting a kennel 2 license for Elizabeth and Patrick McRae. I live directly across the street from the McRae residence , and their dogs have never been a problem for me or my family. I am aware that other neighbors have complained about constant barking from their house, but I assure you, this is not the case for me.

Sincerely, Frederic Pessin
15530 Via Barranca
Perris, CA 92570

August 20, 2012

Riverside County Planning Department
Attn: Damaris Abraham
P.O. Box 1409
Riverside, Ca 92502-1409

RECEIVED
SEP 06 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Dear Damaris Abraham

Riverside County Planning Department

On behalf of Elizabeth H. Mendoza de McRae, I strongly support the Class II Dog Kennel (Medusa Canine Sanctuary) which houses special needs and senior canines. The Kennel property is located on my street approximately one house down from me. I have not experienced any problems of any kind with the kennel being located at such a close proximity. In fact, I find Elizabeth to be a pillar of our community and supplying a much needed service to pets in need who have no place else to go. It is a sort of "Retirement Home" for disabled and needy dogs and I commend Elizabeth for taking on such a project. She has done her utmost best to keep the area clean and disease free. The area is immaculate.

The dogs are all of a small breed and each dog has its own special needs requirement. These little dogs are kept in an environmentally controlled building and do not run her property at will. Elizabeth does not breed nor does she sell dogs. Each dog is loved individually and is kept comfortable until such time comes that they need to say goodbye permanently. Elizabeth is compassionate and caring and loves each dog as her own.

Please accept this as my plea to grant Elizabeth the permission to go forth with this humanitarian project. She has proven to be a wonderful neighbor and I would like to see her prosper in the quest for these little angels..

Sincerely,

Kim Augustine

██████████ 93 Millan Ct.
██████████ Chula Vista, Ca 92011
██████████
██████████

August 20, 2012

Riverside County Planning Department
Attn: Damaris Abraham
P.O. Box 1409
Riverside, Ca 92502-1409

RECEIVED
SEP 06 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Dear Damaris Abraham

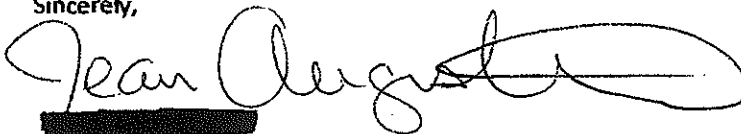
Riverside County Planning Department

On behalf of Elizabeth H. Mendoza de McRae, I strongly support the Class II Dog Kennel (Medusa Canine Sanctuary) which houses *special needs and senior* canines. The Kennel property is located on my street approximately one house *down from me*. I have not experienced any problems of any kind with the kennel being located at such a close *proximity*. In fact, I find Elizabeth to be a pillar of our community and supplying a much needed service to *pets in need* who have no place else to go. It is a sort of "Retirement Home" for *disabled and needy dogs* and I commend Elizabeth for taking on such a project. She has done her utmost best to keep the area clean and disease free. The area is immaculate.

The dogs are all of a small breed and each dog has its own special needs requirement. These little dogs are kept in an environmentally controlled building and do not run her property at will. Elizabeth does not breed nor does she sell dogs. Each dog is loved individually and is kept comfortable until such time comes that they need to say goodbye permanently. Elizabeth is compassionate and caring and loves each dog as her own.

Please accept this as my plea to grant Elizabeth the permission to go forth with this humanitarian project. She has proven to be a wonderful neighbor and I would like to see her prosper in the quest for these little angels..

Sincerely,



████████████████████

████████████████████

████████████████████

████████████████████

September 3, 2012.

Riverside County Planning Department

Att. Damaris Abraham

PO Box 1409

Riverside, Ca 92502-1409

Dear Damaris Abraham

My name is Basilio Toledo D.V.M., and I want to take the time to ask you in a very attentive manner to strongly consider the issuance of the Class II Dog Kennel License to the Medusa Canine Sanctuary (operated splendidly by Mrs. Elizabeth Mendoza - McRae) which houses special needs and senior canines. I have the pleasure of knowing Mrs. Mendoza-McRae for approximately 5 years, and since I met her, she came across as a person completely dedicated to serve and care for any misfortune canine that crosses her path. I know this first hand because I'm the one that gets to see most of these neglected and abused patients when they get adopted by Mrs. Mendoza-McRae. Over the years, she has helped heal so many dogs, that I lost count; she has demonstrated, always, a great deal of compassion and commitment to follow through with the treatments recommended, and I get amazed to see how different those same dogs look after a few days/weeks of being under her care. I have to mention that she does this without expecting any retribution or recognition of any kind, and that, to me, is admirable; this would be a different world if we had more human beings like Elizabeth.

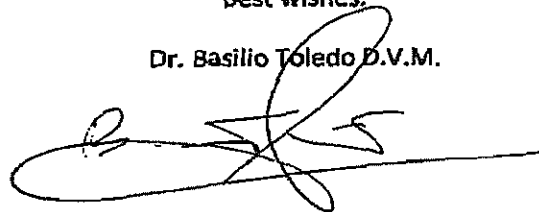
Most of the dogs she cares for are small, and require special attention due to the fact that a lot of them are physically disabled, but that does not keep her (Elizabeth) from taking on the challenges that those patients represent, and she does it in a superb manner.

Please, before making any decision about this matter, think about all the good things that this great woman has done for those unfortunate creatures, without affecting anybody in the process, and what a great inspiration Elizabeth is for other people that hopefully will continue this humanitarian project.

I hope, sincerely, you look into your heart when the time comes to reach a verdict.

Best wishes,

Dr. Basilio Toledo D.V.M.

A handwritten signature in black ink, appearing to read 'B. Toledo', with a long horizontal line extending to the right.

Serena Burnett
17350 Kramer Way
Perris, CA 92570
Mobile: 818-802-9484

September 7, 2012

Riverside County Planning Department
Attn: Damaris Abraham
PO Box 1409
Riverside, CA 92502-1409

Dear Mr. Abraham,

I am writing to you as a concerned citizen and homeowner in Perris, California. I request that Elizabeth Mendoza de McRae be granted a Class II Dog Kennel license for her property at 15525 Via Barranca, Perris, CA 92570. This will allow her to continue her work with special needs and senior canines which is important work that not many people are willing to do. I understand that her property is zoned for agricultural uses so I believe the zoning is proper for the use she intends it for.

While I have not visited Elizabeth's property myself, I have discussed this issue with other property owners in the area. Their feedback to me is that Elizabeth's operation and dogs do not pose a threat to the quality of life or rural environment of which we are all so protective.

I appreciate your consideration of my request to grant her petition for the Class II license.

Sincerely,



Serena Burnett
Homeowner
Riverside County

Jana Baker Leyde
6311 Rutland ave,
Riverside, calif. 92503

Sept 7, 2012

Riverside County Planning

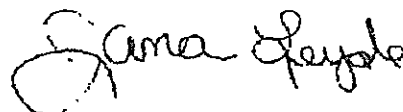
To whom it may concern:

I am writing this on behalf of Elizabeth H. Mendoza De Mc Rae, in support of the amazing vision and humanitarian effort that she is living everyday...

I have known Elizabeth for many years and been to her home, and have been a witness to the fact that her facility runs like a well oiled machine. It is very clean (immaculant) with a controlled environment that is conducive to the dog's welfare, as far as her yard it is spacious & well maintained. And not even to the trained observer could they tell she has more than just a couple of dogs there...

Elizabeth is doing what she does not for accolades or any other self servicing purpose she does it from the heart. She has taken on what most people simply discard... she has given each and everyone of her baby's (dogs) the best possible health care but more important she has made sure that after years and years of them being with people they love and then just discarded, given away, left to die alone neglected & scared that she is there to help them leave this world in a most humane and loving setting with all the love and affection as if they had been apart of her family always...

It is my belief that Elizabeth is doing a great service for our community and other rescues. I also believe that Elizabeth is one of the most caring, giving & loving people that I have ever meet in my life and it shows in her sanctuary. Elizabeth strives to make a difference in this world and she is doing it one dog at a time.



September 5, 2012

To whom it may concern:

Re: Elizabeth McCray

Ms. Elizabeth McCray had been a neighbor of ours for several years and maintains a hospice service for terminally ill canines at her home. We have never had any issues with the animals she cared for and found them to always be friendly and well cared for. Her priority has always been the welfare of the animals and she has repeatedly demonstrated her concern and compassion for them.

We cannot understand why this should be an issue with anyone and can only hope she will be allowed to continue offering this service to these helpless creatures so that they may continue with comfort and caring as they approach the end of their lives. Certainly she offers far more caring and compassionate conditions for these animals than might otherwise be available.

Should there be any questions or further information desired we may be reached at the address below.

Sincerely,

A handwritten signature in black ink, appearing to read "DeLores & Steve Baumann". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

DeLores & Steve Baumann

Attn: Damaris Abraham

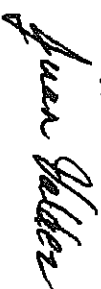
P.O. Box 1409

Riverside, Ca. 92502-1409

Dear: Damaris Abraham,

This letter is to inform your department that I support the approval of the "Medusa Canine Sanctuary" (Class II Dog Kennel). My family and I are proud to be neighbors of Elizabeth H. Mendoza de McKrae, we are around the corner (south \ east) behind her house and have never had any problems with any stray or loud dogs. We see how hard Elizabeth works to take proper care of these dogs in need. She not only strives to give them the best care possible, but the most love possible. She is someone we admire for having such a giving heart. We truly hope you can approve her request because there are few people in this world that would be willing to give it their all to care for those dogs in need.

Sincerely,



Juan Valdez
21450 Via Liago Dr.
Perris, CA 92570

September 8 2012

Riverside County Planning Department
P.O. Box 1409
Riverside, Ca 92505

Attention: Damarie Abraham

Re: Class II Dog Kennel Plot Plan 25045
At 15525 Via Barranca, Perris, Ca 92570
For Elizabeth MacRae

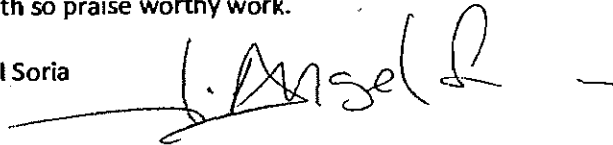
Appreciable Ms. Abraham:

I go to you in support of the Class II Dog Kennel (Medusa Canine Sanctuary). I have the pleasure to know Elizabeth McRae, who makes this great work in favor of our community, giving a home, feeding, providing medical help and great amounts of love to these canines, that in its majority require of special attention due to being ill or outpost age, These last years I have had the fortune to collaborate in Medusa Canine Sanctuary in company of my son, grooming and taking care of the canines are some tasks that I do to assist in making it feel like home to them.

In medusa Sanctuary we guard these canines until they pass away, without hoping in any compensation or profit, other than the satisfaction to promote the love and compassion that our community greatly needs.

Without anything to add at the moment, I thank you for your gentility and consideration to grant her the permit to continue with so praise worthy work.

Sincerely, Mr. Angel Soria

A handwritten signature in black ink, appearing to read "Angel Soria", with a long horizontal line extending to the left.

September 9, 2012
Riverside County Planning Department
P.O. Box 1409
Riverside, Ca 92505

Attention: Damarie Abraham
Re: Class II Dog Kennel Plot Plan 25045
At 15525 Via Barranca, Perris, Ca 92570
For Elizabeth McRae

Dear Ms. Abraham

I work for Mrs. Elizabeth attending her dogs. The Lady is very good and loving with them she loves them very much and is always on the lookout for them when they are sick or to give them their food. A Lady of very good heart that has all types of dogs, blind, unable to walk, etc... And everyone is just as good. I admire her greatly, there's few people like her.

Sincerely,
Adelina Soria

A handwritten signature in black ink, appearing to read "Adelina Soria". The signature is fluid and cursive, with a large initial "A" and "S".

September 9, 2010.

Riverside County Planning Department
P.O. Box 1409
Riverside, Ca 92505

Attention: Damarie Abraham

Re: Class II Dog Kennel Plot Plan 25045
At 15525 Via Barranva, Perris, Ca 92570
For Elizabeth McRae

Dear Ms. Abraham I had the pleasure of knowing Elizabeth when she was looking for a home to Buddy my beloved pet, thus began our friendship. Elizabeth has a high sense of compassion for those in need. Elizabeth does not support the suffering of these little canines with no chance of being adopted into new homes for they are sick and have special needs. I work in Medusa Canine Sanctuary giving food, cleaning the dog's cages, caring for them and most importantly giving love to these admirable creatures. These dogs are part of my life, I feel very happy to be with them every day.

Elizabeth has much love for her canines, when one of them is sick she asks me to leave them in her bedroom to care for them at night so she can sooth their pain and accompany them in their last moments. She doesn't mind sleeping late, she is happy giving them love, treating them with great delicacy as it is to a baby. Elizabeth is an example of compassion and dedication, I ask you sincerely, allow her to continue forward with this beautiful work.

Sincerely,

Irma Abarca

A handwritten signature in black ink, appearing to read 'Irma Abarca', with a stylized flourish at the end.

Christopher H. Mendoza
16101 Multiview Dr. Perris, CA 92570

September 10, 2012

Riverside County Planning Department
Attn: Damaris Abraham
P.O. Box 1409
Riverside, CA 92502

Re: Class II Dog Kennel Recommendation

Dear Sirs,

My name is Christopher Mendoza, and I am writing to urge that the Riverside County Planning Department grant Elizabeth McRae with "Class II Dog Kennel" status. I am an attorney tasked with completing the 501(c)(3) application of Medusa Canine Sanctuary Ltd. ("Medusa"), the entity that will assume care for the rescued dogs upon successful completion of the 501(c)(3) application. While the application is pending, Ms. McRae houses and cares for rescued dogs using her own funds.

Ms. McRae cares for and houses special-need dogs. In many respects, the types of dogs that Ms. McRae cares for and houses are often termed "unadoptables." These dogs were often victims of owner abuse or have suffered some event causing some sort of handicap (e.g., blindness, paralysis, etc.). Further, most (if not all) of the dogs cared for by Elizabeth McRae are small breeds.


During the process of selecting a location, Ms. McRae focused on locating a community with an active wildlife and vibrant animal community. The area where the rescue dogs are currently located contains a vibrant ranch-style community. In addition, there is a large active wildlife in the area. It is common to see vultures and snakes and hear coyotes or wild dogs howling. Thus, this area is perfect for a dog rescue shelter.

Furthermore, Ms. McRae houses the rescued dogs in fully housed enclosures that keep the animals safe and secure. As a result, the dogs are permitted only to roam an enclosed setting that is within Ms. McRae's property limits. Many of the dogs have limited communication and mobility; and, as a result, the dogs are only permitted to exercise while under supervision by Ms. McRae or any of the many volunteers. Ms. McRae has taken the necessary steps to verify that her housing and caring for rescued animals complies with applicable law.

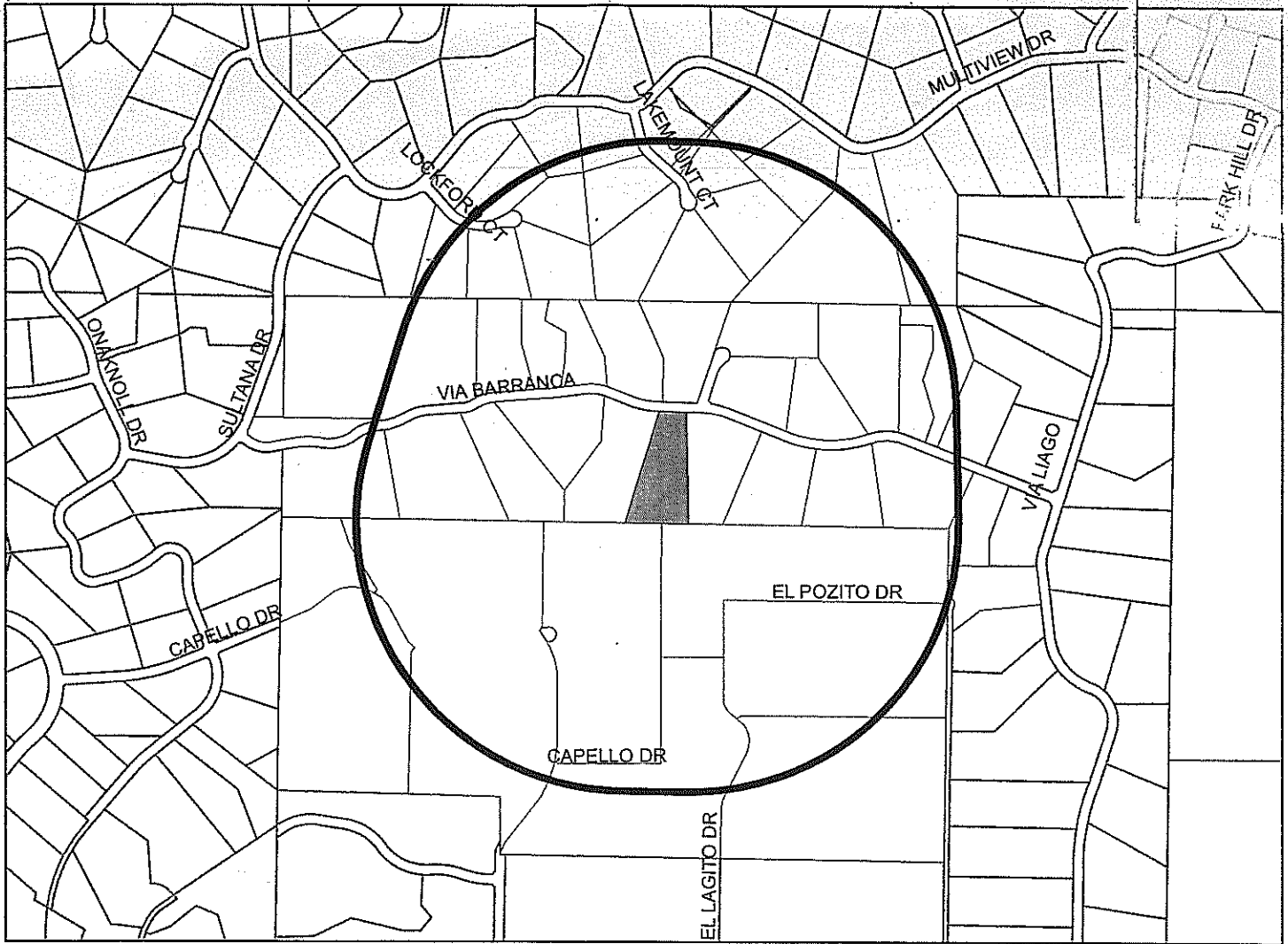
Another point that I wish to stress is that because of Ms. McRae's charitable work, many of the would be euthanized pets remain alive and able to enjoy life. Further, Ms. McRae's work allows individuals to volunteer by assisting in the care for the rescued dogs. Because of the volunteering opportunities, some of the volunteers have decided to pursue a medical or veterinary career. In addition, many of the volunteers learn to be compassionate not only toward others, but also to animals.

In conclusion, please accept this letter in support of Ms. McRae's petition for Class II Dog Kennel status.

Sincerely,


Christopher Mendoza

PP25045 (1600 feet buffer)



Selected Parcels

287-300-001	287-290-026	287-290-050	287-290-048	287-060-029	287-080-025	287-060-016	287-290-025	287-290-056	287-290-060
287-060-018	287-290-051	287-080-001	287-290-006	287-290-014	287-290-039	287-080-006	287-290-020	287-290-063	287-290-013
287-290-021	287-290-040	287-290-005	287-290-062	287-290-058	287-290-003	287-290-029	287-290-069	287-290-070	287-290-004
287-290-015	287-060-019	287-290-038	287-060-014	287-060-015	287-060-013	287-080-008	287-080-007	287-290-052	287-290-016
287-290-023	287-290-057	287-290-024	287-060-012	287-060-020	287-060-021	287-290-066	287-290-068	287-060-028	287-300-008
287-060-030	287-060-022								



1,000 500 0 1,000 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

I, VINNIE NGUYEN, certify that on 7/11/2012

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP 25045 For

Company or Individual's Name Planning Department

Distance buffered 1600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ AA
300 pages 11/11/2013

15325 VIA BARRANCA
PERRIS CA 92570
951 780 1935

APPLICATION FOR LAND USE AND DEVELOPMENT

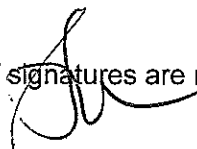
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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.

Elizabeth H. Mendoza de McRae

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Patrick Michael McRae

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Elizabeth H. Mendoza de McRae

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): 287-290-015-6

Section: Sec 22

Township: T4SR5W

Range: T4SR5W

Approximate Gross Acreage: 4.21 Acres

General location (nearby or cross streets): North of Lake Mattews, South of Multiview Dr., East of Via Lago, West of Sultana

Thomas Brothers map, edition year, page number, and coordinates: Page 775 Grid: F7-,G7

1. 25 VIA BARRANCA
PERRIS CA 92570
957 780 1935

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):

Kennel Class II application for proposed lot located at 15525 Via Barranca Perris, CA 92570; APN 287-290-015-6; Section 22; Township T4SR5W. Purpose is to house senior & special needs unadoptable small canines by an organization applying for 501(c)(3) status in the State of California as "Medusa Canine Sanctuary."
11-25 dogs

Related cases filed in conjunction with this request:

No other cases filed in conjunction at this time. CV 11-05066

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

If yes, provide Case No(s). Not Applicable (Parcel Map, Zone Change, etc.)

E.A. No. (if known) Not Applicable E.I.R. No. (if applicable): Not 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: Not Applicable

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) Not Applicable

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

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) Not Applicable

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: Not Applicable

Estimated amount of fill = cubic yards Not Applicable

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

Import Not Applicable Export Not Applicable Neither Not Applicable

153.5 VIA BARRANCA
PERRIS, CA 92570
951-780-1935

APPLICATION FOR LAND USE AND DEVELOPMENT

What is the anticipated source/destination of the import/export?
Not Applicable

What is the anticipated route of travel for transport of the soil material?
Not Applicable

How many anticipated truckloads? Not Applicable truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ 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

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

- Santa Ana River
- Santa Margarita River
- San Jacinto River
- Whitewater 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.

Owner/Representative (1) *Patrick M. Welch* Date 09/06/2011

Owner/Representative (2) *[Signature]* Date 09/06/2011

ASMT: 287060013, APN: 287060013
JANICE ELLIOTT, ETAL
P O BOX 56595
RIVERSIDE CA 92517

ASMT: 287060029, APN: 287060029
PATRICK GALLEGOS, ETAL
C/O DEBBIE S YODER
33482 MINERS DR
YUCAIPA CA 92399

ASMT: 287060015, APN: 287060015
ELAINE LANCE, ETAL
3408 E CORTEZ ST
WEST COVINA CA 91791

ASMT: 287060030, APN: 287060030
WILBURT MAYS
15505 MULTVIEW DR
PERRIS, CA. 92570

ASMT: 287060016, APN: 287060016
RITA ELENBURG, ETAL
20840 LOCKFORD CT
PERRIS, CA. 92570

ASMT: 287080001, APN: 287080001
GUDRUN KLOPSCH, ETAL
2017 OVERLOOK RD
FULLERTON CA 92631

ASMT: 287060018, APN: 287060018
FRAWN GRANADOS
19800 MACARTHUR NO 1150
IRVINE CA 92612

ASMT: 287080006, APN: 287080006
ERIC WEISCHEDEL, ETAL
2033 N SAN ANTONIO RD
PALM SPRINGS CA 92262

ASMT: 287060019, APN: 287060019
CLAIRE SPOTHELFER, ETAL
1281 WEST RD
LA HABRA HEIGHTS CA 90631

ASMT: 287080008, APN: 287080008
ROBERT FRIEDLAND
380 S SAN RAFAEL AVE
PASADENA CA 91105

ASMT: 287060022, APN: 287060022
NALANI BRYER TRAWICK, ETAL
254 DALTON RD
RIVERSIDE CA 92501

ASMT: 287080025, APN: 287080025
DIANA AGUILAR
27154 AYAMONTE
MISSION VIEJO CA 92692

ASMT: 287060028, APN: 287060028
THANHHA BUI
27 MARYLAND
IRVINE CA 92606

ASMT: 287290003, APN: 287290003
TINA RIVERS, ETAL
21077 VIA DE AGUILA
PERRIS CA 92570

ASMT: 287290004, APN: 287290004
KATHLEEN DEVER, ETAL
C/O KATHLEEN L DEVER
P O BOX 1736
CORONA CA 92878

ASMT: 287290021, APN: 287290021
JESSIE BACA, ETAL
9699 LIVE OAK AVE
FONTANA CA 92335

ASMT: 287290005, APN: 287290005
YVETTE KROL, ETAL
15720 VIA BARRANCA
PERRIS, CA. 92570

ASMT: 287290023, APN: 287290023
MARY ROELKE, ETAL
22548 PCH NO 306
MALIBU CA 90265

ASMT: 287290006, APN: 287290006
LINDA RILEY, ETAL
15740 VIA BARRANCA
PERRIS, CA. 92570

ASMT: 287290024, APN: 287290024
STEPHEN WHITE
P O BOX 1418
CORONA CA 92878

ASMT: 287290013, APN: 287290013
JOSE ALONZO
15301 VIA BARRANCA
PERRIS, CA. 92570

ASMT: 287290025, APN: 287290025
ERIC BREWER
15715 VIA BARRANCA
PERRIS, CA. 92570

ASMT: 287290014, APN: 287290014
VICKI SCHNEIDER, ETAL
15495 VIA BARRANCA
PERRIS, CA. 92570

ASMT: 287290026, APN: 287290026
SANDRA AUSTELL, ETAL
15755 VIA BARRANCA
PERRIS, CA. 92570

ASMT: 287290015, APN: 287290015
ELIZABETH MCRAE, ETAL
15525 VIA BARRANCA
PERRIS, CA. 92570

ASMT: 287290029, APN: 287290029
NE PLUS ULTRA INV
C/O OSCAR DE LA CRUZ
9070 IRVINE CENTER NO 145
IRVINE CA 92618

ASMT: 287290016, APN: 287290016
JOHNA RICHARDSON, ETAL
15555 VIA BARRANCA RD
PERRIS, CA. 92570

ASMT: 287290038, APN: 287290038
PAMELA CHRISTIANSEN, ETAL
15001 VIA BARRANCA
PERRIS, CA. 92570

ASMT: 287290039, APN: 287290039
JEFF WOOD
STE 104 191
3380 LA SIERRA AVE
RIVERSIDE CA 92503

ASMT: 287290057, APN: 287290057
STEPHANIE BARDEN
18732 JOCKEY CIR
HUNTINGTON BEACH CA 92648

ASMT: 287290040, APN: 287290040
KATHLEEN AICKLEN, ETAL
103 CARROLL AVE
BAY ST LOUIS MS 39520

ASMT: 287290058, APN: 287290058
LYNDA JANN, ETAL
15785 VIA BARRANCA ST
PERRIS, CA. 92570

ASMT: 287290048, APN: 287290048
DEBORAH THOMPSON, ETAL
15220 VIA BARRANCA
PERRIS, CA. 92570

ASMT: 287290060, APN: 287290060
SHARAREH BESHARAT, ETAL
1429 WESTWOOD BLV NO B
LOS ANGELES CA 90021

ASMT: 287290050, APN: 287290050
NANCY BAKER, ETAL
7251 FONT AVE
RIVERSIDE CA 92509

ASMT: 287290062, APN: 287290062
LAURENCE BROWN
700 S FLOWER ST 11TH FL
LOS ANGELES CA 90017

ASMT: 287290051, APN: 287290051
KATHY TRACEY, ETAL
C/O GENESIS LAB
5750 DIVISION ST NO 104
RIVERSIDE CA 92506

ASMT: 287290063, APN: 287290063
JOHN POSTHUMA
1995 E VILLA ST
PASADENA CA 91107

ASMT: 287290052, APN: 287290052
PATRICIA KNIGHT, ETAL
3374 DAPPLE GRAY LN
NORCO CA 92860

ASMT: 287290068, APN: 287290068
TAKAKO KAWAHARA
15200 VIA BARRANCA
PERRIS CA 92570

ASMT: 287290056, APN: 287290056
ERICK ZECENA
P O BOX 3125
SAN BERNARDINO CA 92413

ASMT: 287290070, APN: 287290070
ANA GALINARI, ETAL
15260 VIA BARRANCA
PERRIS CA 92570

ASMT: 287300001, APN: 287300001
BAR H INC
2332 MORGAN DR
NORCO CA 92860

ASMT: 287300008, APN: 287300008
TIMOTHY LINDEWALL
736 PASEO PL
FULLERTON CA 92835

ATTN: Planning Director
Planning Department,
City of Riverside
3900 Main St., 3rd floor
Riverside, CA 92522

Applicant/Owner:
Patrick and Elizabeth McRae
P. O. Box 7745
Riverside, CA 92513-7745

Applicant/Owner:
Patrick and Elizabeth McRae
P. O. Box 7745
Riverside, CA 92513-7745



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NOTICE OF EXEMPTION

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, CA 92201

Project Title/Case No.: Plot Plan No. 25045

Project Location: In the unincorporated area of Riverside County, more specifically located on the southerly side of Via Barranca and westerly of Via Lago.

Project Description: The plot plan proposes to permit an existing unpermitted kennel as Class II Dog Kennel (Medusa Canine Sanctuary, Ltd.) that houses 11-25 special needs, and senior canines considered not adoptable. No selling, breeding or illegal animal activities such as fighting, etc involved. The project property contains an existing 2,405 sq. ft. residence and a 1,184 sq. ft. metal storage building which is being used as part of the kennel facility. Four 6 ft. x 12 ft. dog pens are located inside the residence's garage, and four 6 ft. x 12 ft. pens are located just outside the southerly side of the residence. Additionally, eight 6 ft. x 10 ft. dog pens are located within the storage building, and an outdoor dog run is located along the building's westerly side.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Elizabeth H. Mendoza de McRae

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15303)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. This Section includes the 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 proposed kennel primarily utilizes the existing storage building and residential garage to house the dogs. The residence and storage building was permitted by the County and finalized in 1990 and 2006, respectively.

Damaris Abraham _____ (951) 955-5719 _____
County Contact Person Phone Number

Signature Title Project Planner _____ July 23, 2012 _____
Date

Date Received for Filing and Posting at OPR: _____

Revised: 3/15/10: Y:\Planning Case Files-Riverside office\PP25045\DH-PC-BOS Hearings\DH-PC\NOE Form.PP25045.docx

Please charge deposit fee case#: ZEA42484 ZCFG No. 5855 - County Clerk Posting Fee

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1110212

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: MCRAE ELIZABETH H MENDOZA \$64.00
paid by: CK 5095
CA FISH AND GAME FEE FOR PP25045
paid towards: CFG05855 CALIF FISH & GAME: DOC FEE
at parcel: 15525 VIA BARRANCA PERR
appl type: CFG3

By _____ Oct 31, 2011 09:45
MGARDNER posting date Oct 31, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: 2.2
Area Plan: Riverside Extended Mountain
Zoning Area: Anza
Supervisorial District: Third/Third
Project Planner: Damaris Abraham
Director's Hearing: October 29, 2012

PLOT PLAN NO. 25168
Environmental Assessment No. 42540
Applicant: Verizon Wireless
Engineer/Representative: Derra Design

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan is a proposal for Verizon Wireless to collocate one 48 inch diameter microwave dish at 55 feet high centerline and one 48 inch diameter microwave dish at 20 feet high centerline on an existing 103 foot high monopole.

The project is located on the northerly side of Table Mountain Truck Trail and westerly of Fugatt Court.

BACKGROUND:

The existing 103 foot high monopole was permitted under BXX000751 in 2000 prior to the current development and design standards for wireless communication facilities and was approved without a permit life. There are two sets of antenna panels and one microwave dish on the monopole and the project is proposing to add two microwave dishes on the same monopole.

In accordance with Section 19.405.b (2) of Ordinance No. 348, optional hearing notices were sent to surrounding property owners. The Planning Department received one letter requesting a public hearing and as a result the project is being scheduled for Director's Hearing.

Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012 (PL 112-96, HR3630) requires that a local government approve a request to modify an eligible facility that does not substantially change the physical dimensions of the tower or base station. The proposed collocation of the two microwave dishes does not substantially change the physical dimensions of the monopole.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum)
2. Surrounding General Plan Land Use: Open Space: Rural (OS: RUR) to the north
Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the south, east, and west
3. Existing Zoning: Rural Residential – 2½ Acre Minimum (R-R-2½)
4. Surrounding Zoning: Rural Residential – 20 Acre Minimum (R-R-20) to the north
Rural Residential – 2½ Acre Minimum (R-R-2½) to the south, east, and west
5. Existing Land Use: Single Family Residence and Wireless Communications Facility

D.M.

- 6. Surrounding Land Use: Vacant to the north
Scattered family residences to the south, east, and west
- 7. Project Data: Total Acreage: 2.63
Existing Lease Area: 688 Square Feet
- 8. Environmental Concerns: See Attached Environmental Assessment

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42540**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **PLOT PLAN NO. 25168**, 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 Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) Land Use Designation, the Infrastructure, Public Facilities & Service Provision Policy, and with all other elements of the Riverside County General Plan.
- 2. The proposed project is consistent with the Article XIXg of Ordinance No. 348 (Wireless Communication Facilities), 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 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 Multiple 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 Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) on the Riverside Extended Mountain Area Plan which allows for development of single family detached residences on large parcels. Limited agriculture, intensive equestrian and animal keeping are also permitted in this designation.
- 2. The Public Facilities & Service Provision policy requires that all developments, including developments within the Rural Community: Estate Density Residential land use designation, have available public facilities and services such as roads, utilities, public safety and schools. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and/or capacity for the nearby residences in the area.

3. The project site is surrounded by properties which are designated Open Space: Rural (OS: RUR) to the north, Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the south, east, and west.
4. The zoning for the subject site is Rural Residential – 2½ Acre Minimum (R-R-2½).
5. The use, two microwave dishes collocated at 55 feet high and 20 feet high on an existing 103 foot high monopole, is proposed on a monopole that was in existence prior to the amendment of the development standards in the Rural Residential (R-R) zone (Ord. No. 348.3990, Amended 5-24-01 regulating wireless communication facilities and regulating the height of structures in all zones) and the development standards for wireless telecommunication facilities (Ord. No. 348.4090, Added 2004).
6. The project site is surrounded by properties which are zoned Rural Residential – 20 Acre Minimum (R-R-20) to the north, and Rural Residential – 2½ Acre Minimum (R-R-2½) to the south, east, and west.
7. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSCHP).
8. Environmental Assessment No. 42540 concluded that there are no potentially significant impacts from the project proposal.

INFORMATIONAL ITEMS:

1. As of this writing, one request for hearing was received.
2. The project site is not located within:
 - a. A Flood Zone;
 - b. A County Service Area;
 - c. A City Sphere of Influence;
 - d. A Subsidence Area;
 - e. A Liquefaction area;
 - f. The Stephens Kangaroo Rat Fee Area; or,
 - g. An Airport Influence Area.
3. The project site is located within:
 - a. A High Fire area;
 - b. A Fault Zone; and,
 - c. The Boundaries of the Hemet Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 575-230-002.

PP25168



Selected parcel(s):
575-230-002

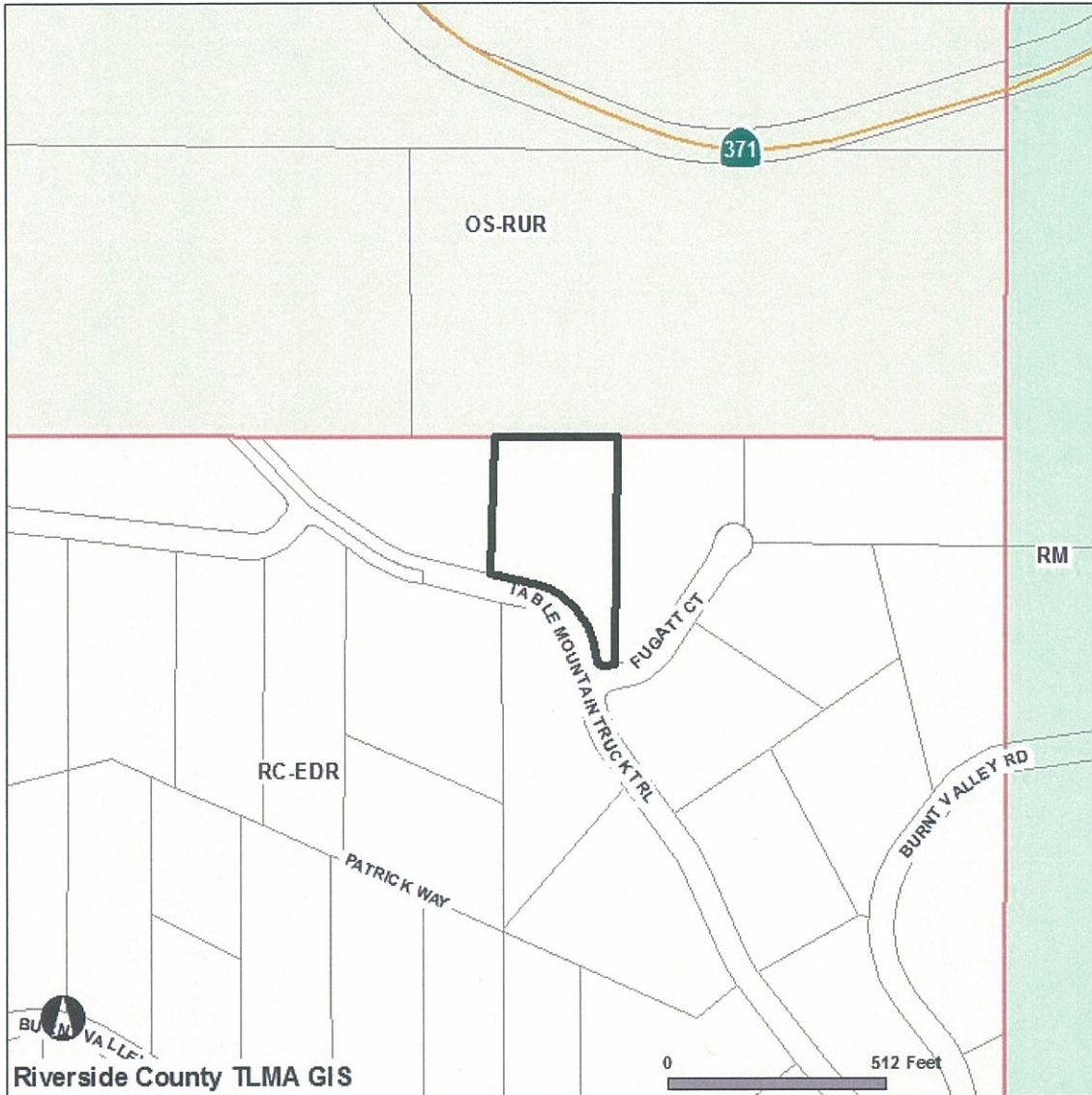
LEGEND

- SELECTED PARCEL
- N INTERSTATES
- N 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 16:55:44 2012
 Version 120712

PP25168



Selected parcel(s):
575-230-002

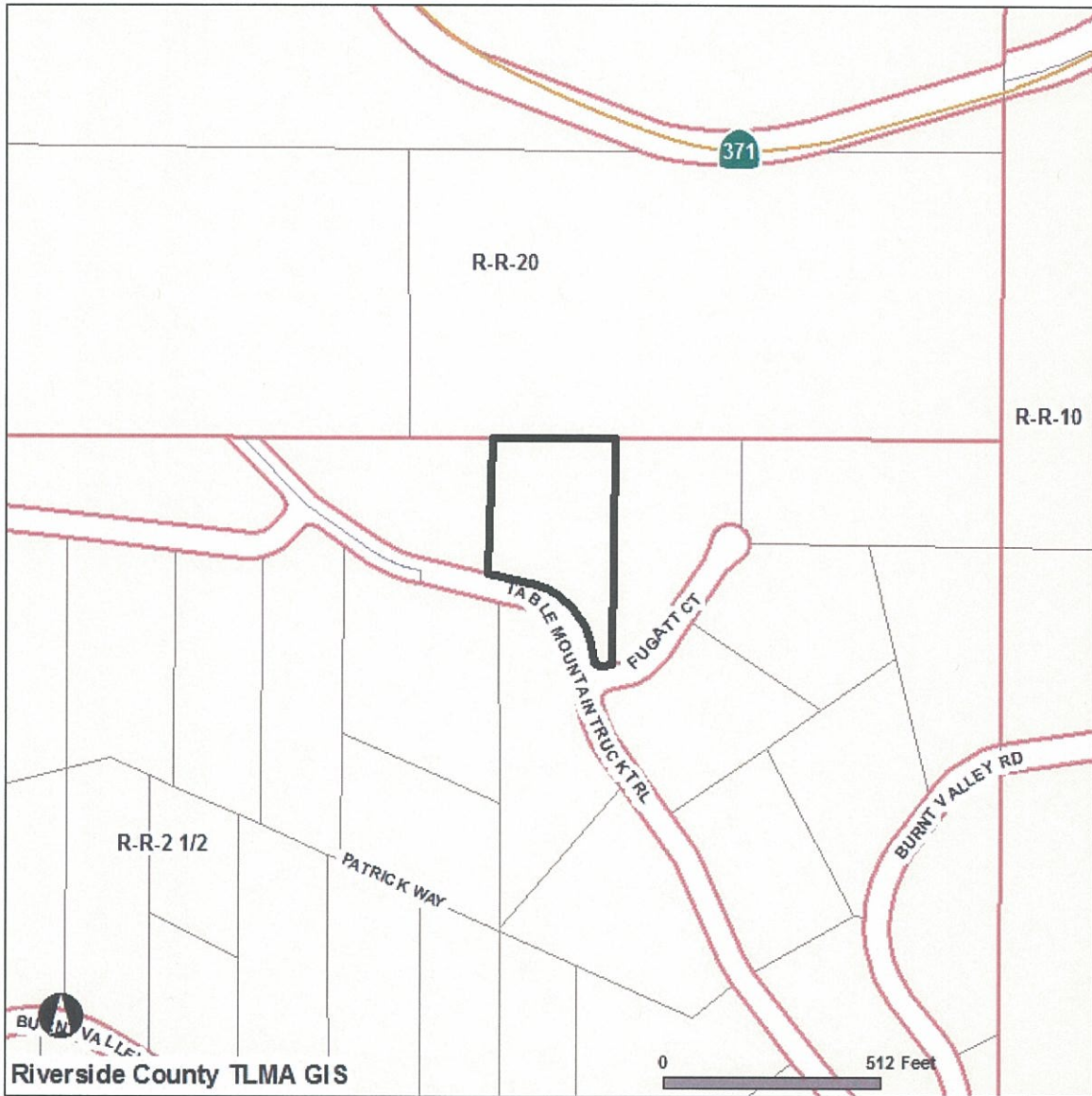
LAND USE

- -
 -
- SELECTED PARCEL INTERSTATES HIGHWAYS PARCELS
 OS-RUR - OPEN SPACE RURAL EDR-RC - RURAL COMMUNITY - ESTATE DENSITY RESIDENTIAL RM - RURAL MOUNTAINOUS

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 16:56:49 2012
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PP25168



Selected parcel(s):
575-230-002

ZONING

- SELECTED PARCEL
 - ZONING BOUNDARY
 - N INTERSTATES
 - N HIGHWAYS
 - PARCELS
- R-R-10, R-R-2 1/2, R-R-20

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.

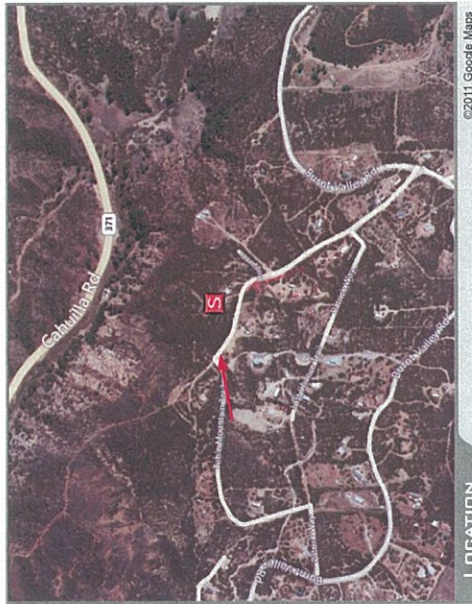
REPORT PRINTED ON...Wed Sep 12 16:56:19 2012
 Version 120712

MOONSHINE

59725 TABLE MOUNTAIN TRAIL ANZA CA 92539



VIEW 1

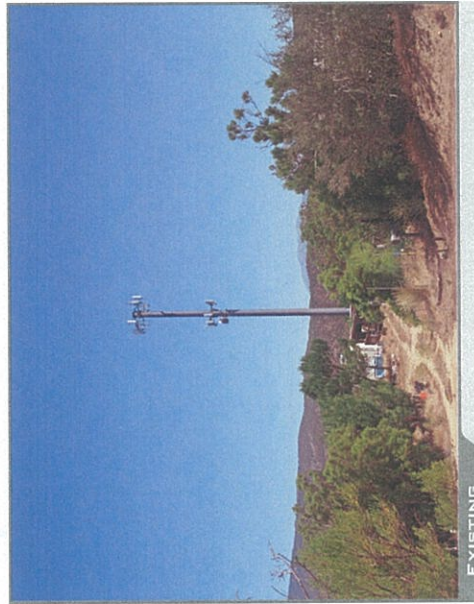
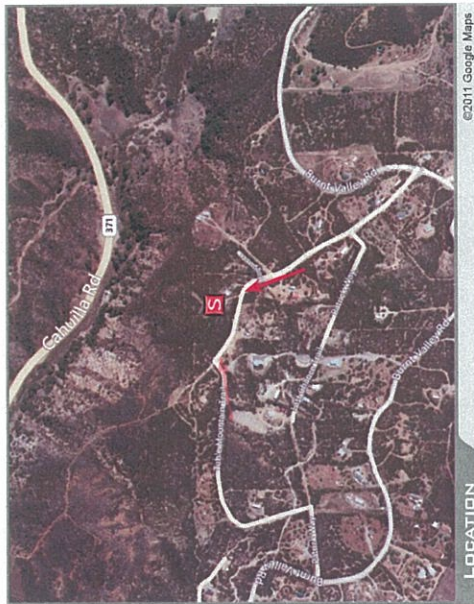


MOONSHINE

59725 TABLE MOUNTAIN TRAIL ANZA CA 92539



VIEW 2



LOOKING NORTHWEST FROM TABLE MOUNTAIN TRAIL

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42540
Project Case Type (s) and Number(s): Plot Plan No. 25168
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Damaris Abraham
Telephone Number: (951) 955-5719
Applicant's Name: Verizon Wireless
Applicant's Address: One Venture, Suite 200, Irvine, CA 92618
Engineer's Name: Derra Design, Inc.
Engineer's Address: 250 El Camino Real, #216, Tustin, CA 92780

I. PROJECT INFORMATION

- A. Project Description:** The plot plan is a proposal for Verizon Wireless to collocate one 48 inch diameter microwave dish at 55 feet high centerline and one 48 inch diameter microwave dish at 20 feet high centerline on an existing 103 foot high monopole.
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 688 square feet on a 2.63 acre parcel

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 688 square foot lease area			

- D. Assessor's Parcel No(s):** 575-230-002
- E. Street References:** Northerly side of Table Mountain Truck Trail and westerly of Fugatt Court.
- F. Section, Township & Range Description or reference/attach a Legal Description:** Township 7 South, Range 3 East, Section 24
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The site currently contains a single family residence and a wireless communications facility operating at the site. The site is surrounded by vacant land to the north, and scattered family residences to the south, east, and west.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) land use designation and other applicable land use policies within the General Plan.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
 3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
 4. **Safety:** The proposed project is located within a high fire hazard area. The project is not located within any other special hazard zone (including FEMA flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
 5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
 6. **Housing:** The project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
 7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
- B. General Plan Area Plan(s):** Riverside Extended Mountain
- C. Foundation Component(s):** Rural Community (RC)
- D. Land Use Designation(s):** Estate Density Residential (EDR)
- E. Overlay(s), if any:** Not Applicable
- F. Policy Area(s), if any:** Not Applicable
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Open Space: Rural (OS: RUR) to the north, Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the south, east, and west..
- H. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** Not Applicable
 2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable
- I. Existing Zoning:** Rural Residential – 2½ Acre Minimum (R-R-2½)
- J. Proposed Zoning, if any:** Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Rural Residential – 20 Acre Minimum (R-R-20) to the north, and Rural Residential – 2½ Acre Minimum (R-R-2½) to the south, east, and west

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

September 17, 2012

Date

Damaris Abraham

Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore the project will have no significant impact.

b) The project site will not substantially damage scenic resources, including rock outcroppings and unique landmark features, or obstruct any prominent scenic vista. The site has an existing monopole operating at the site. The impact of two additional microwave antennas will have a less than significant impact on the view of the public.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is located 19.77 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.20) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communications facility may provide a service light to be used at the time of servicing the facility. However, it will not create a new source of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conversion of Farmland, to non-agricultural use?

Source: GIS database, and Project Application Materials.

Findings of Fact:

- a) According to GIS database, the project is located in an area designated as "Other Lands". Therefore, the project will not convert a Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The project will have no significant impact.
- b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.
- c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D & C/V). Therefore, the project site, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Riverside Extended Mountain Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, an unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP

Findings of Fact:

a) The project site has been fully developed for the existing wireless communications facility on site and is not anticipated to have biological impacts. The project will have less than significant impact.

b-c) The project site has been fully developed for the existing wireless communications facility on site and is not anticipated to have adverse effect on any endangered or threatened species. The project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no significant impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no significant impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The proposed site has been previously disturbed for the use of the existing wireless communications facility on site. And the project does not propose to alter or destroy a historic site or cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) Site disturbance has already occurred from grading for the use of the wireless telecommunications facility existing on site. The project is not anticipated to alter or destroy an archaeological site. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.19) Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.18) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: GIS database

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. In addition, the proposed site has been previously disturbed for the use of the existing wireless communications facility on site. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-b) The project site is located within the San Jacinto Fault Zone. However, the project site is already developed with the existing wireless communications facility on site and the proposed addition of two microwave dishes is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database

Findings of Fact:

a) According to GIS database, the project site is not located within an area with liquefaction potential. The project will have no significant impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

The project site is located within the San Jacinto Fault Zone. However, the project site is already developed with the existing wireless communications facility on site and the proposed addition of two microwave dishes is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site has been previously disturbed for the use of the existing wireless communications facility on site. In addition, no further information is provided to suggest that the project would be located on unstable soil. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas"

Findings of Fact:

a) According to GIS database, the project site is not located in a subsidence area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Project Application Materials

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

- a) The project site contains an existing wireless communications facility and is only proposing to add two microwave dishes and no grading is proposed. Therefore, the project will not change topography or ground surface relief features.
- b) There is no grading proposed with this project. No cut or fill slopes greater than 2:1 or higher than 10 feet will be created.
- c) There is no grading proposed with this project. Therefore, the project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan figure S-6 “Engineering Geologic Materials Map”, Project Application Materials, Building and Safety Grading review

- a) The project site contains an existing wireless communications facility and is only proposing to add two microwave dishes and no grading is proposed. The project will not result in substantial soil erosion or the loss of topsoil.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project site contains an existing wireless communications facility on site and is only proposing to add two microwave dishes and no grading is proposed. The project will have a less than significant impact.

c) The project is for the collocation of two microwave dishes on an existing wireless communications facility and will not require the use of sewers or septic tanks. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) The proposed site has been previously disturbed for the use of the existing wireless communications facility on site and is not located in the vicinity of a stream or lake. The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. The project will have no significant impact.

b) The proposed site has been previously disturbed for the use of the existing wireless communications facility on site and is not likely to increase in water erosion either on or off site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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an increase in wind erosion and blowsand, either on or off site. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project application materials

Findings of Fact:

a) The project is for the installation of two additional microwave dishes on an existing wireless communications facility. The installation of the additional antennas will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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one-quarter mile of an existing or proposed school?				
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The project site is not located within one-quarter mile of an existing or proposed school.
- e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.
- b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to the General Plan, the proposed project site is located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. The project shall adhere to all Fire Departments requirements for projects located within high fire hazard areas and all buildings constructed on this property must comply with the special construction provisions contained in Riverside County Ordinance No. 787. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

- a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.
- b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, the impact is considered less than significant.
- d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant.
- e) The project site is not located within a 100 year flood zone. And no housing is proposed with this project. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project site is not located within a 100 year flood zone. Therefore, the project will not place structures within a 100-year flood hazard area which would impede or redirect flood flows.

g-h) The project will not substantially degrade water quality or include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," GIS database

Findings of Fact:

a) Because of the small size and limited development of the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the project will have less than significant impact.

b) Because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, the project will have less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use is in compliance with the current land use of Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) in the Riverside Extended Mountain Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is not adjacent to a city boundary and is not located within a city sphere of influence. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project will be consistent with the site's existing zoning of Rural Residential – 2½ Acre Minimum (R-R-2½). The project is surrounded by properties which are zoned Rural Residential – 20 Acre Minimum (R-R-20) to the north, and Rural Residential – 2½ Acre Minimum (R-R-2½) to the south, east, and west. The project will have no significant impact.

c) The site has an existing wireless communications facility that has been designed as a monopole and this proposal will add additional antennas designed to blend in with the existing monopole. The project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The RCIP identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site is not located adjacent to a rail line. The project has no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located adjacent to Table Mountain Truck Trail. However, the project is for the collocation of two microwave dishes on an existing unmanned wireless communications facility and does not create a noise sensitive use and only requires occasional site visits for maintenance. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project site contains an existing wireless communications facility on site and is only proposing to add two microwave dishes. The scope of the development is not substantial enough to displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- d) The project is not located within a Redevelopment Area. Therefore, the project will not affect a County Redevelopment Project Area. The project will have no significant impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.
- f) The project could potentially encourage additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

The project area is serviced by the Riverside County Fire Department. The project will not directly physically alter existing governmental facilities or result in the construction of new governmental facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Hemet Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

a) The project site contains an existing wireless communications facility and is only proposing to add two microwave dishes. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no significant impact.

c) The project is not located within a county service area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riverside County General Plan

Findings of Fact: The project is for the addition of two microwave dishes on an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the perform-

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact: The project is for the addition of two microwave dishes on an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source: Riverside County General Plan, Project Application Materials

a-b) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Not applicable

Location Where Earlier Analyses, if used, are available for review: Not applicable

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

PLOT PLAN:TRANSMITTED Case #: PP25168

Parcel: 575-230-002

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for Verizon Wireless to place one 48 inch diameter microwave dish at 55 feet high centerline and one 48 inch diameter microwave dish at 20 feet high centerline on an existing 103 foot high monopole.

BXX000751 permitted the construction and use of the monopole in 2000.

10. EVERY. 2 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.

PLOT PLAN:TRANSMITTED Case #: PP25168

Parcel: 575-230-002

10. GENERAL CONDITIONS

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. 25168 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25168, Exhibit A, (Sheets 1-4), dated August 9, 2012.

PLANNING DEPARTMENT

10.PLANNING. 1 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. 2 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. 3 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. 4 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.

PLOT PLAN:TRANSMITTED Case #: PP25168

Parcel: 575-230-002

10. GENERAL CONDITIONS

10.PLANNING. 7 USE - FUTURE INTERFERENCE RECOMMND

If the operation of the facilities authorized by this approved plot plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

10.PLANNING. 10 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN: 575-230-002 excluding the lease area and access easement), shall hereby 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. 11 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

The color of the microwave dishes shall match the color of the existing monopole in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 12 USE - SITE MAINTENANCE CT RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10.PLANNING. 13 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.

PLOT PLAN:TRANSMITTED Case #: PP25168

Parcel: 575-230-002

10. GENERAL CONDITIONS

10.PLANNING. 14 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. 17 USE - NOISE REDUCTION RECOMMND

In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, all noise produced by the wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.

10.PLANNING. 18 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. 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.

PLOT PLAN: TRANSMITTED Case #: PP25168

Parcel: 575-230-002

10. GENERAL CONDITIONS

10.PLANNING. 19

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

10.PLANNING. 20

USE - MT PALOMAR LIGHTING AREA

RECOMMND

The subject property lies within the 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.

Note that all outdoor lighting must be fully shielded if

PLOT PLAN:TRANSMITTED Case #: PP25168

Parcel: 575-230-002

10. GENERAL CONDITIONS

10.PLANNING. 20 USE - MT PALOMAR LIGHTING AREA (cont.) RECOMMND

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 the life of this permit.

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.

20.PLANNING. 2 USE - LIFE OF PERMIT RECOMMND

The collocation facility shall cease operation at the time the wireless communications facility/base station expires and/or is no longer permitted to operate.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A,

PLOT PLAN:TRANSMITTED Case #: PP25168

Parcel: 575-230-002

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS (cont.) RECOMMND
dated August 9, 2012.

80.PLANNING. 2 USE - LIGHTING PLANS CT RECOMMND

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates

09/17/12
07:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 8

PLOT PLAN:TRANSMITTED Case #: PP25168

Parcel: 575-230-002

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT (cont.)

RECOMMND

the primary wireless communications facility and the name
of the company that operates the co-located facility.

RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. Box 1409, Riverside, CA 92502-1409

This is to notify you that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

If you wish to comment on this application, please submit written comments to the Planning Department at the above address no later than 5:00 P.M. on Tuesday, August 28, 2012. **NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE.** The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

Plot Plan No. 25168, is an application submitted by Verizon Wireless for property located in the Anza Zoning Area, Riverside Extended Mountain Area Plan, Third/Third Supervisorial District, and more generally located northerly of Table Mountain Truck Trail and westerly of Fugatt Court; and pursuant to Ordinance No. 348, Riverside County Land Use Ordinance, proposes to add one 48 inch diameter microwave dish at 55 feet high centerline and one 48 inch diameter microwave dish at 20 feet high centerline on an existing 103 foot high monopole.

For further information regarding this project, please contact Damaris Abraham, Urban Regional Planner at (951) 955-5719 or e-mail dabraham@rcplma.org. The case file for the proposed project may be viewed Monday through Thursday, from 8:30 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St, 12th Floor, Riverside, CA 92501. If you have any comments to submit or wish to request a public hearing, please complete and return the bottom portion sheet to this office by the above-mentioned date.

Plot Plan No. 25168, (DA)

- I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. *(Please attach comments on separate sheet).*
- I am requesting that a public hearing be held on this case for the following reasons *(Comments may be on separate sheet):*

I AS OWNER OF ADJZCENT PARCEL WAS NEVER GIVEN THE OPPORTUNITY TO VOICE MY OPPOSITION TO THIS CELL TOWER BEING CONSTRUCTED.

I understand that I will be notified of the time and date if public hearing is requested.

Albert Avehr *Albert Avehr*
PRINTED NAME SIGNATURE
16738 Lake Shore Drive H204 Lake Elsinore, CA
PRINT STREET ADDRESS PRINT CITY/STATE/ZIP
92530

August-27-2012
5055

Y ~~ATTN: Damaris Abraham~~

I purchased the 2.63 acre parcel referenced in the latter part of the eighties, 1987-1988. I have owned this parcel since then. I have owned this parcel for twenty five years plus, or minus. I enjoy the clean air, the higher elevation, (4,300 feet elevation), the small town country atmosphere. I enjoy the cooler climate, I especially enjoy the views from the top of Table Mountain where this parcel is located. The best vantage point and most level area of the parcel is located near the overwhelming cell tower. I was also fond of the quiet and tranquil moments that could once be had. I was out of the area working at the time the cell tower was constructed. I came up to the property shortly after the completion of the cell tower. I was upset and amazed that such an imposing structure would be allowed in a rural zone, especially with me, an adjacent land owner not being afforded a voice in the matter. I inquired and was told that was notified, and did not respond. That was later retracted by the county bldg. dept. I was told that it fell within existing zoning regulations. I have never seen any reference to a cell tower in the zoning regulations at the time this was constructed. I contacted Sprint for what information I could obtain from about the cell tower and the fact that they traversed my property with equipment to erect the cell tower. The vehicle tracks, the recently placed river rock were obvious signs that my property had been traversed for their (Sprint) benefit and the placement of the 105 foot monopole for site RV33XC236. I have throughout the years since the construction of this tower have sought to put an end to the continual addition of equipment, equipment trailers co-location of equipment on the tower, placement of backup generator, and additional air cooling equipment. I have sought information as best I can with my limited education, and very limited financial assets.

I have talked to Scott Arnold numerous times, and was told that it would be disguised if there were any complaints. I have been told that at the end of the initial contract with the owner it would be re-evaluated. I have sought information from Luis (I was told retired). I am currently communicating with Olivia in the office of district-3. I was advised by an attorney of rights I have regarding this issue afforded me by the Brown act. The attorney I spoke to was Robert Chandler. I have called Damaris Abraham Numerous times regarding my concern with the ongoing addition of equipment to this site with no public comment prior to approval. I was only recently notified of the Brown act in July of this year by Attorney Robert Chandler

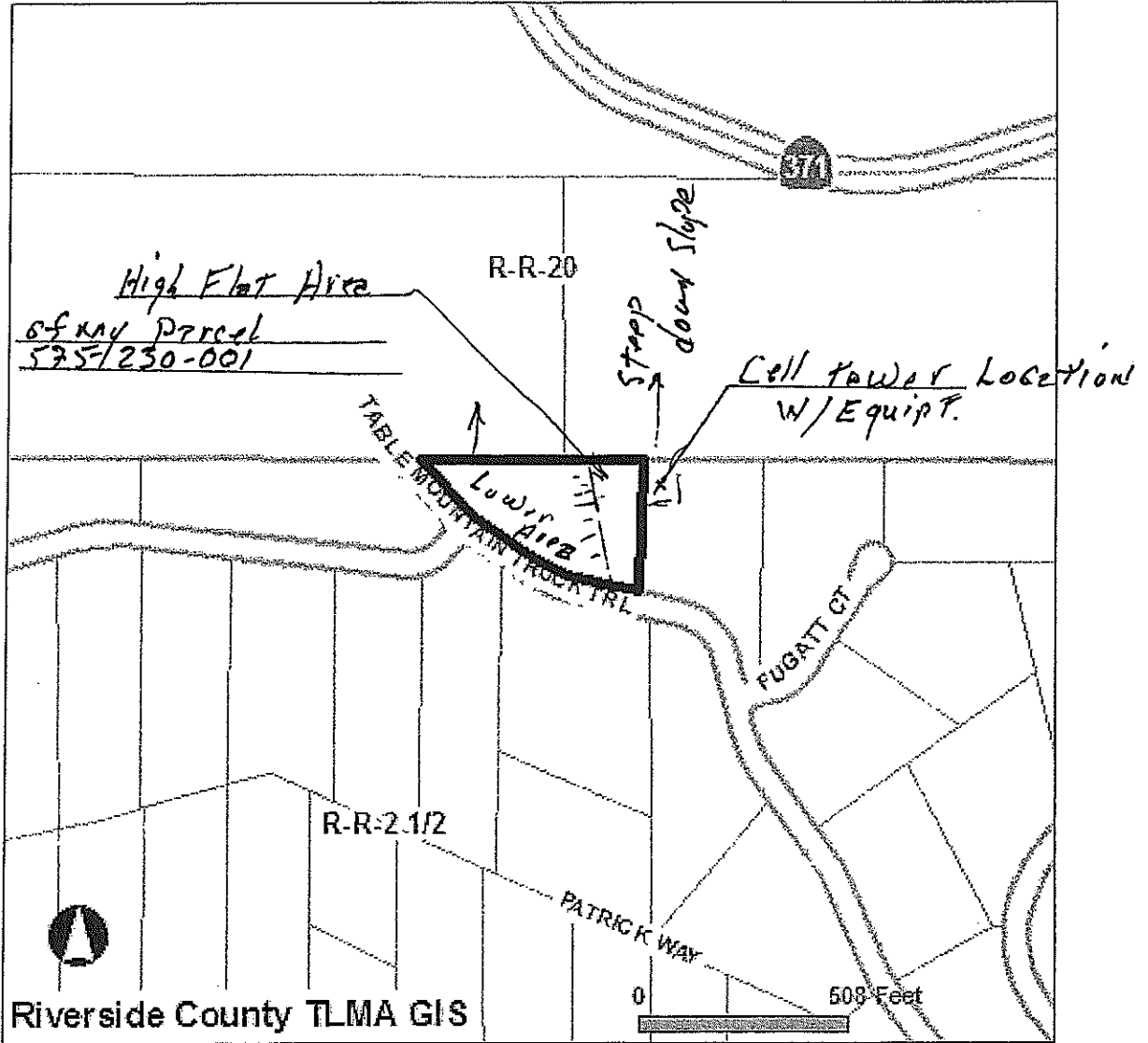
I will submit a sketch to show the elevation of my parcel showing the topography near the cell tower, and how it drops down dramatically after less than a hundred feet from the property line. In closing I believe it is obvious of my frustration with the construction of the cell tower and continual addition of equipment, and subsequent elevation of noise, in a place that was once tranquil and had beautiful views, is now noisy, and visually obscene.

Thank you

Albert Dwyer
Albert Dwyer

ef

RIVERSIDE COUNTY GIS

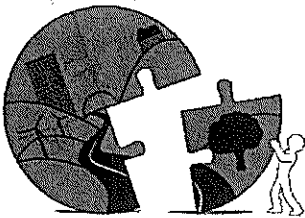


Selected parcel(s):
575-230-001

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...Thu Feb 17 10:51:46 2011
Version 101221



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP25168 DATE SUBMITTED: 7/10/12

APPLICATION INFORMATION

Applicant's Name: Verizon Wireless E-Mail: paul.gerst@sequoia-ds.com

Mailing Address: 22471 Aspan, Suite 290

Lake Forest Street 92630
City CA State ZIP

Daytime Phone No: (949) 290-0602 Fax No: (949) 753-7203

Engineer/Representative's Name: Derra Design E-Mail: _____

Mailing Address: 250 El Camino Real, Suite 216

Tustin Street 92780
City CA State ZIP

Daytime Phone No: (714) 730-0606 Fax No: (714) 730-0642

Property Owner's Name: Daniel R Williams E-Mail: _____

Mailing Address: Box 390490, Anza CA 92539

CC: Crown Castle, 38 Executive Park, # 310, Irvine, CA Street
City State ZIP

Daytime Phone No: (_____) 949-930-4356 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.

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 LAND USE AND DEVELOPMENT

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

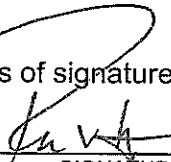
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

PAUL GERST

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

See attached LOA

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 575-230-002-4

Section: N/A Township: N/A Range: N/A

Approximate Gross Acreage: 2.63 acres

General location (nearby or cross streets): North of Table Mountain Truck Trail, South of _____

APPLICATION FOR LAND USE AND DEVELOPMENT

Highway 371 _____, East of N/A _____, West of Fugatt _____.

Thomas Brothers map, edition year, page number, and coordinates: _____

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

Addition of two microwave dishes to existing Verizon cell site, required to provide high speed data (LTE) to general area. Specifically: one 48 inch diameter parabolic dish at approximately 60 feet elevation; one 48 inch diameter parabolic dish at approximately 50 feet elevation. Total number of approved microwave dishes at site would be three.

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). PP19097S1 (Parcel Map, Zone Change, etc.)

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

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: Unknown

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) N/A

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

Is sewer service available at the site? Yes No

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

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: N/A

Estimated amount of fill = cubic yards N/A

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

Letter of Authorization

APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

Property Address:	<u>59725 Table Mountain Trail, Anza, CA 92539</u>
Assessor's Parcel Number:	<u>575-230-002</u>

I/We, the owner(s) of the above-described property, authorize Los Angeles SMSA Limited Partnership, a California limited partnership, d/b/a Verizon Wireless, with offices located at 15505 Sand Canyon Avenue, Irvine, CA 92618, its employees, representatives, agents, and/or consultants, to act as an agent on my/our behalf for the purpose of creating, filing and/or managing any land use and building permit applications, or any other entitlements necessary to construct, modify and operate a wireless communications facility on the above-described property. I/We understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

I/We further understand that signing of this authorization in no way creates an obligation of any kind.

Owner(s): Daniel R. Williams

By: *Daniel R. Williams*
Signature

Date: *10-07-2012*

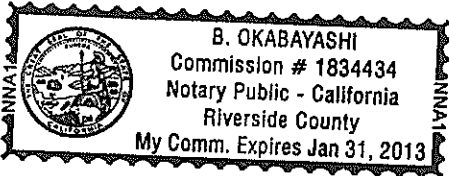
State of California }
County of *Riverside* }
On *7/10/2012* before me, *B. Okabayashi*, Notary Public, personally appeared
Daniel Roger Williams

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *B. Okabayashi*



PUBLIC HEARING NOTICE LABEL REQUIREMENTS

PUBLIC HEARING NOTICE LABELS CERTIFICATION FORM

I, ROBERT E. CUELLAR, certify that on JUNE 14, 2012,
Print name Date

the attached property owner's list was prepared by:

GC MAPPING SERVICE INC.

Print Company Name or Individual's Name

pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the project applicant, and the applicant's engineer/representative, if any; the owner(s) of the subject property; the school district or districts within whose boundary the subject project is located, every City within one mile of the subject property or within whose sphere of influence the subject property is located, if any; 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 area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the property 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 the property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information field 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: ROBERT E. CUELLAR

Title/Registration: _____

Address: 3055 W. VALLEY BLVD.

Address: _____

City: ALHAMBRA State: CA Zip: 91803

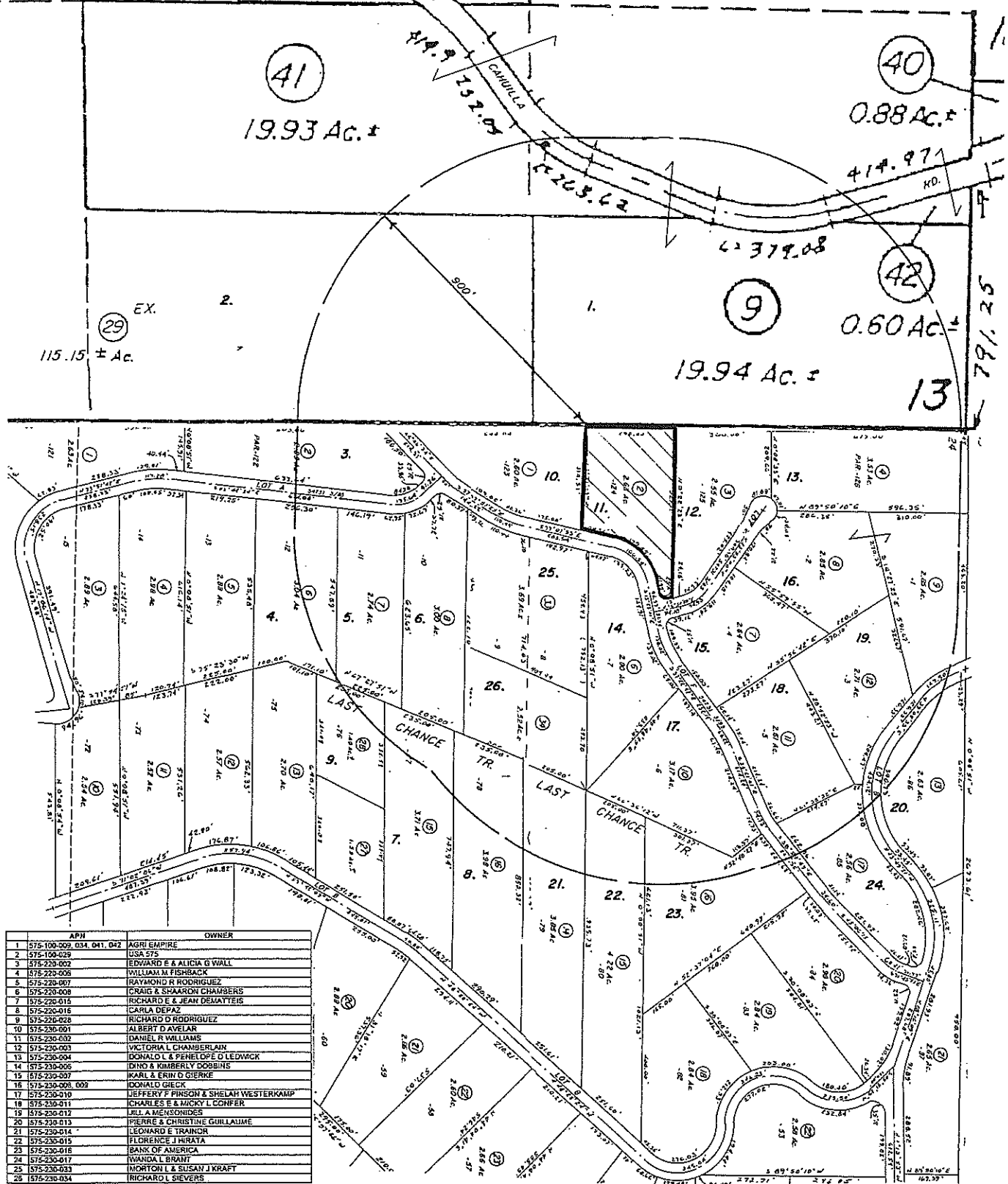
Telephone No.: (626) 441-1080 Fax No.: (626) 441-8850

E-Mail: gcmapping@radiusmaps.com

Case No.: _____

✓
Copies 12/14/12

COUNTY OF RIVERSIDE



APN	OWNER
1 575-100-009 034, 041, 042	AGRI EMPIRE
2 575-100-029	USA 575
3 575-230-002	EDWARD E & ALICIA G WALL
4 575-230-026	WILLIAM M FISBACK
5 575-230-007	RAYMOND R RODRIGUEZ
6 575-230-008	CRAIG & SHAARON CHAMBERS
7 575-230-015	RICHARD E & JEAN DEMATTEIS
8 575-230-016	CARLA DEPAZ
9 575-230-028	RICHARD O RODRIGUEZ
10 575-230-091	JALBERT D AVELAR
11 575-230-002	DANIEL R WILLIAMS
12 575-230-093	VICTORIA L CHAMBERLAIN
13 575-230-034	EDONALD L & FERNELOPE D LEOWICK
14 575-230-056	DIANO & KIMBERLY DOBINS
15 575-230-037	KARL & ERIN D GIERKE
16 575-230-008 009	EDONALD GIECK
17 575-230-010	JEFFERY P PINSON & SHELIAH WESTERKAMP
18 575-230-011	CHARLES E & JACKY L CONFER
19 575-230-012	HILL A HENSONIDES
20 575-230-013	PIERRE & CHRISTINE GULLAUME
21 575-230-014	LEONARD E TRAINOR
22 575-230-015	FLORENCE J HRATA
23 575-230-016	BANK OF AMERICA
24 575-230-017	WANDA L BRANT
25 575-230-018	MORTON L & SUSAN J KRAFT
26 575-230-034	RICHARD L SIEVERS

900 FT. RADIUS MAP

LEGEND

- 3. OWNERSHIP NO.
- ← OWNERSHIP HOOK

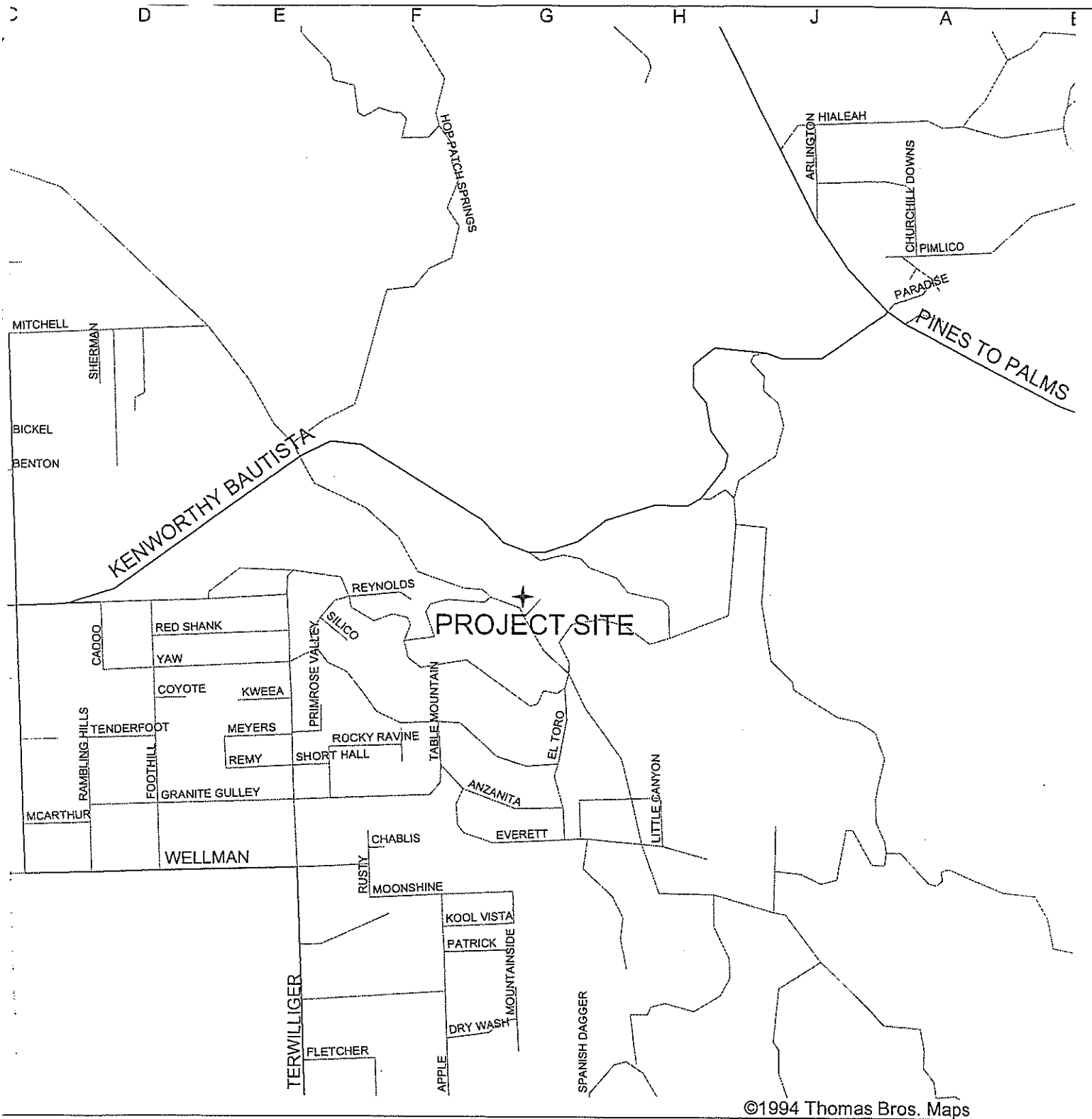
CASE NO.

DATE: 06 - 13 - 2012

SCALE: 1" = 200'

GC MAPPING SERVICE

711 MISSION STREET SUITE B
SO. PASADENA CA 91030
(626)441 - 1080



©1994 Thomas Bros. Maps

VICINITY MAP

SITE : 59725 TABLE MOUNTAIN TRAIL - VERIZON MOONSHINE

GC MAPPING SERVICE, INC.
 3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080, FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM

1 575-100-009, 034, 041, 042
AGRI EMPIRE
P O BOX 490
SAN JACINTO CA 92581

2 575-100-029
USA 575
300 N LOS ANGELES ST
LOS ANGELES CA 90012

3 575-220-002
EDWARD E & ALICIA G WALL
P O BOX 391202
ANZA CA 92539

4 575-220-006
WILLIAM M FISHBACK
55560 DESIDERIA DR
LANDERS CA 92285

5 575-220-007
RAYMOND R RODRIGUEZ
P O BOX 284
WILDOMAR CA 92595

6 575-220-008
CRAIG & SHAARON CHAMBERS
P O BOX 391359
ANZA CA 92539

7 575-220-015
RICHARD E & JEAN DEMATTEIS
P O BOX 391304
ANZA CA 92539

8 575-220-016
CARLA DEPAZ
1413 CAROB WAY
MONTEBELLO CA 90640

9 575-220-028
RICHARD D RODRIGUEZ
59635 BURNT VALLEY RD
ANZA CA 92539

10 575-230-001
ALBERT D AVELAR
2700 WOODLAND HILLS BLVD
FLAGSTAFF AZ 86001

11 575-230-002
DANIEL R WILLIAMS
P O BOX 390490
ANZA CA 92539

12 575-230-003
VICTORIA L CHAMBERLAIN
P O BOX 390406
ANZA CA 92539

13 575-230-004
DONALD L & PENELOPE D LEDWICK
P O BOX 391118
ANZA CA 92539

14 575-230-006
DINO & KIMBERLY DOBBINS
59805 BURNT VALLEY RD
ANZA CA 92539

15 575-230-007
KARL & ERIN D GIERKE
2006 W MONICA LN
SANTA ANA CA 92706

16 575-230-008, 009
DONALD GIECK
P O BOX 390065
ANZA CA 92539

17 575-230-010
JEFFERY F PINSON & SHELAH
WESTERKAMP
P O BOX 391414
ANZA CA 92539

18 575-230-011
CHARLES E & MICKY L CONFER
59880 TABLE MOUNTAIN TR
ANZA CA 92539

19 575-230-012
JILL A MENSORIDES
55021 CALHOUN ST
THERMAL CA 92274

20 575-230-013
PIERRE & CHRISTINE GUILLAUME
P O BOX 390699
ANZA CA 92539

21 575-230-014
LEONARD E TRAINOR
P O BOX 390875
ANZA CA 91739

22 575-230-015
FLORENCE J HIRATA
22388 CANYON CLUB DR
CANYON LAKE CA 92587

23 575-230-016
BANK OF AMERICA
1800 TAPO CANYON RD #SV2202
SIMI VALLEY CA 93063

24 575-230-017
WANDA L BRANT
P O BOX 391282
ANZA CA 92539

25 575-230-033
MORTON L & SUSAN J KRAFT
P O BOX 390778
ANZA CA 92539

26 575-230-034
RICHARD L SIEVERS
P O BOX 390516
ANZA CA 92539

Applicant:
Verizon Wireless
C/O Sequoia Deployment Services
22471 Aspan, Suite 290
Lake Forest, CA 92630

Owner:
Daniel R Williams
Box 390490
Anza, CA 92539

Engineer:
Derra Design
250 El Camino Real, Suite 216
Tustin, CA 92780



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.

EA42540/Plot Plan No. 25168

Project Title/Case Numbers

Damaris Abraham
County Contact Person

951-955-5719
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Verizon Wireless
Project Applicant

One Venture, Suite 200, Irvine, CA 92618
Address

The project is located on the northerly side of Table Mountain Truck Trail and westerly of Fugatt Court.
Project Location

The plot plan is a proposal for Verizon Wireless to collocate one 48 inch diameter microwave dish at 55 feet high centerline and one 48 inch diameter microwave dish at 20 feet high centerline on an existing 103 foot high monopole.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on October 29, 2012, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,101.50 + \$64.00).
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the 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
Title

October 29, 2012
Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\PP25168\DH-PC-BOS Hearings\DH-PC\NOD Form.PP25168.docx

Please charge deposit fee case#: ZEA42540 ZCFG5914 .\$.2,165.50

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25168

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: September 17, 2012

Applicant/Project Sponsor: Verizon Wireless Date Submitted: July 16, 2012

ADOPTED BY: Planning Director

Person Verifying Adoption: Damaris Abraham Date: _____

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

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

For additional information, please contact Damaris Abraham at (951) 955-5719.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\PP25168\DH-PC-BOS Hearings\DH-PC\Negative Declaration.PP25168.docx

Please charge deposit fee case#: ZEA42540 ZCFG5914 \$.2,165.50
FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1207633

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: VERIZON WIRELESS \$2,165.50
paid by: CK 4531
CFG FOR EA42540
paid towards: CFG05914 CALIF FISH & GAME - NEG DECL
at parcel: 59725 TABLE MOUNTAIN TR ANZA
appl type: CFG1

By _____ Aug 30, 2012 11:24
MGARDNER posting date Aug 30, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,101.50
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

2.3

Agenda Item No.:
Area Plan: Riverside Extended Mountain
Zoning Area: Anza
Supervisory District: Third/Third
Project Planner: Damaris Abraham
Director's Hearing: October 29, 2012

PLOT PLAN NO. 25167
Environmental Assessment No. 42537
Applicant: Verizon Wireless
Engineer/Representative: Derra Design

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

The plot plan is a proposal for Verizon Wireless to collocate one 48 inch diameter microwave dish at 60 feet high centerline and one 48 inch diameter microwave dish at 50 feet high centerline on an existing 105 foot high monopole. The total number of microwave dishes including the previously approved 48 inch diameter microwave dish at 40 feet centerline will be three.

The project is located on the northerly side of Mitchell Road, easterly of Bonita Vista Road, westerly of Jack Lane, more specifically 55610 Mitchell Road.

BACKGROUND:

The existing 105 foot high monopole was permitted under BXX000388 in 2000 prior to the current development and design standards for wireless communication facilities and was approved without a permit life.

In accordance with Section 19.405.b (2) of Ordinance No. 348, optional hearing notices were sent to surrounding property owners. The Planning Department received four letters requesting a public hearing and as a result the project is being scheduled for Director's Hearing.

Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012 (PL 112-96, HR3630) requires that a local government approve a request to modify an eligible facility that does not substantially change the physical dimensions of the tower or base station. The proposed collocation of the two microwave dishes does not substantially change the physical dimensions of the monopole.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the north, south, and west
Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the east |
| 3. Existing Zoning: | Rural Residential – 2½ Acre Minimum (R-R-2½) |
| 4. Surrounding Zoning: | Rural Residential – 2½ Acre Minimum (R-R-2½) to the north, south, east, and west |
| 5. Existing Land Use: | Vacant and Wireless Communication Facility |
| 6. Surrounding Land Use: | Vacant to the north |

D.A.

7. Project Data: Vacant and single family residences to the west
Single family residences to the south and east
Total Acreage: 1.57
Existing Lease Area: 2,500 Square Feet
8. Environmental Concerns: See Attached Environmental Assessment

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42537**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **PLOT PLAN NO. 25167**, 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 Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) Land Use Designation, the Infrastructure, Public Facilities & Service Provision Policy, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Article XIXg of Ordinance No. 348 (Wireless Communication Facilities), 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 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 Multiple Species Habitat Conservation Plan (WRCMSHCP).

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

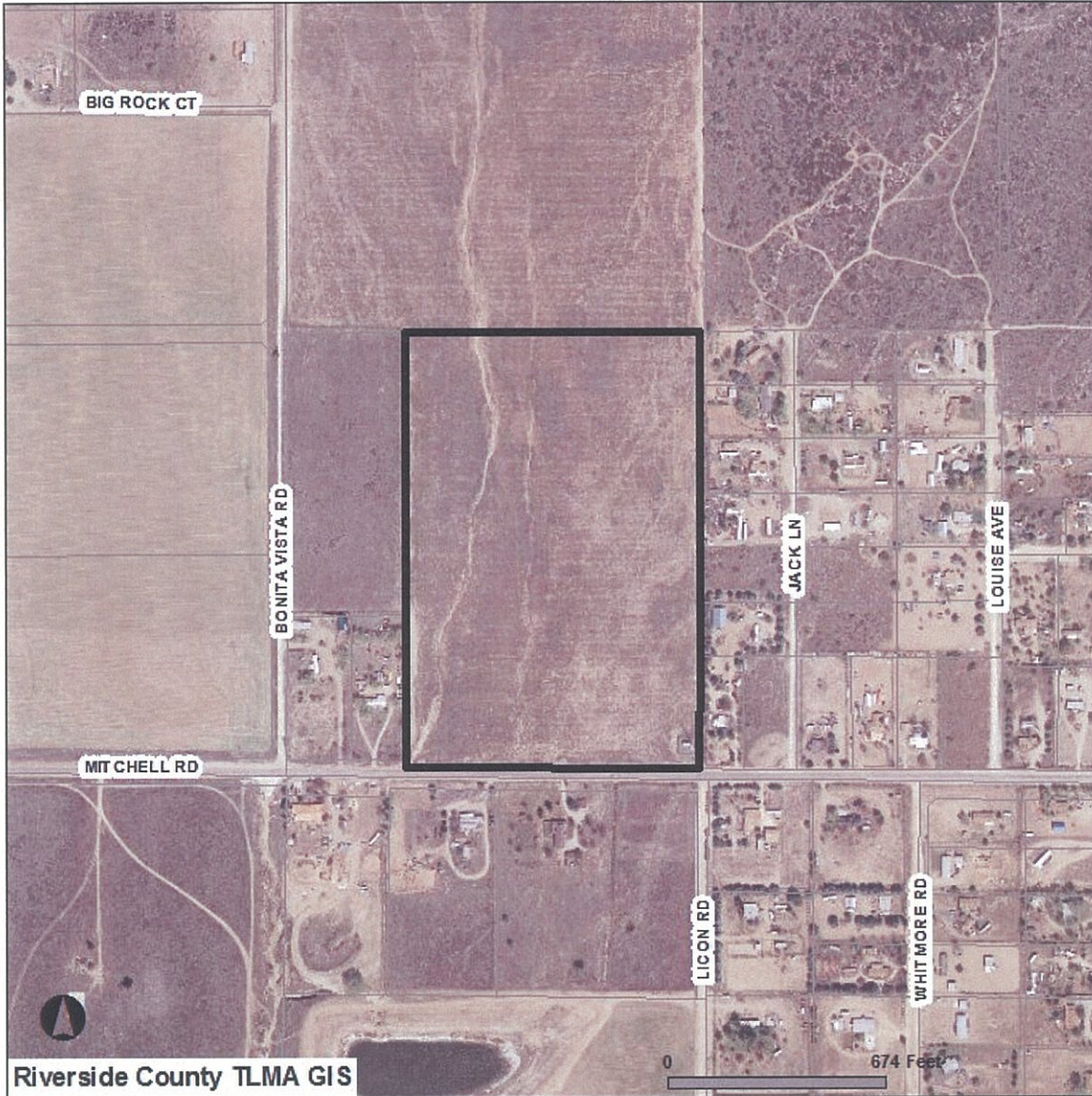
1. The project site is designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) on the Riverside Extended Mountain Area Plan which allows for development of single family detached residences on large parcels. Limited agriculture, intensive equestrian and animal keeping are also permitted in this designation.
2. The Public Facilities & Service Provision policy requires that all developments, including developments within the Rural Community: Estate Density Residential land use designation, have available public facilities and services such as roads, utilities, public safety and schools. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and/or capacity for the nearby residences, commercial uses, and the traveling public in the area.

3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the north, south, and west and Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the east.
4. The zoning for the subject site is Rural Residential – 2½ Acre Minimum (R-R-2½).
5. The use, two microwave dishes collocated at 60 feet high and 50 feet high on an existing 105 foot high monopole, is proposed on a monopole that was in existence prior to the amendment of the development standards in the Rural Residential (R-R) zone (Ord. No. 348.3990, Amended 5-24-01 regulating wireless communication facilities and regulating the height of structures in all zones) and the development standards for wireless telecommunication facilities (Ord. No. 348.4090, Added 2004).
6. The project site is surrounded by properties which are zoned Rural Residential – 2½ Acre Minimum (R-R-2½) to the north, south, east, and west.
7. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSCHP).
8. Environmental Assessment No. 42537 concluded that there are no potentially significant impacts from the project proposal.

INFORMATIONAL ITEMS:

1. As of this writing, four requests for hearing were received.
2. The project site is not located within:
 - a. A Fault Zone;
 - b. A County Service Area;
 - c. A City Sphere of Influence;
 - d. The Stephens Kangaroo Rat Fee Area; or,
 - e. An Airport Influence Area.
3. The project site is located within:
 - a. A High Fire area;
 - b. Areas of Flooding Sensitivity;
 - c. An Area Susceptible to Subsidence;
 - d. A moderate Liquefaction area; and,
 - e. The Boundaries of the Hemet Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 573-100-002.

PP25167



Selected parcel(s):
573-100-002

LEGEND

- SELECTED PARCEL
- N INTERSTATES
- N 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 09:16:39 2012

Version 120712

PP25167



Selected parcel(s):
573-100-002

LAND USE

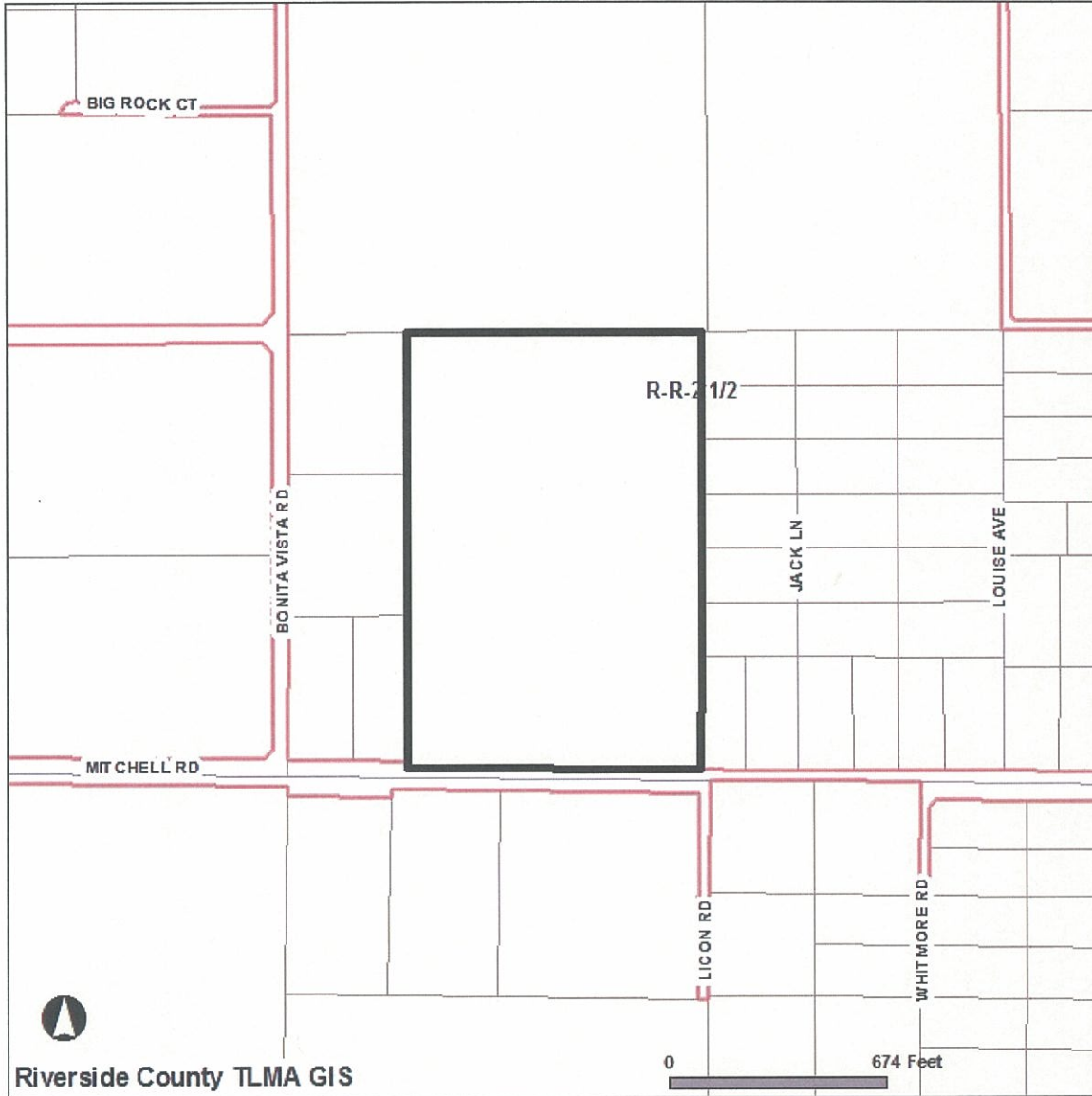
- | | | | |
|---|--|----------|----------------------------------|
| <input type="checkbox"/> SELECTED PARCEL | INTERSTATES | HIGHWAYS | <input type="checkbox"/> PARCELS |
| EDR-RC - RURAL COMMUNITY
- ESTATE DENSITY
RESIDENTIAL | RC-VLDR - RURAL
COMMUNITY - VERY LOW
DENSITY RESIDENTIAL | | |

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

PP25167



Riverside County TLMA GIS

Selected parcel(s):
573-100-002

ZONING

SELECTED PARCEL
 ZONING BOUNDARY

INTERSTATES
 R-R-2 1/2

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

ANZA

55610 MITCHELL ROAD ANZA CA 92539



VIEW 2



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

REVISIONS	
NO.	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

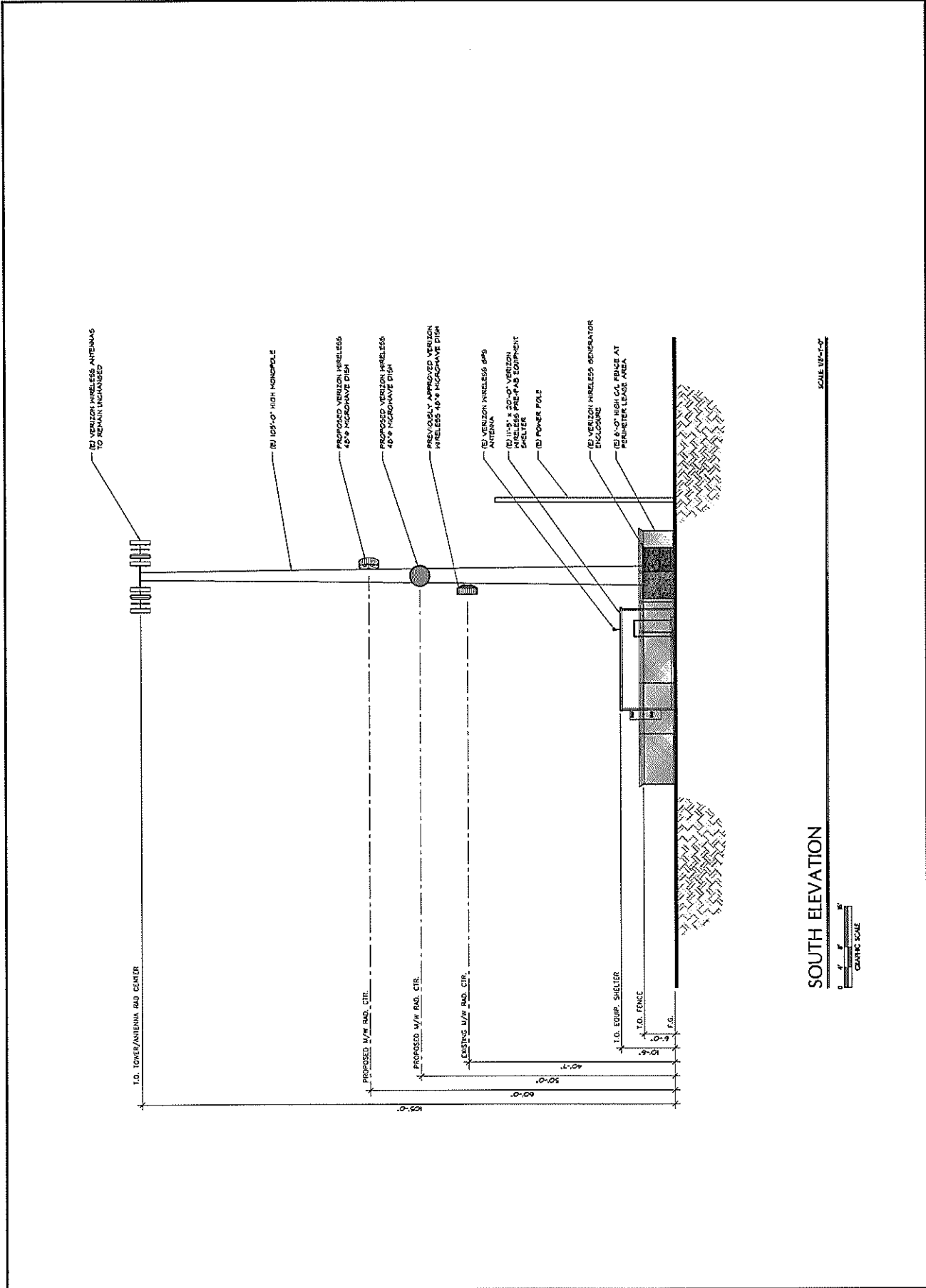
MINOR USE PERMIT: PC 18-25

SITE NAME: ANZA
 55610 MITCHELL ROAD
 ANZA, CA 91763
 SOUTH ELEVATION
 ZONING

Verizon Wireless
 15505 Sand Canyon Ave.
 Building D, First Floor
 Irvine, CA 92618
 (949) 226-7000



Deck Approved Date	
A/C	
RE	
RF	
INT	
EE	
OPS	
EC/OUT	



SOUTH ELEVATION



SCALE 1/8"=1'-0"

**COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (E.A.) Number: 42537
Project Case Type (s) and Number(s): Plot Plan No. 25167
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Damaris Abraham
Telephone Number: (951) 955-5719
Applicant's Name: Verizon Wireless
Applicant's Address: One Venture, Suite 200, Irvine, CA 92618
Engineer's Name: Derra Design, Inc.
Engineer's Address: 250 El Camino Real, #216, Tustin, CA 92780

I. PROJECT INFORMATION

A. Project Description: The plot plan is a proposal for Verizon Wireless to collocate one 48 inch diameter microwave dish at 60 feet high centerline and one 48 inch diameter microwave dish at 50 feet high centerline on an existing 105 foot high monopole. The total number of microwave dishes including the previously approved 48 inch diameter microwave dish at 40 feet centerline will be three.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 2,500 square feet on a 27.79 acre parcel

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 2,500 square foot lease area			

D. Assessor's Parcel No(s): 573-100-002

E. Street References: Northerly side of Mitchell Road, easterly of Bonita Vista Road, westerly of Jack Lane.

F. Section, Township & Range Description or reference/attach a Legal Description: Township 7 South, Range 3 East, Section 8

G. Brief description of the existing environmental setting of the project site and its surroundings: The site is vacant and contains a wireless communicationS facility operating at the site. The site is surrounded by vacant land to the north, vacant and single family residences to the west, and single family residences to the south and east.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) land use designation and other applicable land use policies within the General Plan.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within a high fire hazard area. The project is not located within any other special hazard zone (including FEMA flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Riverside Extended Mountain

C. Foundation Component(s): Rural Community (RC)

D. Land Use Designation(s): Estate Density Residential (EDR)

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the north, south, and west and Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the east.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: Rural Residential – 2½ Acre Minimum (R-R-2½)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Rural Residential – 2½ Acre Minimum (R-R-2½) to the north, south, east, and west.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

III. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

September 12, 2012

Date

Damaris Abraham

Printed Name

For Carolyn Syms Luna, Director

IV. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

- a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore the project will have no significant impact.
- b) The project site will not substantially damage scenic resources, including rock outcroppings and unique landmark features, or obstruct any prominent scenic vista. The site has an existing monopole operating at the site. The impact of two additional microwave antennas will have a less than significant impact on the view of the public.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

a) The project site is located 17.82 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA 10.PLANNING.20) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communications facility may provide a service light to be used at the time of servicing the facility. However, it will not create a new source of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conversion of Farmland, to non-agricultural use?

Source: GIS database, and Project Application Materials.

Findings of Fact:

- a) According to GIS database, the project is located in an area designated as "Unique Farmland" and "Prime Farmland". However, due to the small size and limited development of the project site, the proposed project will not convert Farmland to non-agricultural use. Therefore, the impact is considered less than significant.
- b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.
- c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D & C/V). Therefore, the project site, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

- a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Riverside Extended Mountain Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, an unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, WRCMSHCP

Findings of Fact:

a) The project site has been fully developed for the existing wireless communications facility on site and is not anticipated to have biological impacts. The project will have less than significant impact.

b-c) The project site has been fully developed for the existing wireless communications facility on site and is not anticipated to have adverse effect on any endangered or threatened species. The project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no significant impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no significant impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The proposed site has been previously disturbed for the use of the existing wireless communications facility on site. And the project does not propose to alter or destroy a historic site or cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) Site disturbance has already occurred from grading for the use of the wireless telecommunications facility existing on site. The project is not anticipated to alter or destroy an archaeological site. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.19) Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.18) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: GIS database

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. In addition, the proposed site has been previously disturbed for the use of the existing wireless communications facility on site. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database

Findings of Fact:

a) According to GIS database, the project site is located within an area with moderate liquefaction potential. However, the proposed project has an existing wireless communications facility on site and is only proposing to add two microwave dishes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site has been previously disturbed for the use of the existing wireless communications facility on site. In addition, no further information is provided to suggest that the project would be located on unstable soil. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas"

Findings of Fact:

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a) The project site contains an existing wireless communications facility and is only proposing to add two microwave dishes and no grading is proposed. Therefore, the project will not change topography or ground surface relief features.

b) There is no grading proposed with this project. No cut or fill slopes greater than 2:1 or higher than 10 feet will be created.

c) There is no grading proposed with this project. Therefore, the project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

a) The project site contains an existing wireless communications facility and is only proposing to add two microwave dishes and no grading is proposed. The project will not result in substantial soil erosion or the loss of topsoil.

b) The project site contains an existing wireless communications facility on site and is only proposing to add two microwave dishes and no grading is proposed. The project will have a less than significant impact.

c) The project is for the collocation of two microwave dishes on an existing wireless communications facility and will not require the use of sewers or septic tanks. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) The proposed site has been previously disturbed for the use of the existing wireless communications facility on site and is not located in the vicinity of a stream or lake. The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. The project will have no impact.

b) The proposed site has been previously disturbed for the use of the existing wireless communications facility on site and is not likely to increase in water erosion either on or off site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Project application materials

Findings of Fact:

a) The project is for the installation of two additional microwave dishes on an existing wireless communications facility. The installation of the additional antennas will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The project site is not located within one-quarter mile of an existing or proposed school.
- e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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people residing or working in the project area?

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

- a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.
- b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to the General Plan, the proposed project site is located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. The project shall adhere to all Fire Departments requirements for projects located within high fire hazard areas and all buildings constructed on this property must comply with the special construction provisions contained in Riverside County Ordinance No. 787. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, the impact is considered less than significant.

d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project site is not located within a 100 year flood zone. And no housing is proposed with this project. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

f) The project site is not located within a 100 year flood zone. Therefore, the project will not place structures within a 100-year flood hazard area which would impede or redirect flood flows.

g-h) The project will not substantially degrade water quality or include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," GIS database

Findings of Fact:

a) Because of the small size and limited development of the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the project will have less than significant impact.

b) Because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, the project will have less than significant impact.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use is in compliance with the current land use of Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) in the Riverside Extended Mountain Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is not adjacent to a city boundary and is not located within a city sphere of influence. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-b) The project will be consistent with the site's existing zoning of Rural Residential – 2½ Acre Minimum (R-R-2½). The project is surrounded by properties which are zoned Rural Residential – 2½ Acre Minimum (R-R-2½) to the north, south, east, and west. The project will have no significant impact.

c) The site has an existing wireless communications facility that has been designed as a monopole and this proposal will add additional antennas designed to blend in with the existing monopole. The project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The RCIP identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project site is not located adjacent to a rail line. The project has no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located adjacent to Mitchell Road. However, the project is for the collocation of two microwave dishes on an existing unmanned wireless communications facility and does not create a noise sensitive use and only requires occasional site visits for maintenance. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

- a) The project site contains an existing wireless communications facility on site and is only proposing to add two microwave dishes. The scope of the development is not substantial enough to displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- d) The project is not located within a Redevelopment Area. Therefore, the project will not affect a County Redevelopment Project Area. The project will have no significant impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.
- f) The project could potentially encourage additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

The project area is serviced by the Riverside County Fire Department. The project will not directly physically alter existing governmental facilities or result in the construction of new governmental facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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37. Sheriff Services

Source: Riverside County General Plan

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Hemet Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

a) The project site contains an existing wireless communications facility and is only proposing to add two microwave dishes. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no significant impact.

c) The project is not located within a county service area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riverside County General Plan

Findings of Fact: The project is for the addition of two microwave dishes on an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact: The project is for the addition of two microwave dishes on an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Project Application Materials

a-b) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Not applicable

Location Where Earlier Analyses, if used, are available for review: Not applicable

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	---------------------------------------	--------------

357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

File: EA.PP25167

Revised: 9/17/2012 8:50 AM

09/25/12
13:07

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN:TRANSMITTED Case #: PP25167

Parcel: 573-100-002

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for Verizon Wireless to place one 48 inch diameter microwave dish at 60 feet high centerline and one 48 inch diameter microwave dish at 50 feet high centerline on an existing 105 foot high monopole. The total number of microwave dishes including the previously approved 48 inch diameter microwave dish at 40 feet centerline will be three.

BXX000388 permitted the construction and use of the monopole in 2000.

10. EVERY. 2 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

PLOT PLAN:TRANSMITTED Case #: PP25167

Parcel: 573-100-002

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

incurs such expenses by providing legal services through its Office of County Counsel.

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. 25167 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25167, Exhibit A, (Sheets 1-3), dated July 19, 2012.

PLANNING DEPARTMENT

10.PLANNING. 1 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. 2 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. 3 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. 4 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

PLOT PLAN:TRANSMITTED Case #: PP25167

Parcel: 573-100-002

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - CEASED OPERATIONS (cont.) RECOMMND
become null and void.

10.PLANNING. 7 USE - FUTURE INTERFERENCE RECOMMND
If the operation of the facilities authorized by this approved plot plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

10.PLANNING. 10 USE - NO USE PROPOSED LIMIT CT RECOMMND
The balance of the subject property, APN: 573-100-002 (excluding the lease area and access easement), shall hereby 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. 11 USE - EQUIPMENT/BLDG COLOR CT RECOMMND
The color of the microwave dishes shall match the color of the existing monopole in order to minimize visual impacts.
Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 12 USE - SITE MAINTENANCE CT RECOMMND
The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10.PLANNING. 13 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

PLOT PLAN:TRANSMITTED Case #: PP25167

Parcel: 573-100-002

10. GENERAL CONDITIONS

10.PLANNING. 13 USE - BUSINESS LICENSING (cont.) RECOMMND

registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 14 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. 17 USE - NOISE REDUCTION RECOMMND

In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, all noise produced by the wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.

10.PLANNING. 18 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. 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

PLOT PLAN:TRANSMITTED Case #: PP25167

Parcel: 573-100-002

10. GENERAL CONDITIONS

10.PLANNING. 18 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 19 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 its 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 ethnic/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 by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 20 USE - MT PALOMAR LIGHTING AREA RECOMMND

The subject property lies within the boundary of Zone B of Ordinance No. 655 (Mt. Palomar Special Lighting Area.) In

PLOT PLAN:TRANSMITTED Case #: PP25167

Parcel: 573-100-002

10. GENERAL CONDITIONS

10.PLANNING. 20 USE - MT PALOMAR LIGHTING AREA (cont.) RECOMMND

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.

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 the life of this permit.

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.

20.PLANNING. 2 USE - LIFE OF PERMIT RECOMMND

The collocation facility shall cease operation at the time the wireless communications facility/base station expires and/or is no longer permitted to operate.

09/25/12
13:07

Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25167

Parcel: 573-100-002

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated July 19, 2012.

80.PLANNING. 2 USE - LIGHTING PLANS CT RECOMMND

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

Plot Plan No. 25167, (DA)

- I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. (Please attach comments on separate sheet).
- I am requesting that a public hearing be held on this case for the following reasons (Comments may be on separate sheet):

Do not want to have something as tall and massive
near homes and land.

Both my sister and I agree.

LEIGHVON GARST - EDYTHMAE GAUTSCHY

I understand that I will be notified of the time and date if public hearing is requested.

LEIGHVON GARST

PRINTED NAME

1847 W. LINCOLN ST.

PRINT STREET ADDRESS

Leighvon Garst

SIGNATURE

LONG BEACH, CA. 90810-2130

PRINT CITY/STATE/ZIP

RECEIVED
NOV 21 2012
PLANNING DEPARTMENT
LONG BEACH, CALIFORNIA

RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. Box 1409, Riverside, CA 92502-1409

RECEIVED
AUG 21 2012
ADMINISTRATIVE
RIVERSIDE COUNTY

This is to notify you that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions:

If you wish to comment on this application, please submit written comments to the Planning Department at the above address no later than 5:00 P.M. on August 22, 2012. **NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE.** The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

Plot Plan No. 25167, is an application submitted by Verizon Wireless for property located in the Anza Zoning Area, Riverside Extended Mountain Area Plan, Third/Third Supervisorial District, and more generally located northerly of Mitchell Road, easterly of Bonita Vista Road, and westerly of Jack Lane; and pursuant to Ordinance No. 348, Riverside County Land Use Ordinance, proposes to add one 48 inch diameter microwave dish at 60 feet high centerline and one 48 inch diameter microwave dish at 50 feet high centerline on an existing 105 foot high monopole. The total number of microwave dishes including the previously approved 48 inch diameter microwave dish located at 40 feet centerline will be three.

For further information regarding this project, please contact Damaris Abraham, Urban Regional Planner at (951) 955-5719 or e-mail dabraham@rcplma.org. The case file for the proposed project may be viewed Monday through Thursday, from 8:30 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St, 12th Floor, Riverside, CA 92501. If you have any comments to submit or wish to request a public hearing, please complete and return the bottom portion sheet to this office by the above-mentioned date.

.....
Plot Plan No. 25167, (DA)

I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. *(Please attach comments on separate sheet).*

I am requesting that a public hearing be held on this case for the following reasons *(Comments may be on separate sheet):*

We do not wish to have ^{these} obtrusive structures within this vicinity

I understand that I will be notified of the time and date if public hearing is requested.

EDY GAUTSCHY
PRINTED NAME
7122 BLUESKILLS DR
PRINT STREET ADDRESS

Edy Gautschy
SIGNATURE
HUNTINGTON BEACH, CA 92647
PRINT CITY/STATE/ZIP

RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. Box 1409, Riverside, CA 92502-1409

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RECEIVED
AUG 15 2012

Plot Plan No. 25167, (DA)

ADMINISTRATIVE
RIVERSIDE COUNTY

- I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. *(Please attach comments on separate sheet).*
- I am requesting that a public hearing be held on this case for the following reasons *(Comments may be on separate sheet):*

SEE SEPARATE SHEET, THANK YOU

I understand that I will be notified of the time and date if public hearing is requested.

LEE C. THEODORE

PRINTED NAME

38250 VIA COLETA

PRINT STREET ADDRESS

Lee C. Theodore

SIGNATURE

MURRIETA, CA. 92563

PRINT CITY/STATE/ZIP

DEAR SIRs:

8/13/12

PLEASE NOTE THE FOLLOWING COMMENTS TO THE
REQUESTED HEARING RE: PLOT PLAN NO. 25167

1. WILL THIS PLOT PLAN AFFECT BOTH OF MY
3.77 ACRE PARCELS ?
2. WILL THIS AFFECT LOTS NEARBY, AND IF SO,
WHAT DO OWNERS THINK ABOUT VERIZONS PLANS?
3. WHAT WILL I BE PAID PER MONTH OR PER YEAR
IF I AGREE TO THIS PLAN?
4. HOW MANY YEARS WOULD THE AGREEMENT COVER?
5. WHERE SPECIFICALLY ON THE 2 3.77 ACRE PARCELS
WILL POLES/DISHES BE LOCATED ?

Lee C. Steadon

August 13, 2012

38250 VIA COCETA

MURRIETA, CA. 92563

RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. Box 1409, Riverside, CA 92502

OPTIONAL PUBLIC HEARING NOTICE
THIS MAY AFFECT YOUR PROPERTY

RECEIVED
AUG 15 2012

ADMINISTRATION
RIVERSIDE COUNTY

RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. Box 1409, Riverside, CA 92502-1409

RECEIVED
AUG 15 2012

ADMINISTRATION
RIVERSIDE COUNTY

This is to notify you that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

If you wish to comment on this application, please submit written comments to the Planning Department at the above address no later than 5:00 P.M. on August 22, 2012. **NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE.** The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

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.....
Plot Plan No. 25167, (DA)

- I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. *(Please attach comments on separate sheet).*
- I am requesting that a public hearing be held on this case for the following reasons *(Comments may be on separate sheet):*

Because I am a property owner in this area and I need to know how it affects my property

I understand that I will be notified of the time and date if public hearing is requested.

<u>Ron Andrews</u> <small>PRINTED NAME</small>	<u><i>Ron Andrews</i></u> <small>SIGNATURE</small>
<u>55533 Mitchell Rd</u> <small>PRINT STREET ADDRESS</small>	<u>ANZA, CA 92040</u> <small>PRINT CITY/STATE/ZIP</small>

Mailing Address Ron Andrews
PO Box 1089
Riverside CA 92507

APPLICATION FOR LAND USE AND DEVELOPMENT

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

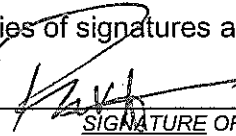
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Paul Gerst, Agent for Verizon

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

See attached LOA

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 573-100-002

Section: 8 Township: 7S Range: 3E

Approximate Gross Acreage: 27.79 acres

General location (nearby or cross streets): North of Mitchell, South of _____

APPLICATION FOR LAND USE AND DEVELOPMENT

Pine Tree _____, East of Bonita Vista _____, West of Jack _____

Thomas Brothers map, edition year, page number, and coordinates: _____

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

Addition of two microwave dishes to existing Verizon cell site, required to upgrade backhaul for high speed data (LTE) to general area. Specifically: one 48 inch diameter parabolic dish at approximately 60 feet elevation; one 48 inch diameter parabolic dish at approximately 50 feet elevation. Total number of approved microwave dishes at site would be three.

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). see attached letters. (Parcel Map, Zone Change, etc.)

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

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: Unknown

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) N/A

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

Is sewer service available at the site? Yes No

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

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: None

Estimated amount of fill = cubic yards None

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

Letter of Authorization

APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

Property Address:	<u>55610 Mitchell Road, Aguanga, CA 92536 - ANZA</u>
Assessor's Parcel Number:	<u>573-100-002</u>

I/We, the owner(s) of the above-described property, authorize Los Angeles SMSA Limited Partnership, a California limited partnership, d/b/a Verizon Wireless, with offices located at 15505 Sand Canyon Avenue, Irvine, CA 92618, its employees, representatives, agents, and/or consultants, to act as an agent on my/our behalf for the purpose of creating, filing and/or managing any land use and building permit applications, or any other entitlements necessary to construct, modify and operate a wireless communications facility on the above-described property. I/We understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

I/We further understand that signing of this authorization in no way creates an obligation of any kind.

Owner(s): AP WIP Tower, LLC

By: <u>[Signature]</u> Signature	By: _____ Signature
Print Name: <u>ERIC M OVERMAN</u>	Print Name: _____
Title: <u>VP & CEO & General Counsel</u>	Title: _____
Date: <u>7-2-12</u>	Date: _____

State of California
County of SAN DIEGO

On July 2, 2012 before me, S.M. Bergstrom, Notary Public, personally appeared Eric M Overman

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]



AP WIP TOWER, LLC

**WRITTEN CONSENT
OF THE
SOLE MEMBER
IN LIEU OF ORGANIZATIONAL MEETING**

THE UNDERSIGNED, being the sole member of AP WIP TOWER, LLC, a limited liability company organized and existing under the laws of the State of Delaware (the "Company"), does hereby consent to and adopt the following resolutions:

RESOLVED, that the Company's Limited Liability Company Agreement (the "Operating Agreement"), in the form presented to the undersigned, be and it is hereby accepted, approved and adopted and that the Company proceed to do business thereunder.

FURTHER RESOLVED, that all actions taken in the formation of the Company are hereby ratified, confirmed and approved in all respects.

FURTHER RESOLVED, that the proper officers of the Company be, and they hereby are, authorized to make, execute and file any and all certificates or reports required by law to be filed in any state, territory, dependency or country in which the officers of the Company shall find it necessary or advisable to authorize the Company to transact business or for any other lawful purpose whatsoever.

FURTHER RESOLVED, that the following persons are elected to serve as officers of the Company, in the offices designated opposite their respective names, until the first annual meeting of the sole member of the Company and until their successors are duly elected and qualified:

Eric Overman	Chief Executive Officer
Scott Bruce	Managing Director & Secretary
Richard Goldstein	Managing Director
Glenn Breisinger	Chief Financial Officer & Treasurer
Daniel Hasselman	Managing Director
Andrew Wood	Managing Director
Victor Martinelli	Assistant Treasurer
Deanna Lazar	Assistant Secretary

FURTHER RESOLVED, that, in accordance with Section 2.2 of the Operating Agreement, the officers identified in the preceding resolution be, and each of them hereby is, authorized to execute and deliver, in the name and on behalf of the Company, and to bind the Company thereby, any agreement, contract or instrument to which the Company is a party, with such changes therein or additions thereto as the officer or officers executing the same shall approve as necessary or desirable, such approval to be

conclusively established by the execution thereof; and the officers be, and each of them hereby is, authorized and empowered, in the name and on behalf of the Company, to perform the Company's obligations under any such agreement, contract or instrument.

FURTHER RESOLVED, that the Treasurer is hereby authorized and directed to pay all fees and expenses incident to and necessary for the organization of the Company.

FURTHER RESOLVED, that the officers of the Company are hereby authorized to open a bank account or accounts with such institution or institutions as they deem desirable, and that any deposit and borrowing resolution(s) needed to effectuate the foregoing are hereby adopted and may be attached to these resolutions as having been adopted hereby.

FURTHER RESOLVED, that the officers of the Company are hereby authorized and directed to execute and file such other papers and documents and to take such other action as, in their judgment, may be necessary or desirable in order to complete the organization of the Company, to authorize it to proceed with the transaction of its business and to effectuate the foregoing resolutions.

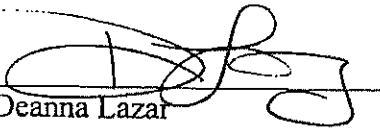
FURTHER RESOLVED, that any actions taken by any officer(s) on or prior to the date hereof that are within the authority conferred by the foregoing resolutions be, and each of them hereby is, approved, ratified and confirmed in all respects as the acts and deeds of the Company.

FURTHER RESOLVED, that this Consent of Sole Member shall be filed with the Secretary of the Company.

[Signature on the Following Page]

IN WITNESS WHEREOF, the undersigned has caused this Consent of the Sole Member of AP WIP TOWER, LLC to be executed as of this 26th day of August, 2010.

AP WIRELESS INFRASTRUCTURE
PARTNERS, LLC

By: 
Name: Deanna Lazar
Title: Assistant Secretary

-CONSTITUTING THE SOLE MEMBER-

AP WIRELESS INFRASTRUCTURE PARTNERS, LLC

WRITTEN CONSENT
OF THE
SOLE MEMBER
IN LIEU OF ORGANIZATIONAL MEETING

THE UNDERSIGNED, being the sole member of AP Wireless Infrastructure Partners, LLC, a limited liability company organized and existing under the laws of the State of Delaware (the "Company"), does hereby consent to and adopt the following resolutions:

RESOLVED, that the Company's Limited Liability Company Agreement (the "Operating Agreement"), in the form presented to the undersigned, be and it is hereby accepted, approved and adopted and that the Company proceed to do business thereunder.

FURTHER RESOLVED, that all actions taken in the formation of the Company are hereby ratified, confirmed and approved in all respects.

FURTHER RESOLVED, that the proper officers of the Company be, and they hereby are, authorized to make, execute and file any and all certificates or reports required by law to be filed in any state, territory, dependency or country in which the officers of the Company shall find it necessary or advisable to authorize the Company to transact business or for any other lawful purpose whatsoever.

FURTHER RESOLVED, that the following persons are elected to serve as officers of the Company, in the offices designated opposite their respective names, until the first annual meeting of the sole member of the Company and until their successors are duly elected and qualified:

Eric Overman	Chief Executive Officer
Scott Bruce	Managing Director & Secretary
Richard Goldstein	Managing Director
Glenn Breisinger	Chief Financial Officer & Treasurer
Victor Martinelli	Assistant Treasurer
Deanna Lazar	Assistant Secretary

FURTHER RESOLVED, that, in accordance with Section 3.2 of the Operating Agreement, the officers identified in the preceding resolution be, and each of them hereby is, authorized to execute and deliver, in the name and on behalf of the Company, and to bind the Company thereby, any agreement, contract or instrument to which the Company is a party, with such changes therein or additions thereto as the officer or officers executing the same shall approve as necessary or desirable, such approval to be conclusively established by the execution thereof; and the officers be, and each of them

hereby is, authorized and empowered, in the name and on behalf of the Company, to perform the Company's obligations under any such agreement, contract or instrument.

FURTHER RESOLVED, that the Treasurer is hereby authorized and directed to pay all fees and expenses incident to and necessary for the organization of the Company.

FURTHER RESOLVED, that the officers of the Company are hereby authorized to open a bank account or accounts with such institution or institutions as they deem desirable, and that any deposit and borrowing resolution(s) needed to effectuate the foregoing are hereby adopted and may be attached to these resolutions as having been adopted hereby.

FURTHER RESOLVED, that the officers of the Company are hereby authorized and directed to execute and file such other papers and documents and to take such other action as, in their judgment, may be necessary or desirable in order to complete the organization of the Company, to authorize it to proceed with the transaction of its business and to effectuate the foregoing resolutions.

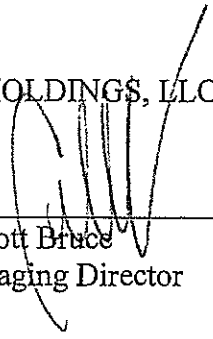
FURTHER RESOLVED, that any actions taken by any officer(s) on or prior to the date hereof that are within the authority conferred by the foregoing resolutions be, and each of them hereby is, approved, ratified and confirmed in all respects as the acts and deeds of the Company.

FURTHER RESOLVED, that this Consent of Sole Member shall be filed with the Secretary of the Company.

[Signature on the Following Page]

IN WITNESS WHEREOF, the undersigned has caused this Consent of the Sole Member of AP Wireless Infrastructure Partners, LLC to be executed as of this 25th day of May, 2010.

AP WIP HOLDINGS, LLC

By:  _____

Name: Scott Bruce

Title: Managing Director

-CONSTITUTING THE SOLE MEMBER-

PUBLIC HEARING NOTICE LABEL REQUIREMENTS

PUBLIC HEARING NOTICE LABELS CERTIFICATION FORM

I, ROBERT E. CUELLAR, certify that on JUNE 14, 2012,
Print name Date
the attached property owner's list was prepared by:

GC MAPPING SERVICE INC.
Print Company Name or Individual's Name

pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the project applicant, and the applicant's engineer/representative, if any; the owner(s) of the subject property; the school district or districts within whose boundary the subject project is located, every City within one mile of the subject property or within whose sphere of influence the subject property is located, if any; 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 area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the property 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 the property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information field 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: Robert E. Cuellar

Title/Registration: _____

Address: 3055 W. VALLEY BLVD.

Address: _____

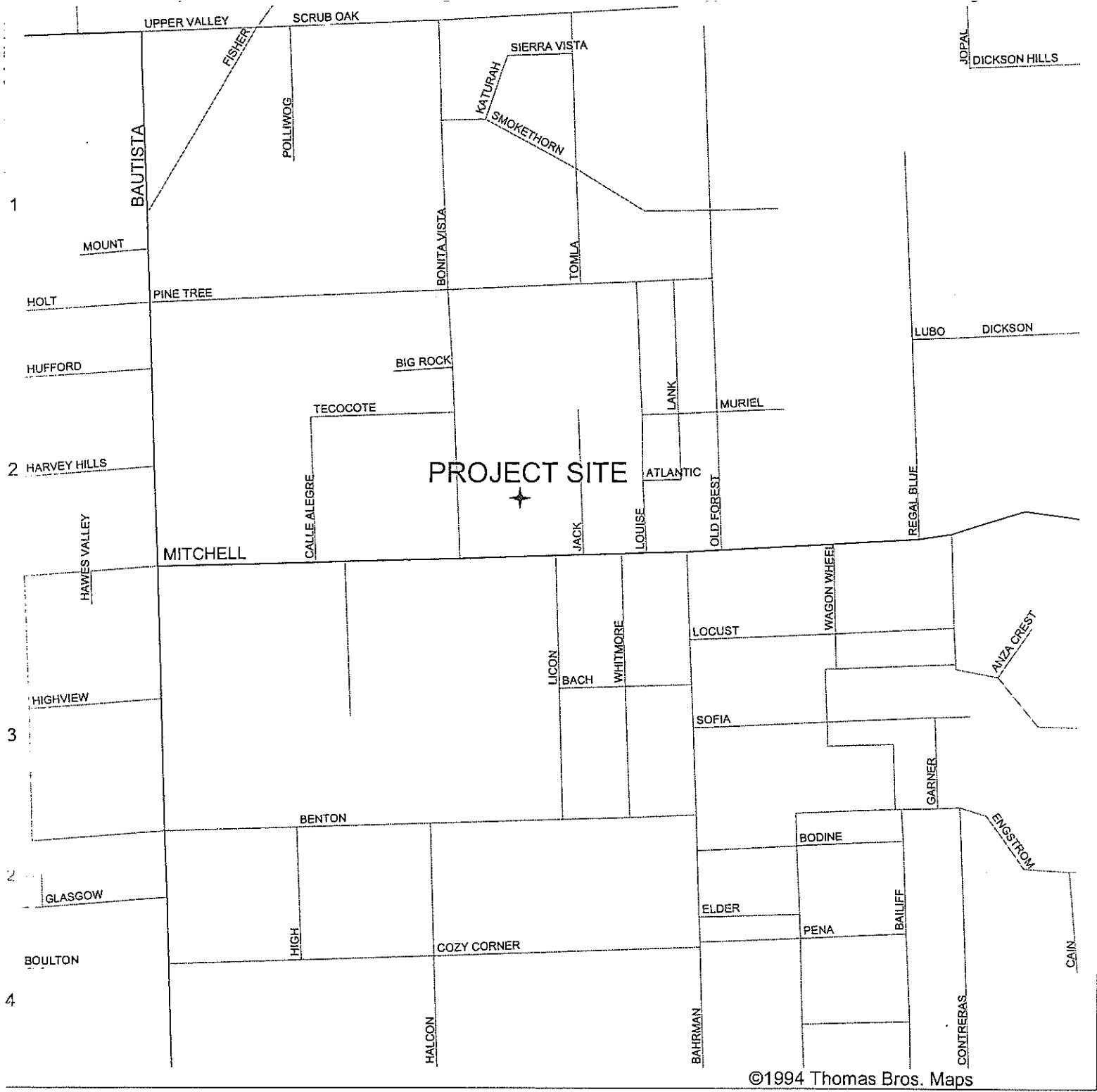
City: ALHAMBRA State: CA Zip: 91803

Telephone No.: (626) 441-1080 Fax No.: (626) 441-8850

E-Mail: ~~robert@radiusmaps.com~~ gcmapping@radiusmaps.com

Case No.: _____

*2012
6/14/12*



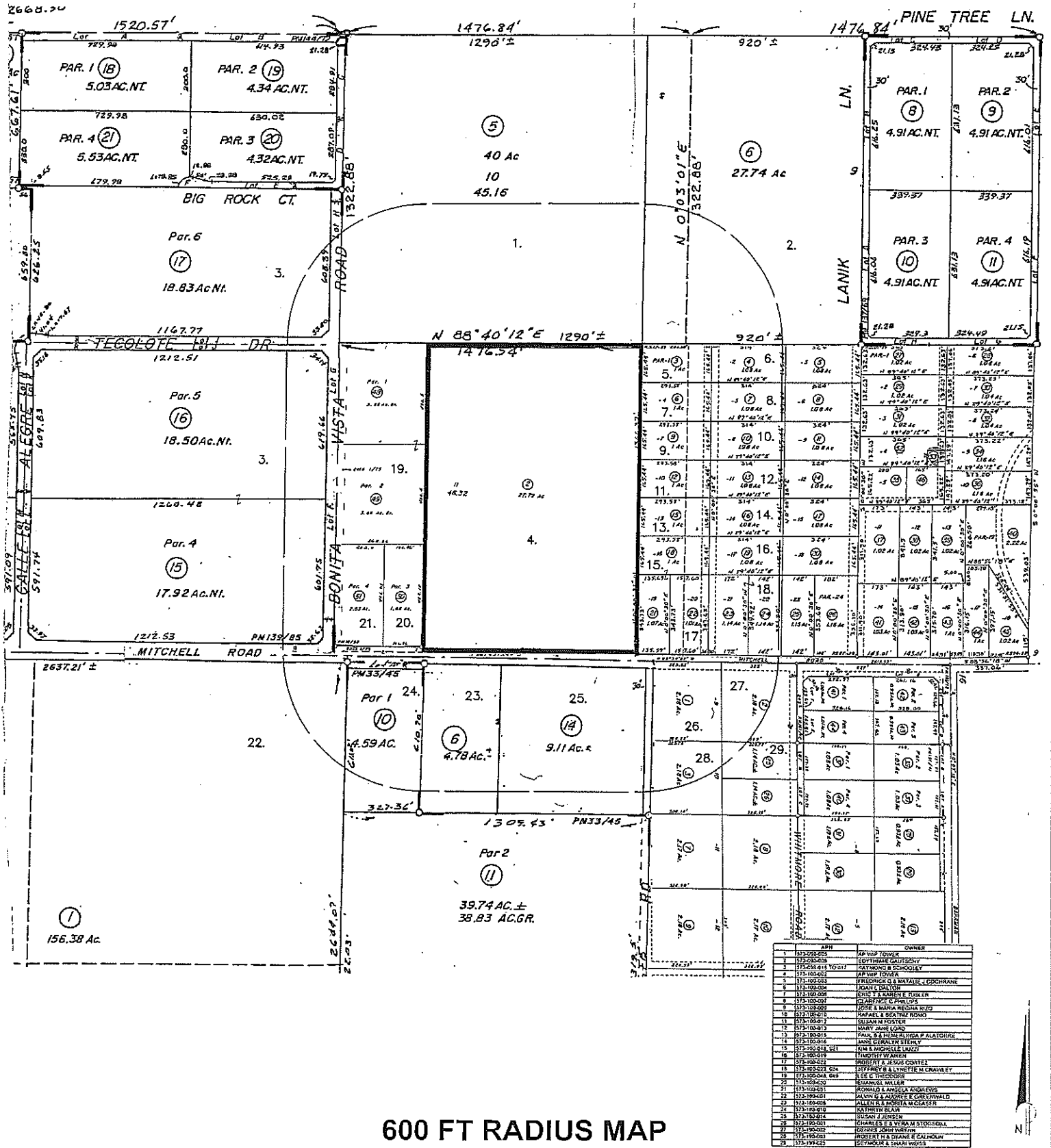
©1994 Thomas Bros. Maps

VICINITY MAP

SITE : 55610 MITCHELL ROAD - VERIZON - ANZA

GC MAPPING SERVICE, INC.
 3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080, FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM

COUNTY OF RIVERSIDE



600 FT RADIUS MAP

APN	OWNER
823-220-201	AP VEP TOWER
823-220-202	EDITH MARIE GAUSCH
823-220-203	FRANK AND SCHROEDER
823-220-204	AP VEP TOWER
823-220-205	FREDERICK G & NATALIE J EICHENHORN
823-220-206	ERNEST DALY
823-220-207	ERIC T & KAREN E FUSHER
823-220-208	CLIFFORD C PHILLIPS
823-220-209	JOSE & MARIA ROSA RUIZ
823-220-210	RAMPAEL & BEATRIZ ROMO
823-220-211	CELESTINE MESTE
823-220-212	MARY JANE LEAD
823-220-213	PAUL & HELEN ALVAREZ P ALATORRE
823-220-214	ANNE CORONADO STEELY
823-220-215	KIM & MICHELLE LUNZ
823-220-216	THOMAS WYMAN
823-220-217	ROBERTA L & ERASMO CORTAZ
823-220-218	JEFFREY B & LYNETTE M CRAVAY
823-220-219	LEE C THOMPSON
823-220-220	EDUARDO WELER
823-220-221	RONALD & ANJOLIA ANDRADA
823-220-222	PAUL & ANDRUE E COFFERWOLD
823-220-223	ALLEN B & NORTON M CEASER
823-220-224	CATHERINE BLUM
823-220-225	DUSAN J JENSEN
823-220-226	CHARLES E & WYRAM STOKINGILL
823-220-227	GENESE JOHNS WYMAN
823-220-228	ROBERT H & DEANNE E CALHOUN
823-220-229	ESTERDOR & SHARON WELER

GC MAPPING SERVICE INC

3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080, FAX (626) 441-8850
 gcmapping@radiusmaps.com

LEGEND

- 4. OWNERSHIP NO.
- 7. OWNERSHIP HOOK

CASE NO.

DATE: 06 - 13 - 2012

SCALE: 1" = 200'

OWNERSHIP MAP

1 573-090-005
AP WIP TOWER
5703 OBERLIN DR #308
SAN DIEGO CA 92121

2 573-090-006
EDYTHMAE GAUTSCHY
1847 W LINCOLN ST
LONG BEACH CA 90810

3 573-090-015 TO 017
RAYMOND B SCHOOLEY
P O BOX 463010
ESCONDIDO CA 92046

4 573-100-002
AP WIP TOWER
5703 OBERLIN DR #308
SAN DIEGO CA 92121

5 573-100-003
FREDRICK G & NATALIE J COCHRANE
P O BOX 391227
ANZA CA 92539

6 573-100-004
JOAN L DALTON
46929 FAIRVIEW RD
NEWBERRY SPRINGS CA 92364

7 573-100-006
ERIC T & KAREN E TUSLER
37791 JACK LN
ANZA CA 92539

8 573-100-007
CLARENCE C PHILLIPS
37790 JACK LN
ANZA CA 92539

9 573-100-009
JOSE & MARIA REGINA RIZO
41917 HUMBER DR
TEMECULA CA 92591

10 573-100-010
RAFAEL & BEATRIZ ROMO
P O BOX 390423
ANZA CA 92539

11 573-100-012
SUSAN M FOSTER
P O BOX 390702
ANZA CA 92539

12 573-100-013
MARY JANE LORD
3852 CAZADOR LN
FALLBROOK CA 92028

13 573-100-015
PAUL B & HEMERLINDA P ALATORRE
4872 MERLYN ST
HEMET CA 92544

14 573-100-016
JANE GERALYN STEHLY
14153 KELOWNA LN
VALLEY CENTER CA 92082

15 573-100-018, 021
KIM & MICHELLE LUZZI
21256 BEACH BLVD #210
HUNTINGTON BEACH CA 92648

16 573-100-019
TIMOTHY W AIKEN
10491 EUDORA AVE
BUENA PARK CA 90620

17 573-100-022
ROBERT & JESUS CORTEZ
1107 W HEALD
LAKE ELSINORE CA 92530

18 573-100-023, 024
JEFFREY B & LYNETTE M CRAWLEY
P O BOX 390405
ANZA CA 92539

19 573-100-048, 049
LEE C THEODORE
38250 VIA COLETA
MURRIETA CA 92563

20 573-100-050
EMANUEL MILLER
P O BOX 390662
ANZA CA 92539

21 573-100-051
RONALD & ANGELA ANDREWS
P O BOX 1089
LAKESIDE CA 92040

22 573-180-001
ALVIN G & AUDREE E GREENWALD
6010 WILSHIRE BLVD #500
LOS ANGELES CA 90036

23 573-180-006
ALLEN R & NORITA M CEASER
P O BOX 390508
ANZA CA 92539

24 573-180-010
KATHRYN BLAIR
55525 MITCHELL RD
ANZA CA 92539

25 573-180-014
SUSAN J JENSEN
231 SW TEXAS ST
PORTLAND OR 97214

26 573-190-001
CHARLES E & VERA M STOGSDILL
P O BOX 390616
ANZA CA 92539

27 573-190-002
DENNIS JOHN WRENN
55795 MITCHELL RD
ANZA CA 92539

28 573-190-003
ROBERT H & DEANE E CALHOUN
350 CANEBRAKE
JULIAN CA 92036

29 573-190-025
SEYMOUR & SHARI WEISS
49850 OTTOWA CT
ANZA CA 92539

Applicant:
Verizon Wireless
C/O Sequoia Deployment Services
22471 Aspan, Suite 290
Lake Forest, CA 92630

Owner:
AIP WIP Tower LLC
5703 Oberlin Drive, Suite 308
San Diego, CA 92121

Engineer:
Derra Design
250 El Camino Real, Suite 216
Tustin, CA 92780



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.

EA42537/Plot Plan No. 25167

Project Title/Case Numbers

Damaris Abraham
County Contact Person

951-955-5719
Phone Number

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

Verizon Wireless
Project Applicant

One Venture, Suite 200, Irvine, CA 92618
Address

The project is located on the northerly side of Mitchell Road, easterly of Bonita Vista Road, westerly of Jack Lane, more specifically 55610 Mitchell Road.
Project Location

The plot plan is a proposal for Verizon Wireless to collocate one 48 inch diameter microwave dish at 60 feet high centerline and one 48 inch diameter microwave dish at 50 feet high centerline on an existing 105 foot high monopole. The total number of microwave dishes including the previously approved 48 inch diameter microwave dish at 40 feet centerline will be three.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on October 29, 2012, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,101.50 + \$64.00).
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the 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 _____
Title

October 29, 2012 _____
Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\PP25167\DH-PC-BOS Hearings\DH-PC\NOD Form.PP25167.docx

Please charge deposit fee case#: ZEA42537 ZCFG5912 \$.2,165.50

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna
Director*

NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25167

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: September 12, 2012

Applicant/Project Sponsor: Verizon Wireless Date Submitted: July 16, 2012

ADOPTED BY: Planning Director

Person Verifying Adoption: Damaris Abraham Date: _____

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

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

For additional information, please contact Damaris Abraham at (951) 955-5719.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\PP25167\DH-PC-BOS Hearings\DH-PC\Negative Declaration.PP25167.docx

Please charge deposit fee case#: ZEA42537 ZCFG5912 \$2,165.50

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1207498

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: VERIZON WIRELESS \$2,165.50
paid by: CK 4523
CFG FOR EA42537
paid towards: CFG05912 CALIF FISH & GAME - NEG DECL
at parcel: 55610 MITCHELL RD ANZA
appl type: CFG1

By _____ Aug 27, 2012 16:00
MGARDNER posting date Aug 27, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,101.50
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: 2.4
Supervisory District: First/First
Project Planner: Bahelila Boothe
Director's Hearing: October 29, 2012

PLOT PLAN NO: 25194
Applicant: Jeanine Marie Gattas
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 1,760 square foot detached barn with attached 608 square foot porch on 2.36 acres, associated with the 1,827 square foot main residence located at 17200 Rodeo Road in the unincorporated Riverside County near Lake Elsinore. APN: 385-190-009

ISSUES OF RELEVANCE:

The property is located in a State Fire Responsibility Area. The project has been reviewed and conditioned by Riverside County Fire Department.

RECOMMENDATIONS:

APPROVAL of PLOT PLAN NO. 25194, 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 Mountainous (10 Acres Minimum) on the Elsinore 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 One Family Dwelling-Mountain Resort (R-1A- 2 1/2) zone (2 ½ acre minimum).
5. The proposed detached accessory building use is consistent with the development standards set forth in the R-1A-2 1/2 zone (2 ½ acre minimum).
6. The proposed 1,760 square foot detached barn with attached 608 square foot porch is considered a detached accessory building under Section 18.18 of Ordinance No. 348.
7. The detached accessory 1,760 square foot detached barn with 608 square foot porch is compatible with the architecture of the main building.
8. The detached accessory garage is located 100 feet from the main building and consistent with the characteristics of the surrounding community.
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 #: PP25194

Parcel: 385-190-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 1,760 square foot detached barn with attached 608 square foot porch on 2.36 acres, associated with the 1,827 square foot main residence located at 17200 Rodeo Road in the unincorporated Riverside County near Lake Elsinore.
APN: 385-190-009

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 #: PP25194

Parcel: 385-190-009

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. 25194 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25194, Exhibit A, Amended #1, dated September 24, 2012. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25194, Exhibit B, dated September 4, 2012. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 25194, Exhibit C, dated September 4, 2012. (Floor Plans)

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - PERMITS REQUIRED RECOMMND

The applicant shall obtain the required building permit(s) from the building department prior to construction on the property. The building plans and supporting documents shall comply wit current adopted California Building Codes and Riverside County Ordinances.

E HEALTH DEPARTMENT

10.E HEALTH. 1 PP#25194 - COMMENTS RECOMMND

Plot Plan#25194 is proposing a 1,760 square foot detached barn and 608 square foot porch without any plumbing.

FIRE DEPARTMENT

10.FIRE. 1 USE-#21-HAZARDOUS FIRE AREA RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1.

10.FIRE. 2 USE-#005-ROOFING MATERIAL RECOMMND

All buildings shall be constructed with class B roofing material as per the California Building Code.

PLOT PLAN:ADMINISTRATIVE Case #: PP25194

Parcel: 385-190-009

10. GENERAL CONDITIONS

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1000 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.

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. 25194 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.

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

PLOT PLAN:ADMINISTRATIVE Case #: PP25194

Parcel: 385-190-009

10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS (cont.)

RECOMMND

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.

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.

09/25/12
07:23

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

PLOT PLAN:ADMINISTRATIVE Case #: PP25194

Parcel: 385-190-009

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 C42 CERTIFICATION w/ PLOT PLAN

RECOMMND

Prior to the Issuance of a Building Permit, the applicant shall provide to the Department of Environmental Health (DEH) a complete C42 Certification of the existing septic system along with a detailed contoured plot plan wet signed by the C42 Licensed Contractor to ensure that the proposed location of PP#25194 does not encroach upon the location of the existing septic system.

FIRE DEPARTMENT

90.FIRE. 1 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.

ZONING



Selected parcel(s):
385-190-009

ZONING

- SELECTED PARCEL
- ZONING BOUNDARY
- N INTERSTATES
- N HIGHWAYS
- R-1A-2 1/2
- R-R
- PARCELS

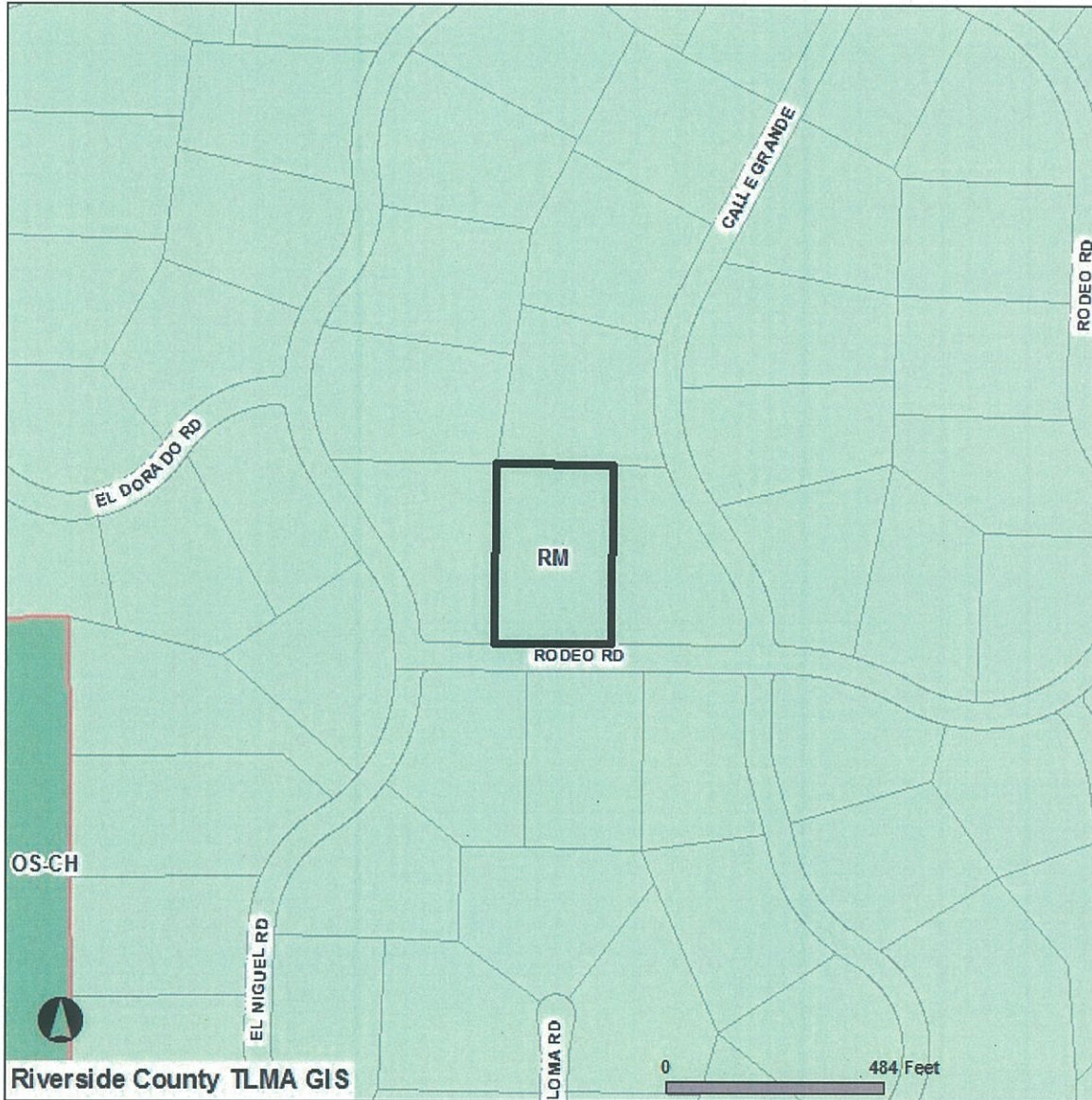
IMPORTANT

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Version 120712

LAND USE



Selected parcel(s):
385-190-009

LAND USE

- SELECTED PARCEL
- OS-CH - CONSERVATION HABITAT
- INTERSTATES
- HIGHWAYS
- PARCELS
- RM - RURAL MOUNTAINOUS

IMPORTANT

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Version 120712

2011 AERIAL



Selected parcel(s):
385-190-009

LEGEND

 SELECTED PARCEL

 INTERSTATES

 HIGHWAYS

 PARCELS

IMPORTANT

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RIVERSIDE COUNTY GIS



Selected parcel(s):
385-190-009

LEGEND

 SELECTED PARCEL

 INTERSTATES

 HIGHWAYS

 PARCELS

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REPORT PRINTED ON...Thu Sep 20 17:34:05 2012


Version 120712

Boothe, Bahelila

From: Jones, David
Sent: Monday, September 10, 2012 12:19 PM
To: Boothe, Bahelila
Subject: PP25194

The site is not located in any of the County's geologic hazard zones. The site is located in an area of undetermined 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 site could have the potential for Native American artifacts, but the area of the proposed barn appears to be previously disturbed. Hence, the significance of any artifact would be limited. The property owner should consider contacting this office and/or the local tribe (Pechanga) if artifacts are discovered. If human remains are discovered, the County Coroner should be contacted immediately.

The owner/developer should be aware of these issues and design/construct accordingly.


David L. Jones
Chief Engineering Geologist
TLMA- Planning

Boothe, Bahelila

From: Boothe, Bahelila
Sent: Tuesday, September 25, 2012 7:28 AM
To: Boothe, Bahelila
Subject: FW: PP25194

From: Russell, Eric [<mailto:ERUSSELL@rcflood.org>]
Sent: Monday, September 24, 2012 5:23 PM
To: Boothe, Bahelila
Cc: Mooman, Shaheen
Subject: RE: PP25194

Bahelila –

An obvious watercourse but it doesn't appear to be 'blue line'.

The project looks set back from the watercourse.

So from Flood – no comment.

Eric

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).

JEANINE GATTAS
PRINTED NAME OF APPLICANT

Jeanine Gattas
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):

JEANINE GATTAS
PRINTED NAME OF PROPERTY OWNER(S)

Jeanine Gattas
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): _____

CONSTRUCTION OF MODULAR BARN.

ZONING: R-1A-2 1/2

Related cases or underlying case: _____

PROPERTY INFORMATION

Assessor's Parcel Number(s): 385-190-009-9

APPLICATION FOR MINOR PLOT PLAN

Section: 25^{SW} + 36NW Township: 6S Range: 5W

Approximate Gross Acreage: 2.36 ACRES

General location (nearby or cross streets): North of RODEO ROAD, South of MONTEREY ROAD, East of EL NIGUEL ROAD, West of CALLE GRANDE.

Thomas Brothers Map, edition year, page no., and coordinates: 2007 PAGE 896 B6

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

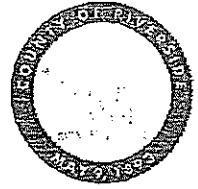
1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details 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 & 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 JEANINE GATTAS hereafter "Applicant" and JEANINE GATTAS "Property Owner".

Description of application/permit use:

AUXILIARY BLDG - BARN

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): 385-190-009-9

Property Location or Address:

17200 RODEO RD LAKE ELSINORE CA 92530-7500

2. PROPERTY OWNER INFORMATION:

Property Owner Name: JEANINE GATTAS Phone No.: 951-678-1135

Firm Name: _____ Email: juniesma@yahoo.com

Address: 17200 RODEO RD
LAKE ELSINORE CA 92530

3. APPLICANT INFORMATION:

Applicant Name: JEANINE GATTAS Phone No.: 951-678-1135

Firm Name: _____ Email: juniesma@yahoo.com

Address (if different from property owner)

4. SIGNATURES:

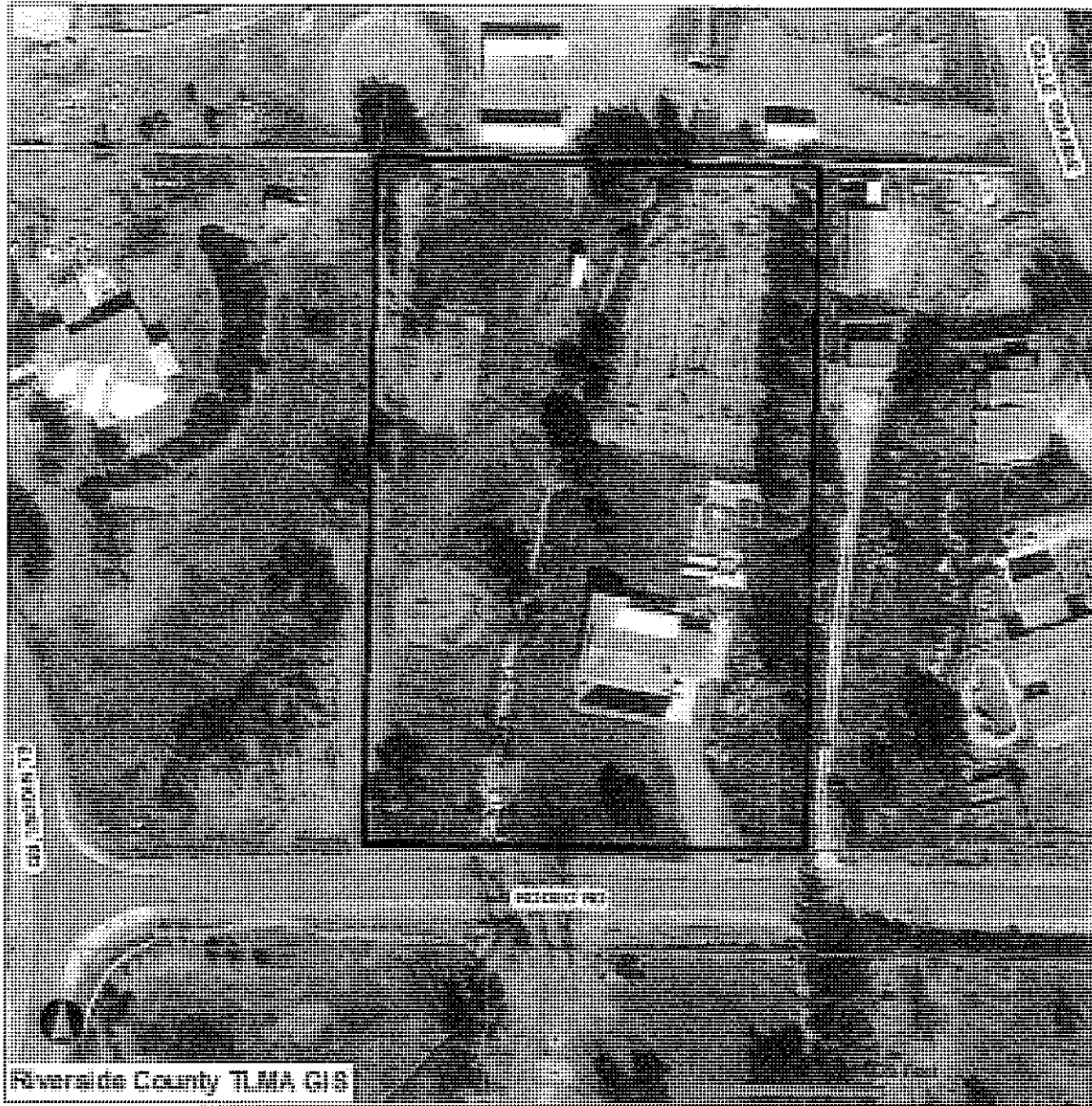
Signature of Applicant: Jeanine Gattas Date: 8-23-2012
Print Name and Title: JEANINE GATTAS - OWNER

Signature of Property Owner: Jeanine Gattas Date: 8-23-2012
Print Name and Title: JEANINE GATTAS - OWNER

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: _____

RIVERSIDE COUNTY GIS



Selected parcel(s):
385-190-009

IMPORTANT

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STANDARD WITH PERMITS REPORT

APNs

385-190-009-9

OWNER NAME / ADDRESS

JEANINE MARIE GATTAS
17200 RODEO RD
LAKE ELSINORE, CA. 92530

MAILING ADDRESS

(SEE OWNER)
(SEE SITUS)

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 58/90
SUBDIVISION NAME: TR 3672
LOT/PARCEL: 18, BLOCK: NOT AVAILABLE
TRACT NUMBER: 3672

LOT SIZE

RECORDED LOT SIZE IS 2.31 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1827 SQFT., 3 BDRM/ 1.75 BATH, 1 STORY, ATTACHED GARAGE(440 SQ. FT), CONST'D 1979 TILE, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 896 GRID: B6

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: LAKE ELSINORE
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: NOT APPLICABLE
PROPOSALS: NOT APPLICABLE

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

T6SR5W SEC 25
T6SR5W SEC 36

ELEVATION RANGE

3056/3072 FEET

PREVIOUS APN

181-304-033

PLANNING

LAND USE DESIGNATIONS

RM

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

ELSINORE

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-1A-2 1/2

ZONING DISTRICTS AND ZONING AREAS

CLEVELAND 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

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. SOUTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
ELSINORE

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

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

42

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENTCETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW
NOT REQUIREDWATER DISTRICT
WMWDFLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICTWATERSHED
SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONEFAULTS
NOT WITHIN A 1/2 MILE OF A FAULTLIQUEFACTION POTENTIAL
NO POTENTIAL FOR LIQUEFACTION EXISTSSUBSIDENCE
NOT IN A SUBSIDENCE AREAPALEONTOLOGICAL 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
LAKE ELSINORE UNIFIEDCOMMUNITIES
NOT IN A COMMUNITYCOUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.LIGHTING (ORD. 655)
ZONE B, 33.55 MILES FROM MT. PALOMAR OBSERVATORY2000 CENSUS TRACT
046401FARMLAND
OTHER LANDSTAX RATE AREAS
065042
•COUNTY FREE LIBRARY
•COUNTY STRUCTURE FIRE PROTECTION
•COUNTY WASTE RESOURCE MGMT DIST
•CSA 152
•ELS MURRIETA ANZA RESOURCE CONS
•ELSINORE AREA ELEM SCHOOL FUND
•ELSINORE VAL MUN WTR IMP DIST 1

- ELSINORE VALLEY MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 3
- GENERAL
- GENERAL PURPOSE
- LAKE ELSINORE UNIF IMP NO 96-1
- LAKE ELSINORE UNIFIED
- METRO WATER WEST
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- WESTERN MUN WATER 5TH FRINGE
- WILDOMAR CEMETERY

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

BUILDING PERMITS

Case #	Description	Status
BZ311764	PLAN CHECK DWLG AND ATT GAR	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ316293	DWLG ATT GAR	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 Aug 23 16:07:16 2012
Version 120712

PROPERTY OWNERS CERTIFICATION FORM
PP25194
APN: 385-190-009

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

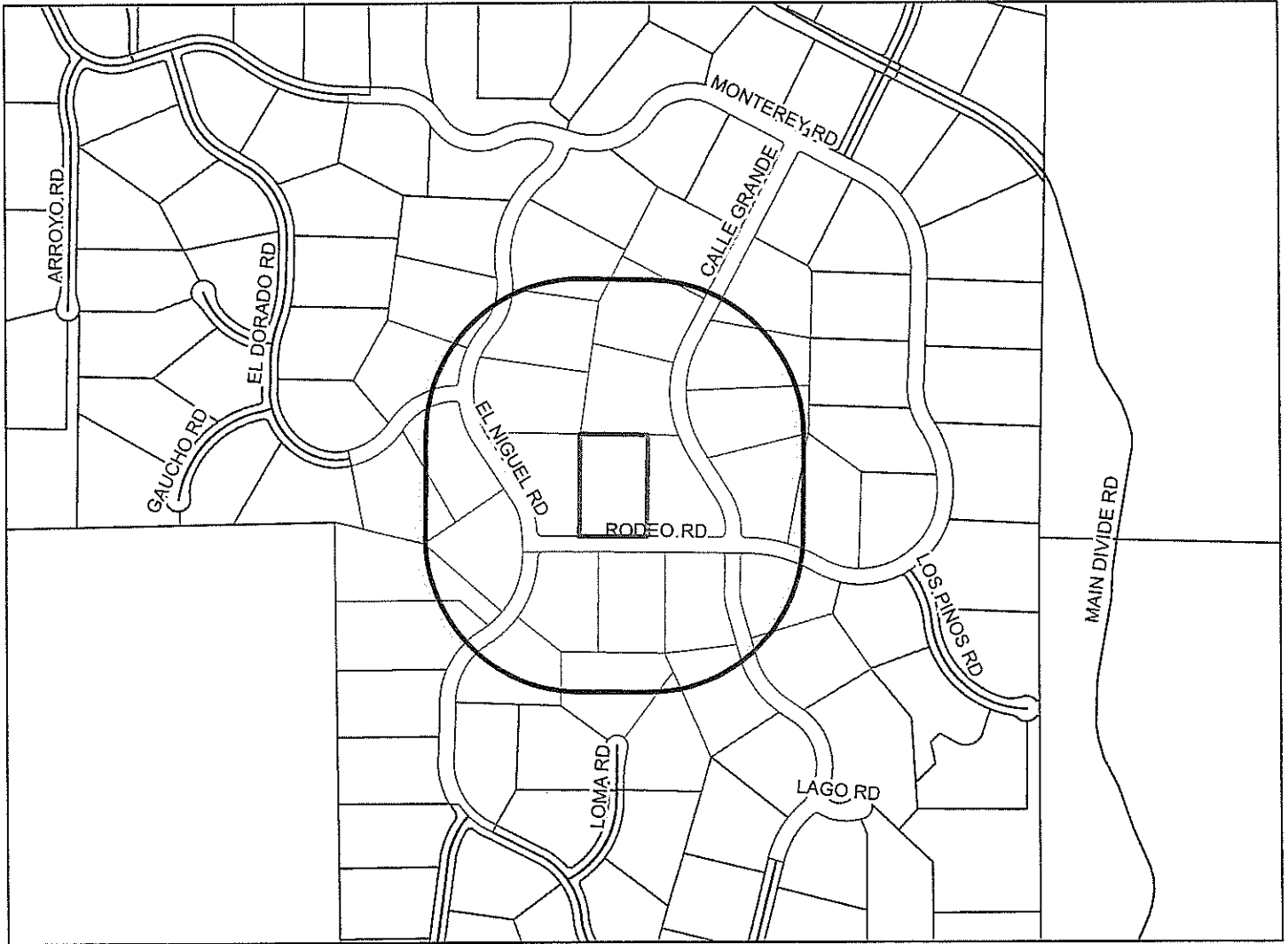
ADDRESS: 4080 Lemon St. 10th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

PP25194

APN: 385-190-009



600 Feet Buffer

Selected Parcels

385-160-002	385-160-019	385-160-006	385-160-001	385-160-003	385-190-005	385-190-014	385-190-015	385-160-010	385-160-014
385-190-008	385-190-024	385-190-029	385-190-009	385-160-008	385-160-007	385-160-011	385-160-009	385-190-010	385-190-016
385-160-027	385-160-029	385-190-035	385-190-004	385-190-007	385-190-013	385-190-028	385-190-011	385-190-012	385-160-017
385-190-006	385-190-023	385-190-027							



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ASMT: 385160001, APN: 385160001
MAUREEN FERRARO, ETAL
35011 EL NIGUEL LN
LAKE ELSINORE, CA. 92530

ASMT: 385160011, APN: 385160011
MARIE MACHALEK
P O BOX 2984
PALMER AK 99645

ASMT: 385160003, APN: 385160003
TANYA MEACHAM, ETAL
35215 EL NIGUEL RD
LAKE ELSINORE, CA. 92530

ASMT: 385160014, APN: 385160014
PATTY HEUNEMAN, ETAL
35110 LOMA RD
LAKE ELSINORE, CA. 92530

ASMT: 385160006, APN: 385160006
SANDRA MAUTHE, ETAL
35210 EL NIGUEL RD
LAKE ELSINORE, CA. 92530

ASMT: 385160017, APN: 385160017
TRACY ENGLAND
17311 RODEO RD
LAKE ELSINORE, CA. 92530

ASMT: 385160007, APN: 385160007
LORI LARA
17225 RODEO RD
LAKE ELSINORE, CA. 92530

ASMT: 385160019, APN: 385160019
JOAN OCAMPO, ETAL
35140 CALLE GRANDE
LAKE ELSINORE, CA. 92532

ASMT: 385160008, APN: 385160008
JILL NOVAK, ETAL
17265 RODEO RD
LAKE ELSINORE, CA. 92530

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SUMMER DUBAY, ETAL
35145 EL NIGUEL RD
LAKE ELSINORE, CA. 92530

ASMT: 385160009, APN: 385160009
BARBARA LESNESKI, ETAL
35240 EL NIGUEL RD
LAKE ELSINORE CA 92530

ASMT: 385190005, APN: 385190005
KENZIE SANDLIN, ETAL
35159 EL DORADO RD
LAKE ELSINORE, CA. 92532

ASMT: 385160010, APN: 385160010
MARY MAXWELL, ETAL
35080 LOMA RD
LAKE ELSINORE, CA. 92530

ASMT: 385190006, APN: 385190006
WELLS FARGO BANK
C/O OCWEN LOAN SERVICING
1661 WORTHINGTON RD
WEST PALM BEACH FL 33409

ASMT: 385190007, APN: 385190007
STEPHEN JOHNSON
17035 EL DORADO
LAKE ELSINORE, CA. 92530

ASMT: 385190015, APN: 385190015
ANDREA ATCHISON, ETAL
35080 EL NIGUEL RD
LAKE ELSINORE, CA. 92530

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35180 EL NIGUEL RD
LAKE ELSINORE, CA. 92530

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ESTRELLA KOBILSEK, ETAL
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LAKE ELSINORE, CA. 92530

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JEANINE GATTAS
17200 RODEO RD
LAKE ELSINORE, CA. 92530

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CINDY SMITH, ETAL
34920 CALLE GRANDE NO 40
LAKE ELSINORE CA 92530

ASMT: 385190010, APN: 385190010
JOANNE SLAUNWHITE SEYMOUR, ETAL
34983 CALLE GRANDE
LAKE ELSINORE, CA. 92530

ASMT: 385190024, APN: 385190024
JACK SINGH
C/O ORANGE FOOD BAR
240 CROUSE DR
CORONA CA 92879

ASMT: 385190012, APN: 385190012
JOAN JOHNSON, ETAL
35150 EL NIGUEL RD
LAKE ELSINORE, CA. 92530

ASMT: 385190027, APN: 385190027
GRANVILLE ASSET HOLDINGS, ETAL
C/O GRANVILLE ASSET HOLDINGS
1024 BAYSIDE DR NO 395
NEWPORT BEACH CA 92660

ASMT: 385190013, APN: 385190013
TANYA WILSON, ETAL
2485 GRASSY SPRING PL
LAS VEGAS NV 89135

ASMT: 385190028, APN: 385190028
CYNTHIA KNUTSON, ETAL
34988 CALLE GRANDE
LAKE ELSINORE CA 92530

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CHARLES NOEL
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LAKE ELSINORE, CA. 92530

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BARBARA JEMISON, ETAL
C/O JIM JEVENSEN
17370 RODEO RD
LAKE ELSINORE, CA. 92530

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STEEN JENSEN, ETAL
C/O RANCHO CAPISTRANO PROP
35240 CALLE GRANDE NO 2
LAKE ELSINORE CA 92530

ASMT: 385160001, APN: 385160001
MAUREEN FERRARO, ETAL
35011 EL NIGUEL LN
LAKE ELSINORE, CA. 92530

ASMT: 385160011, APN: 385160011
MARIE MACHALEK
P O BOX 2984
PALMER AK 99645

ASMT: 385160003, APN: 385160003
TANYA MEACHAM, ETAL
35215 EL NIGUEL RD
LAKE ELSINORE, CA. 92530

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PATTY HEUNEMAN, ETAL
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LAKE ELSINORE, CA. 92530



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STEEN JENSEN, ETAL
C/O RANCHO CAPISTRANO PROP
35240 CALLE GRANDE NO 2
LAKE ELSINORE CA 92530

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Agenda Item No.: 2.5
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Project Planner: H. P. Kang
Directors Hearing: October 29, 2012

PLOT PLAN NO. 23017
Addendum to EA No. 41524
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 building 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 removed from the agricultural preserve through Agricultural Preserve Case No. 1011 on October 2, 2012 by the Board of Supervisor action.

On October 22, 2012, the item was opened for public hearing at the Director's hearing and continued to October 29, 2012 to allow additional time to address issues concerning CEQA requirements and others raised at the hearing.

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 (CV-20) |
| 4. Surrounding Zoning: | Citrus Vineyard - 20 Acre Minimum (CV-20) to the north, east and west, and Citrus Vineyard (CV) 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
Parking Spaces: 142 |
| 8. Environmental Concerns: | See attached environmental assessment |

MS for
Don

RECOMMENDATIONS:

FIND that the Addendum per CEQA Section 15164 is appropriate with the previously adopted **MITIGATED NEGATIVE DECLARATION** by the Board of Supervisors on October 2, 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).
7. Based on the CEQA findings, the proposed changes are not substantial; therefore, consideration of an Addendum to a previously adopted Mitigated Negative Declaration (EA No. 41524) on October 2, 2012 by the Board of Supervisors is appropriate.

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. Per CEQA Section 15162 (a) (1), there are no substantial changes are proposed in the project which require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
11. Per CEQA Section 15162 (a) (2), there are no substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
12. Per CEQA Section 15162 (a) (3), there are no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous negative declaration was adopted.
13. Per CEQA Section 15164 (b), an addendum to an adopted negative declaration is prepared based on a minor technical changes, additions are necessary and none of the conditions described in Section 15162 calling for the preparation of a negative declaration has occurred.
14. Based upon the adopted Mitigated Negative Declaration adopted by the Board of Supervisors on October 2, 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.

HK:hk
Y:\Planning Case Files-Riverside office\PP23017\Hearing Docs\Staff Report.PP23017 102212 revised.docx
Date Prepared: 9/11/12

PP23017 Aerial Map



LEGEND

CASE

INTERSTATES

HIGHWAYS

PARCELS

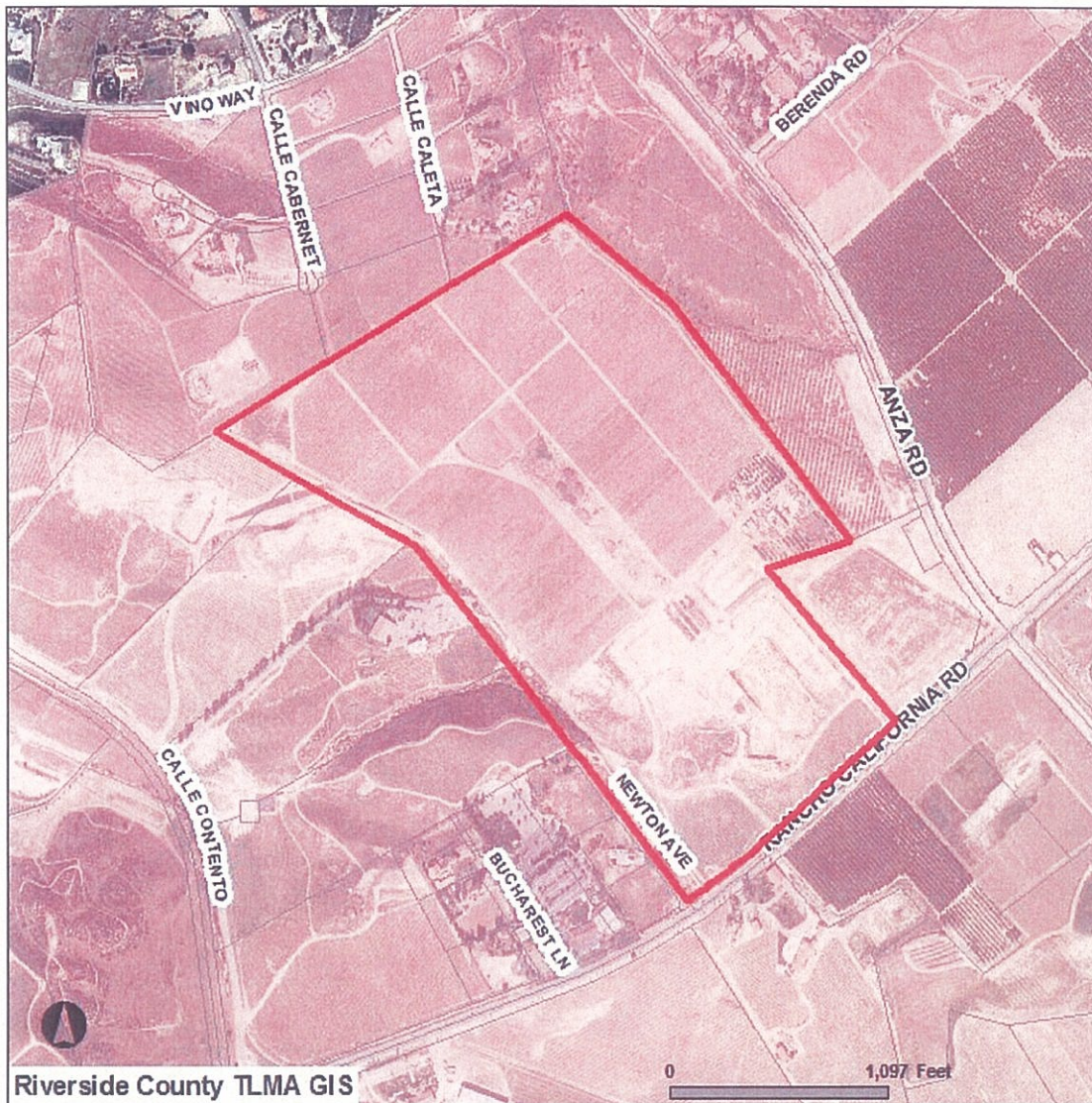
IMPORTANT

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PP23017 Policy/Overlay



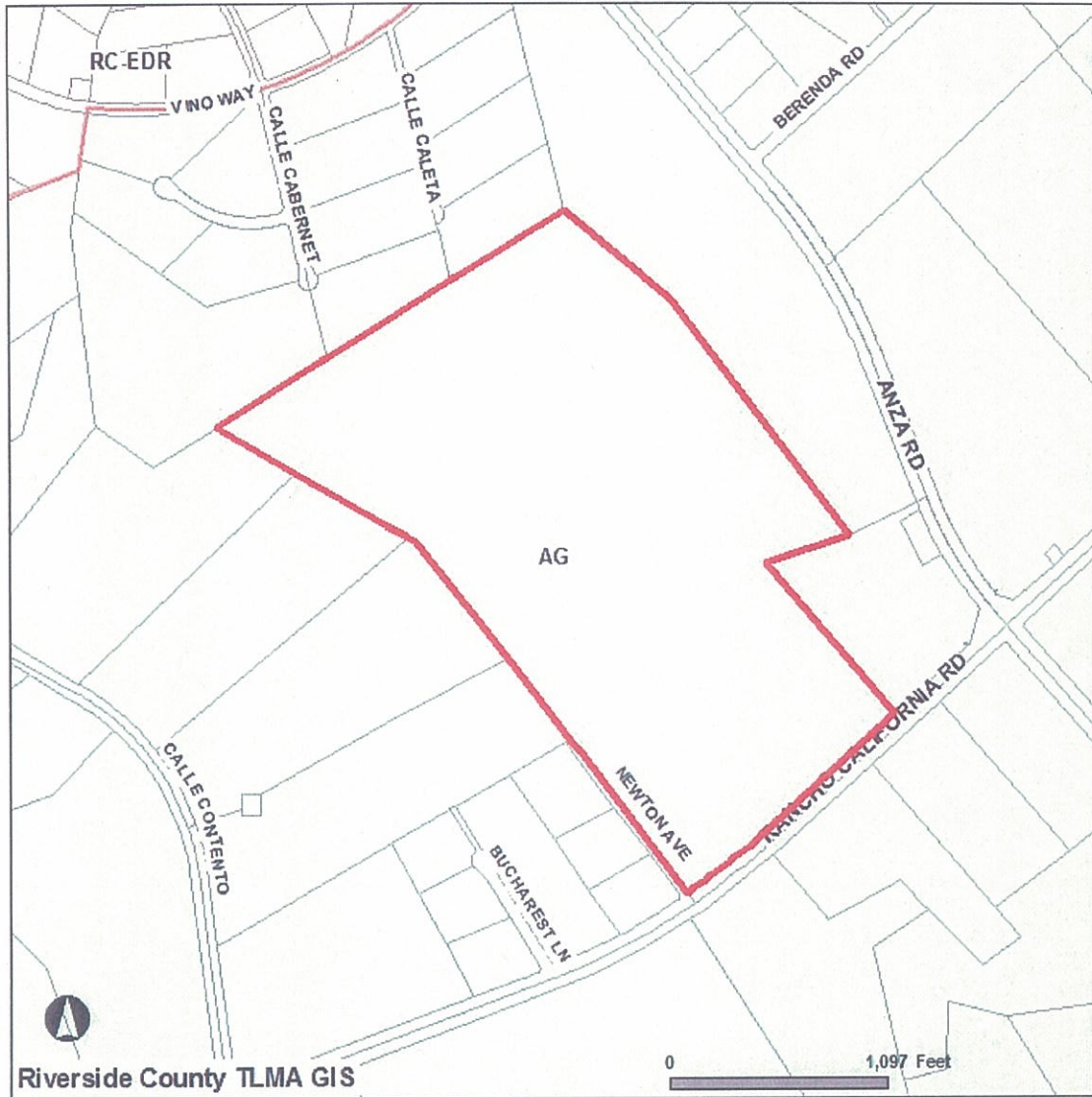
POLICY AREAS/OVERLAYS

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

IMPORTANT
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Version 120712

PP23017 Land Use Map



Riverside County TLMA GIS

LAND USE



CASE



INTERSTATES



HIGHWAYS



PARCELS

AG - AGRICULTURE

EDR-RC - RURAL COMMUNITY
- ESTATE DENSITY
RESIDENTIAL

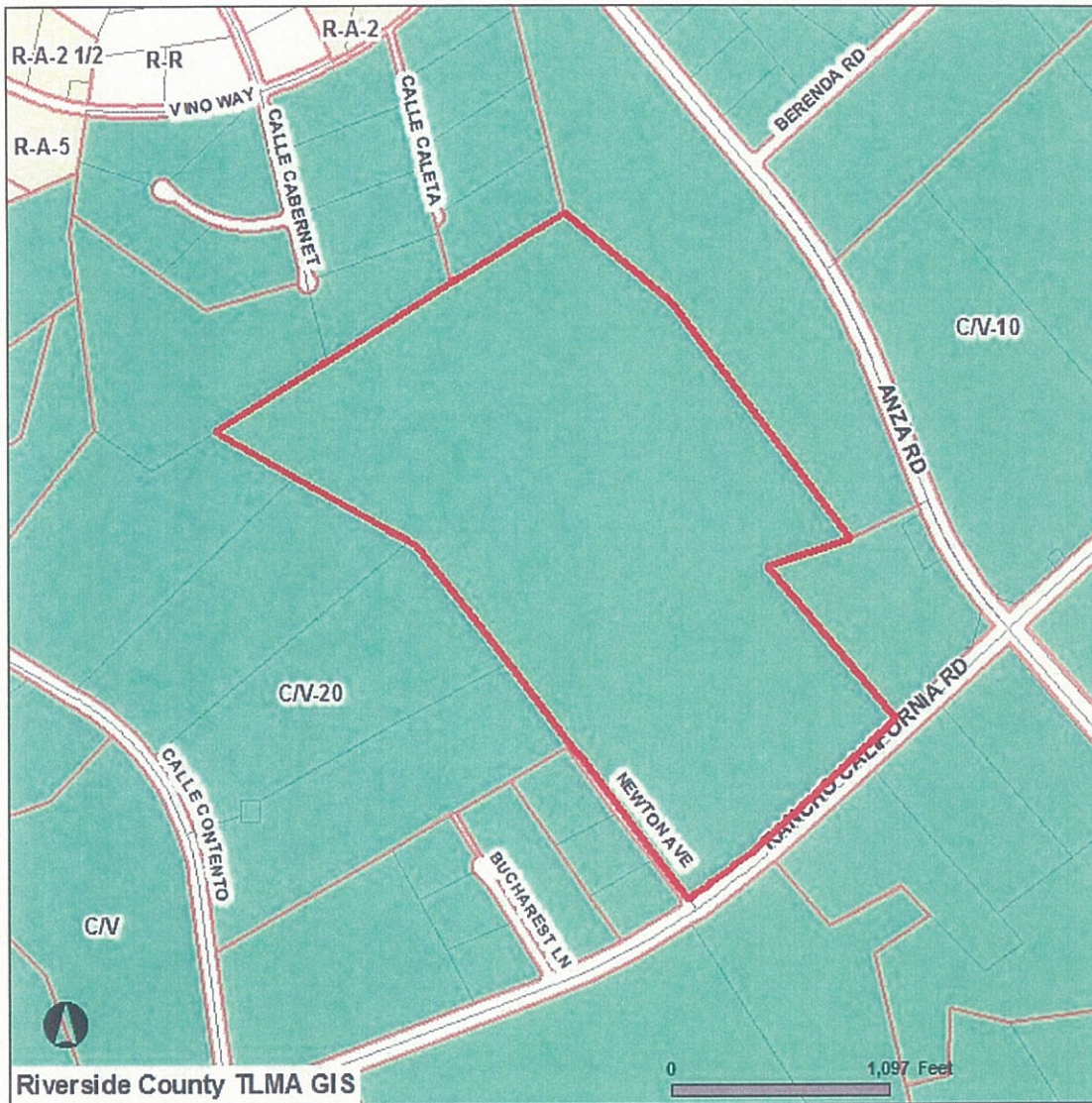
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Version 120712

PP23017 Zoning Map



Riverside County TLMA GIS

ZONING

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

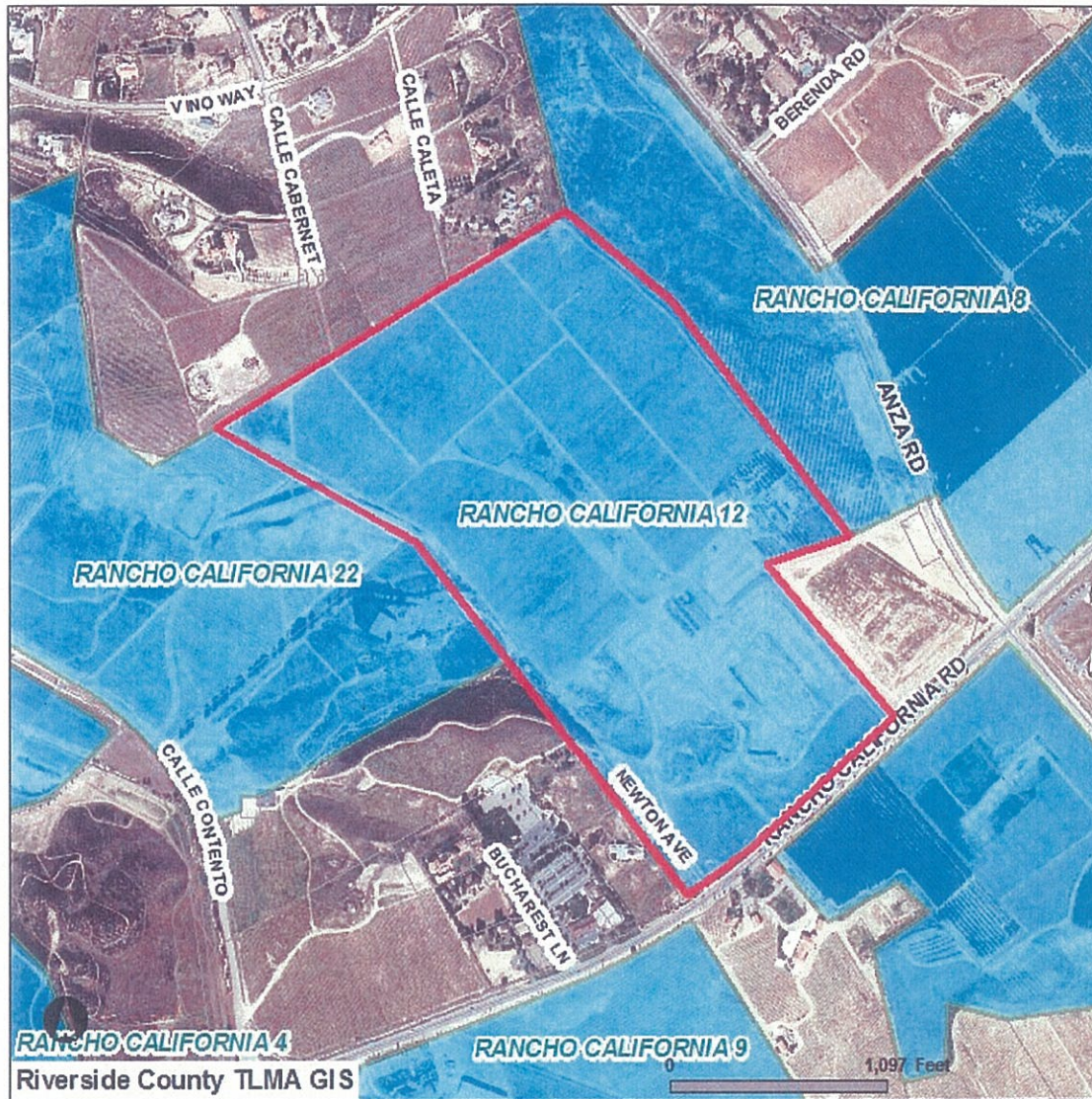
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Version 120712

PP23017 Agricultural Preserve

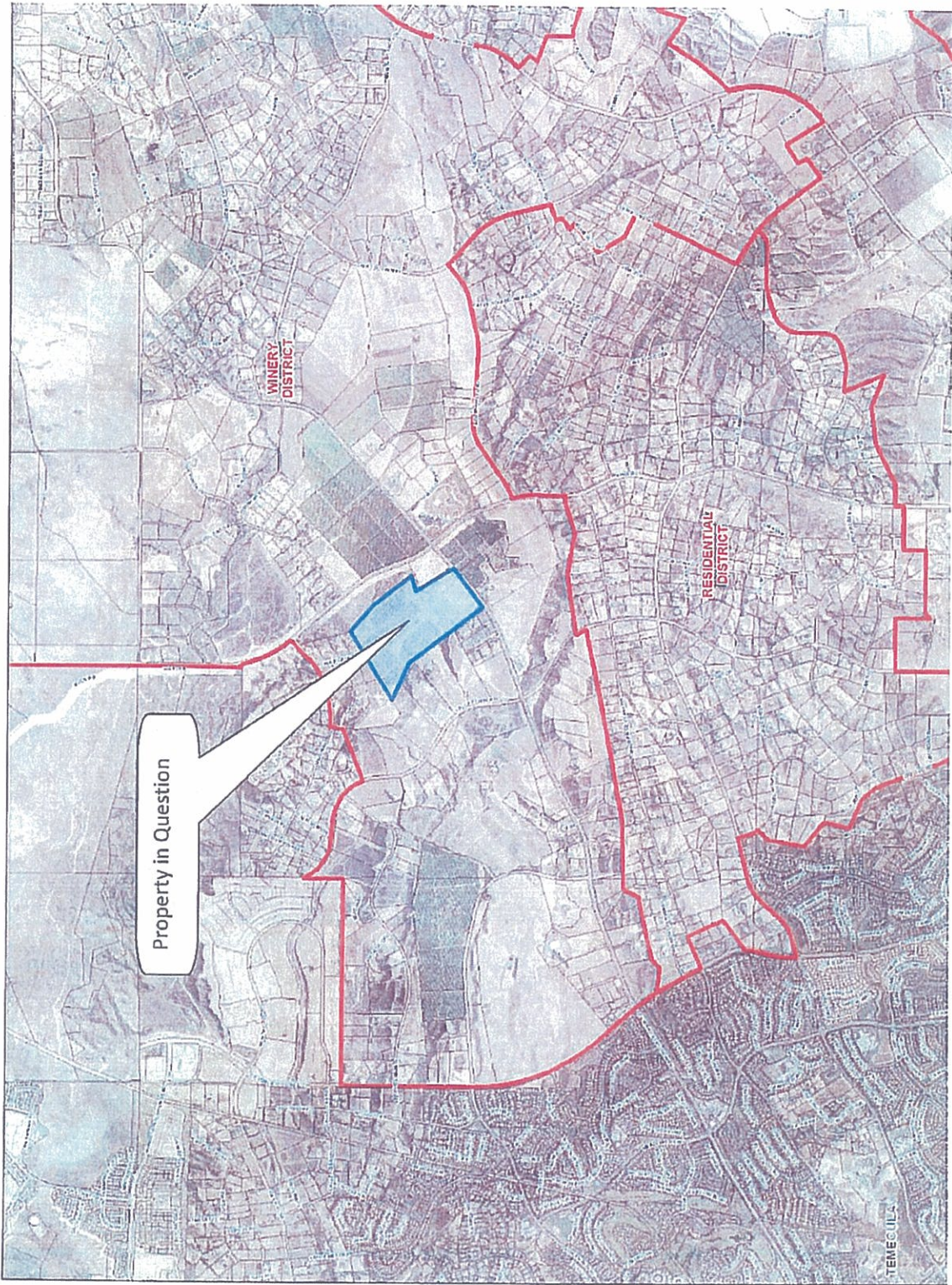


AGRICULTURAL PRESERVE

- CASE
- AGRICULTURAL PRESERVE
- INTERSTATES
- HIGHWAYS
- PARCELS

IMPORTANT
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 Version 120712



Property in Question

WINERY DISTRICT

RESIDENTIAL DISTRICT

TEMECULA

APPLICANT / LAND OWNER
 [Name and address information]

ENGINEER/REPRESENTATIVE
 [Name and address information]

LEGAL DESCRIPTION

[Detailed legal description of the property, including lot numbers, block names, and surrounding streets.]

GENERAL NOTES

- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 2. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE COUNTY OF RIVERSIDE, CALIFORNIA.
- 3. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PUBLIC UTILITIES / SERVICES

WATER: [Details]
 SEWER: [Details]
 GAS: [Details]
 TELEPHONE: [Details]
 CABLE TV: [Details]

DEVELOPMENT SUMMARY

Category	Area (sq. ft.)	Volume (cu. ft.)
Building Footprint	[Value]	[Value]
Roof	[Value]	[Value]
Other	[Value]	[Value]

ZONING AND LAND USE SUMMARY

Code	Description	Area (sq. ft.)
[Code]	[Description]	[Value]
[Code]	[Description]	[Value]

PREPARED BY: [Firm Name]



**AMENDED NO. 2
 PLOT PLAN 23017
 FOR COMMERCIAL PURPOSES
 COUNTY OF RIVERSIDE, CA
 SHEET 1 OF 2**

VICINITY MAP



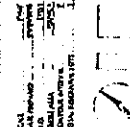
SITE COVERAGE BREAKDOWN

Category	Area (sq. ft.)
Building	[Value]
Paved	[Value]
Grass	[Value]

LEGEND

- Proposed Building Footprint
- Proposed Paved Area
- Proposed Grass Area
- Proposed Driveway
- Proposed Parking Area
- Proposed Utility Lines

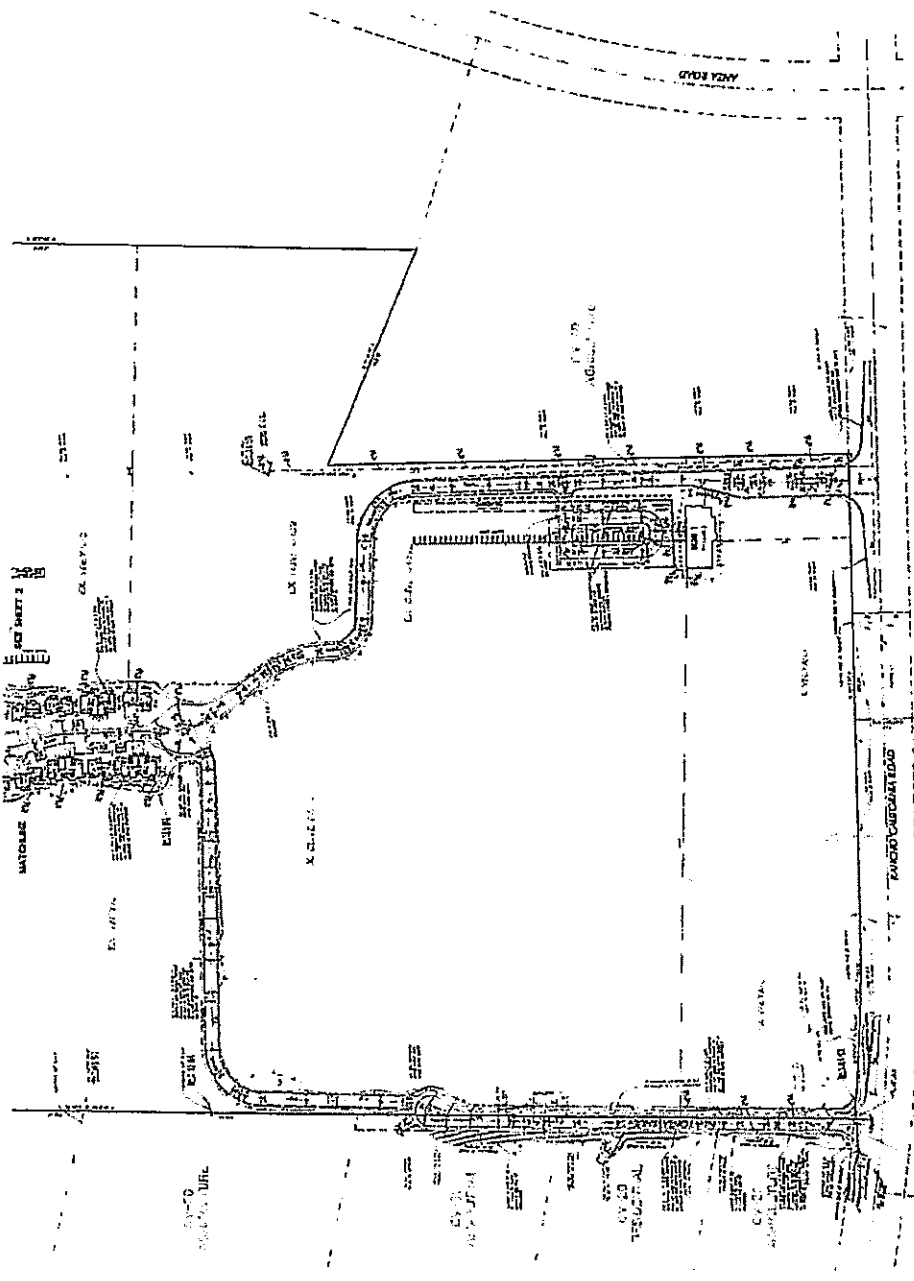
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[Symbol]	[Description]
[Symbol]	[Description]



PREPARED FOR: [Client Name]

BUILDING TABULATION

Building No.	Area (sq. ft.)	Volume (cu. ft.)
[Building No.]	[Value]	[Value]
[Building No.]	[Value]	[Value]



C. 20

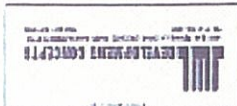
C. 20

C. 20



Artistic Concept

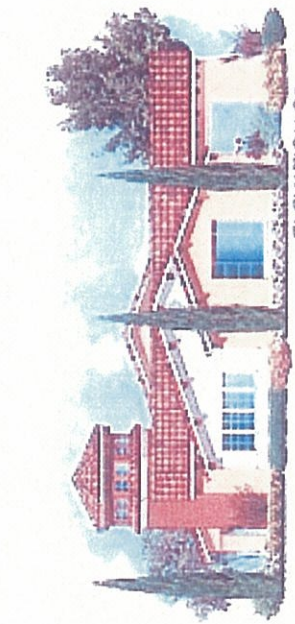
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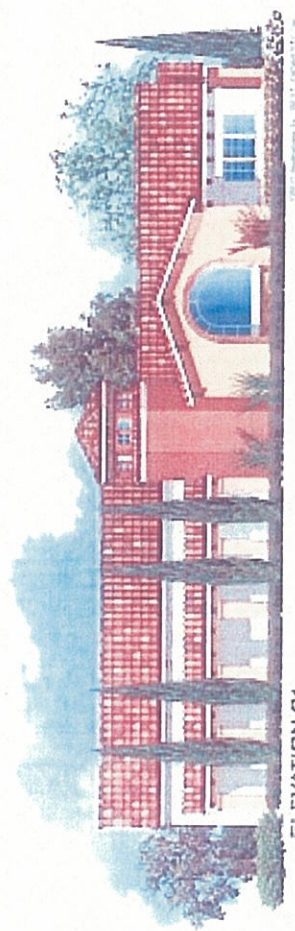
COMMERCIAL
 WINE TASTING & SPA

CARTER ESTATES
 A WINE RESORT FOR
 SOUTH COAST WINERY RESORT & SPA

PROJECT
 NAME
C1
 PHASE I

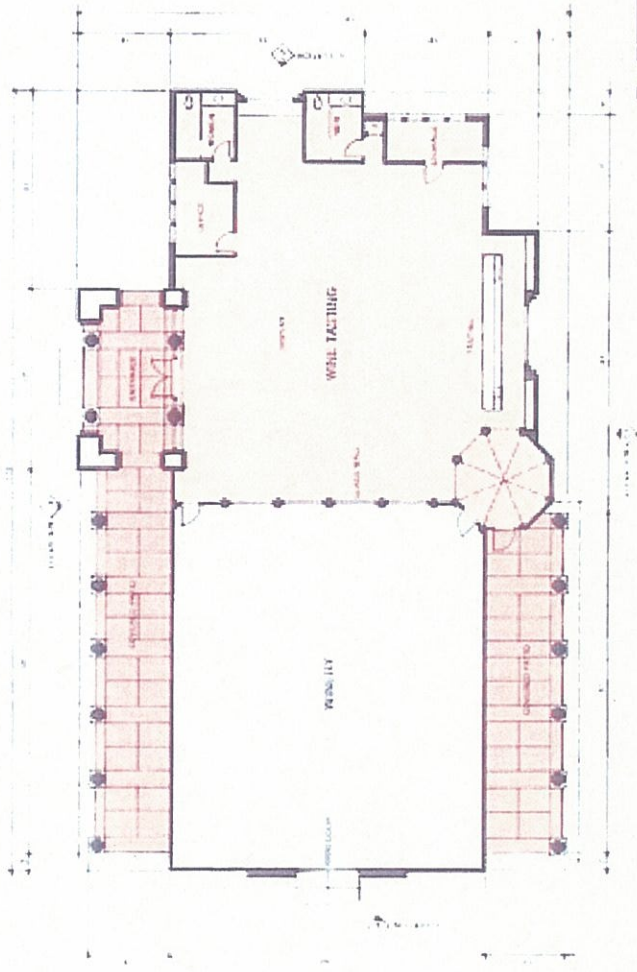


ELEVATION C1



ELEVATION C2

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



WINERY & TASTING 1

BUILDING NO. 1 FLOOR PLAN



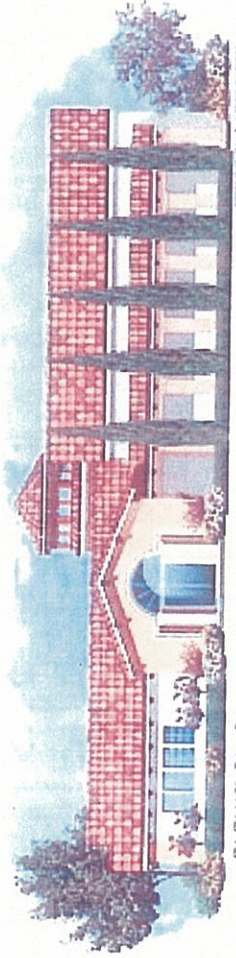
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 WINEY I
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 WINEY I

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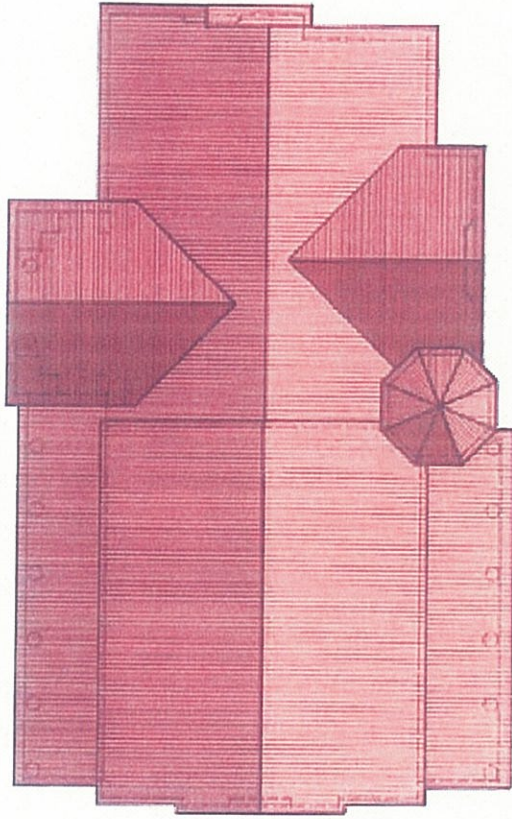
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 C2
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ELEVATION C4



ELEVATION C3



N7

BUILDING 1 ROOF PLAN

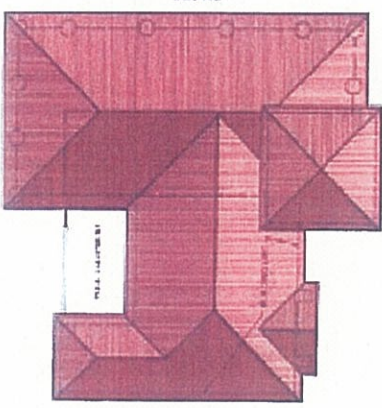
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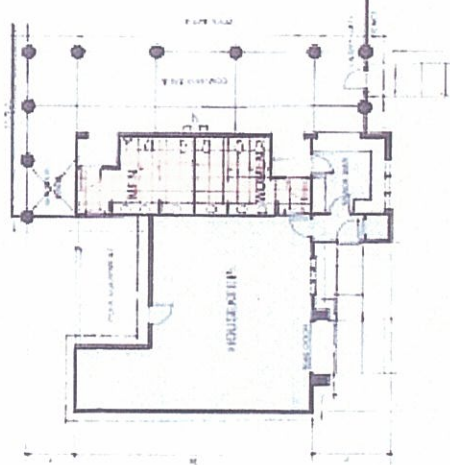
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 HOUSEKEEPER / POOL BUILDING
 FLOOR ELEVATION, ROOF PLAN

SOUTH COAST WINERY RESORT & SPA
 CARTER ESTATES A WINERY RESORT FOR
 HOUSEKEEPER / POOL BUILDING

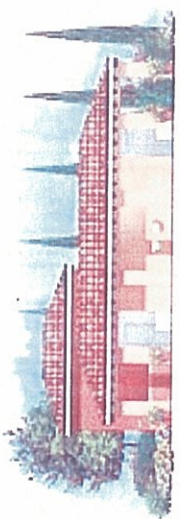
SHEET
V4
PHASE I



ROOF PLAN



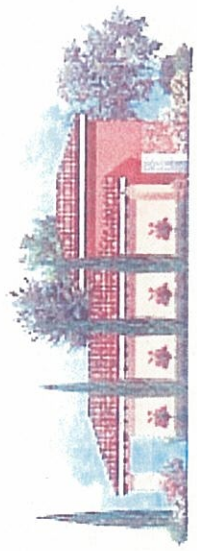
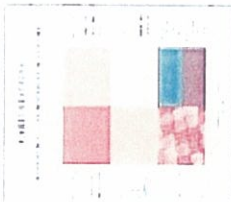
FLOOR PLAN



RIGHT SIDE ELEVATION



REAR ELEVATION



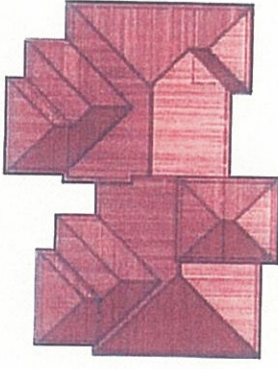
LEFT SIDE ELEVATION



FRONT ELEVATION

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

VILLAS HOUSEKEEP / POOL BUILDING



ROOF PLAN



FLOOR PLAN



RIGHT SIDE ELEVATION



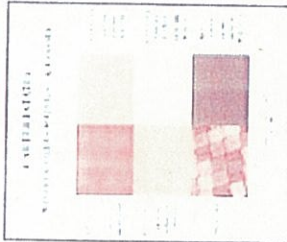
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



VILLAS BUILDING TYPE I

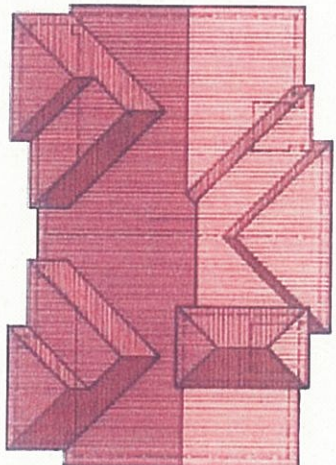
SCALE: 1/8" = 1'-0"



VILLAS
BUILDING TYPE II
PHASE I

CARTER ESTATES A WINERY RESORT FOR
SOUTH COAST WINERY RESORT & SPA
MULTI-PHASE DEVELOPMENT PHASE I - PHASE II

11.20.08
LAYOUT
V3
PHASE I



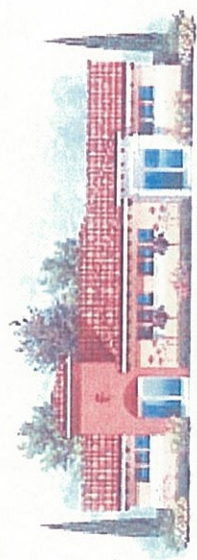
ROOF PLAN



FLOOR PLAN



REAR ELEVATION



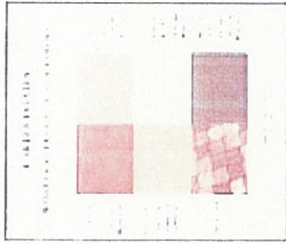
FRONT ELEVATION



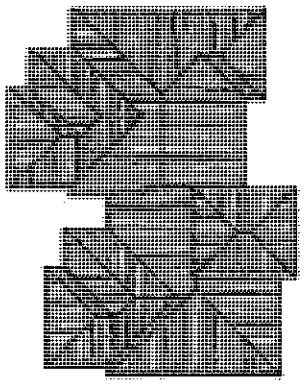
RIGHT SIDE ELEVATION



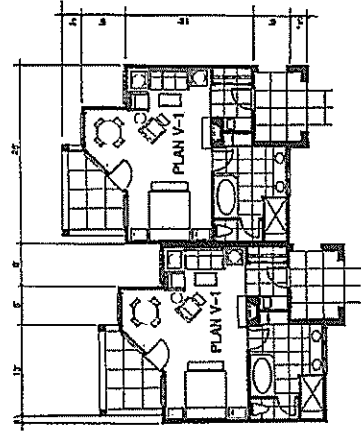
LEFT SIDE ELEVATION



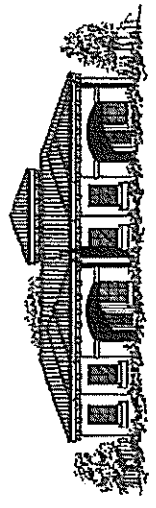
VILLAS BUILDING TYPE II
SCALE: 1/8" = 1'-0"



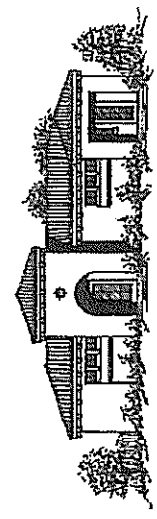
ROOF PLAN



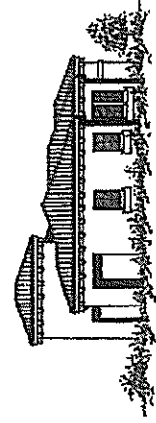
FLOOR PLAN



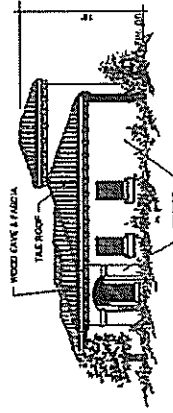
REAR ELEVATION



FRONT ELEVATION

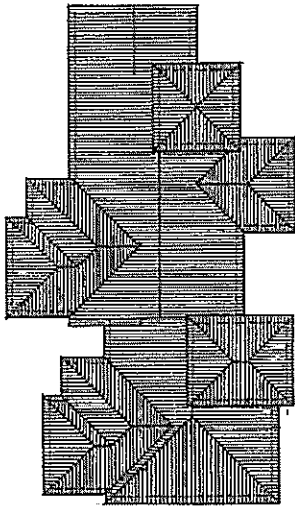


RIGHT SIDE ELEVATION

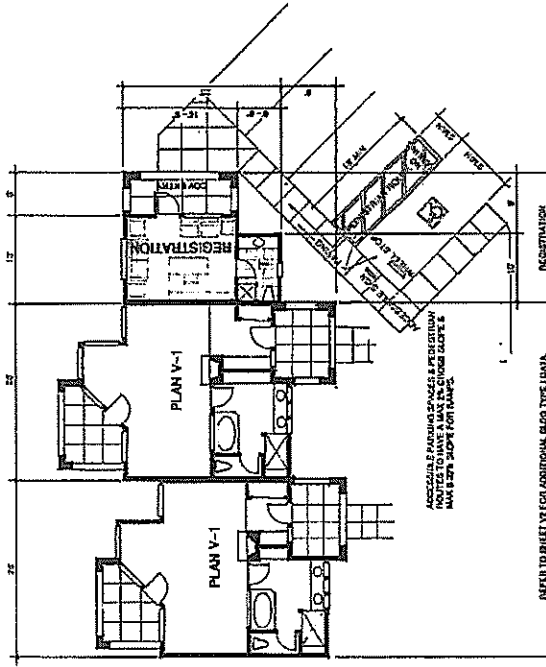


LEFT SIDE ELEVATION

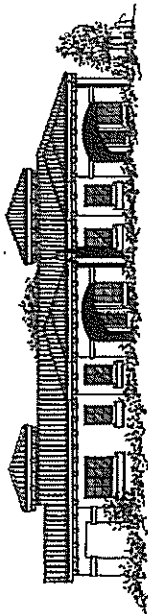
VILLAS BUILDING TYPE I
 SCALE: 1/8" = 1'-0"



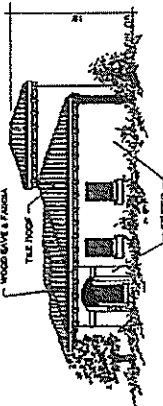
ROOF PLAN



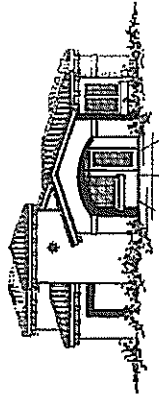
FLOOR PLAN



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

VILLAS BUILDING TYPE III

REFER TO SHEET V5 FOR ADDITIONAL GRID TYPE DATA

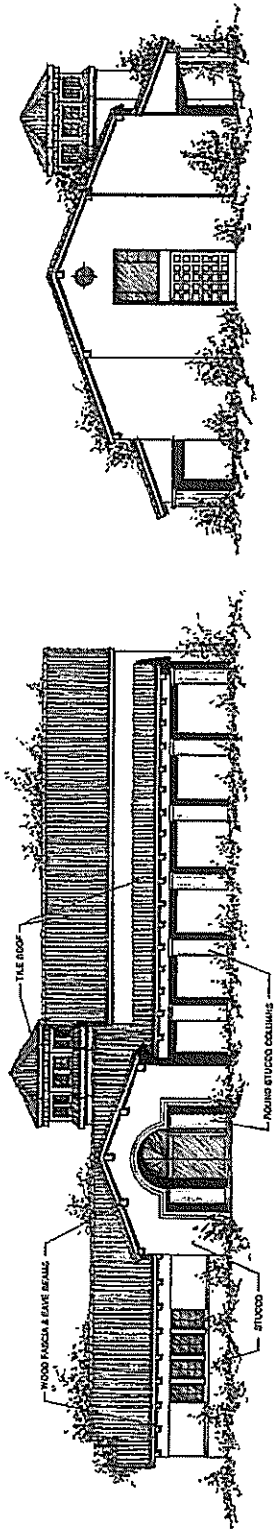
 ACCESSIBLE PARKING SPACES & PEDESTRIAN

 ROUTES TO HAVE A MAX. 2% CROSS SLOPE &

 MAX. 1:20 SLOPE FOR DRIVEWAYS

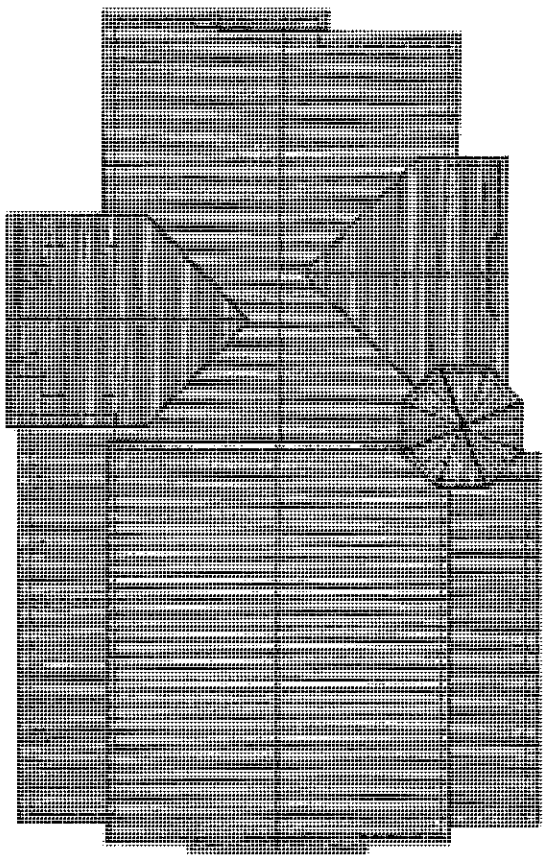
 REGISTRATION OFFICE, WINE TASTING ROOMS & PLANNING TO MEET CURRENTLY IN 2010 CODE REQUIREMENTS

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



ELEVATION C4

ELEVATION C3



WINERY & TASTING I BUILDING I

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





EXHIBIT A-1
AERIAL MAP

CARTER ESTATES

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



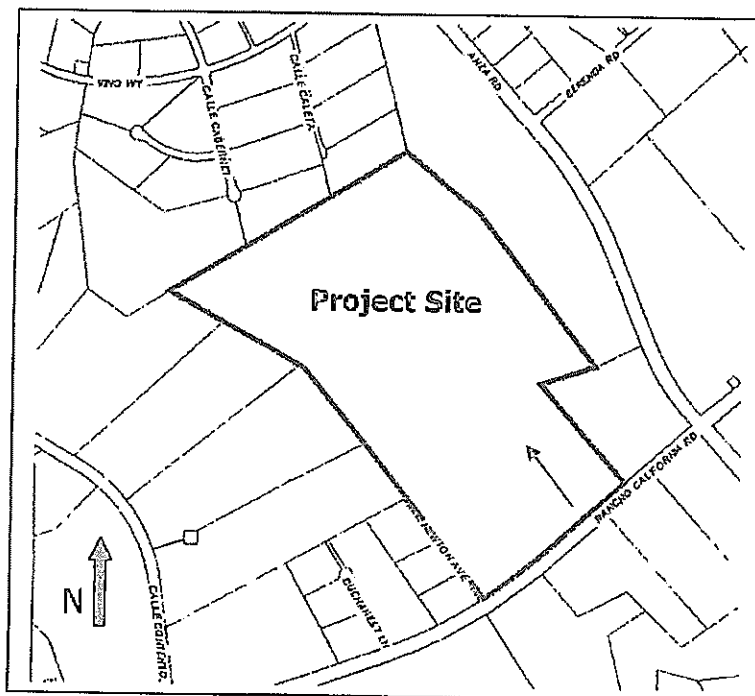
**EXHIBIT A-2
AERIAL MAP**

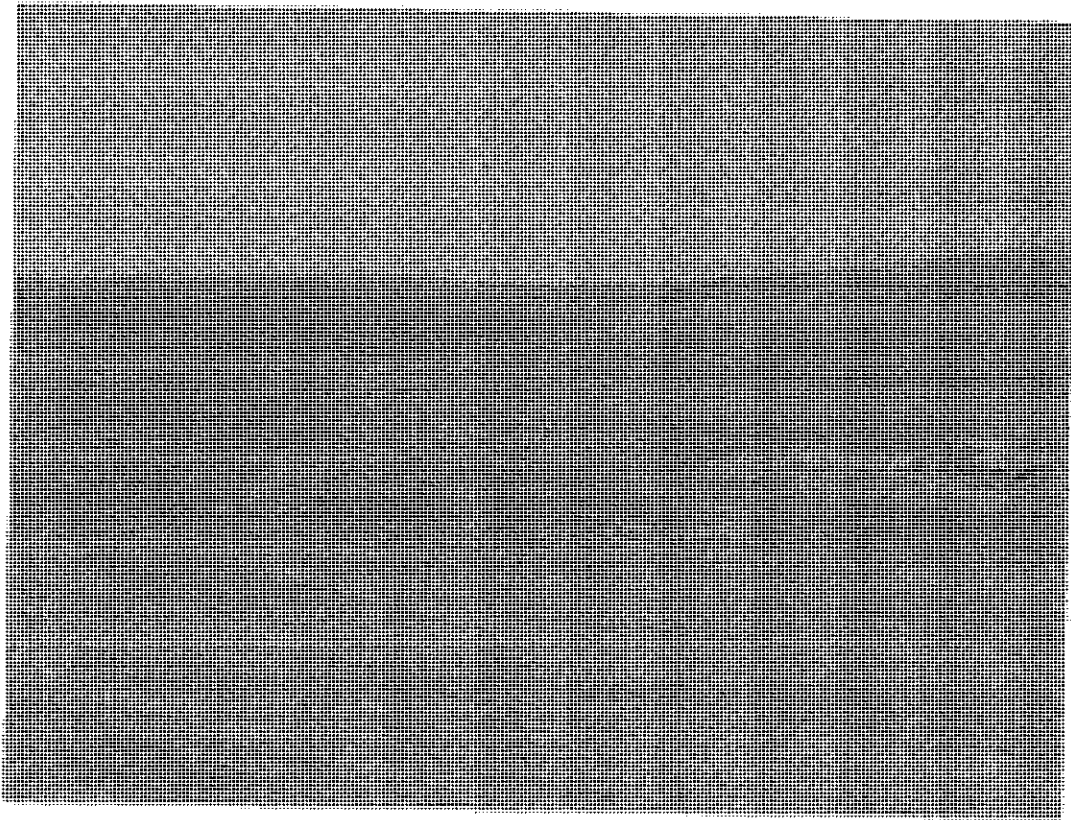
CARTER ESTATES

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

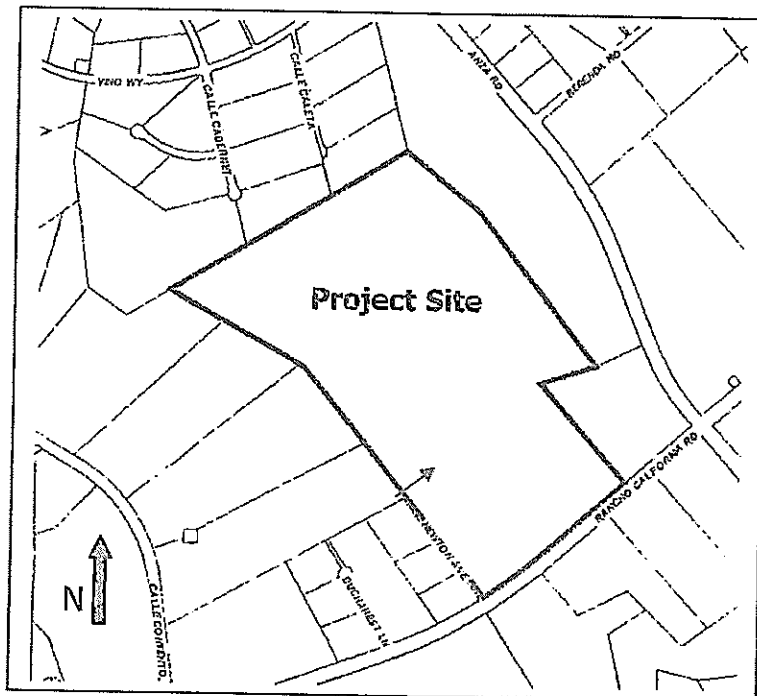


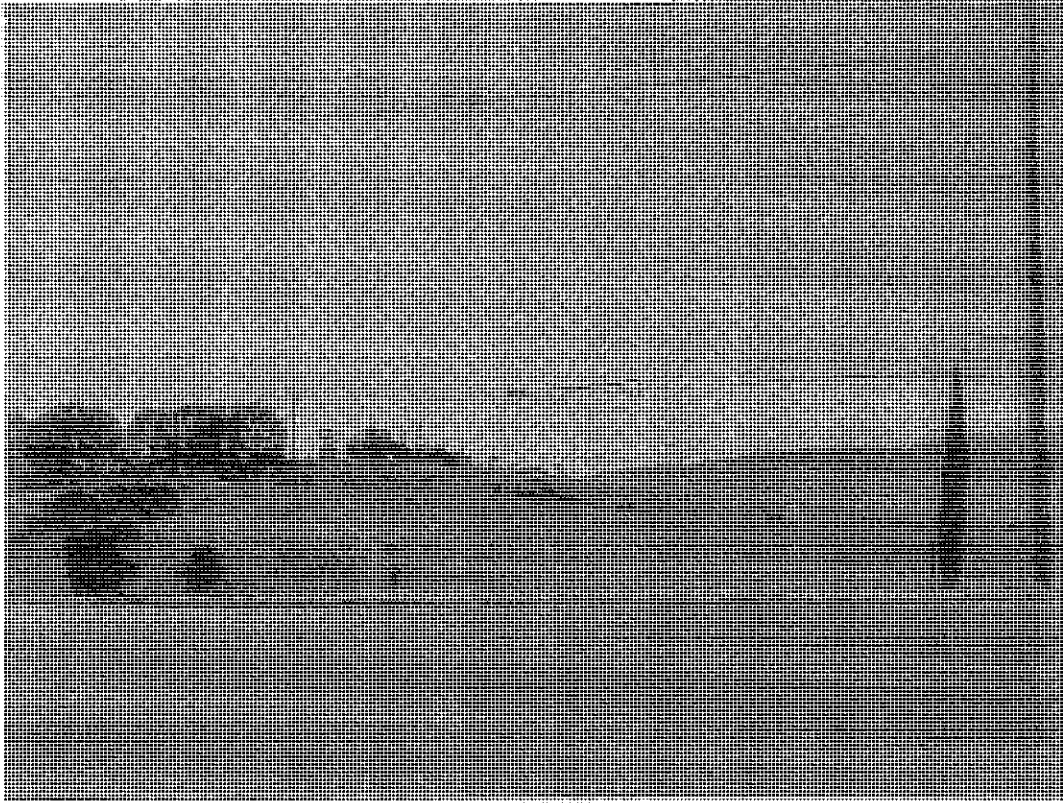
**SITE PHOTO 1
CARTER ESTATES**



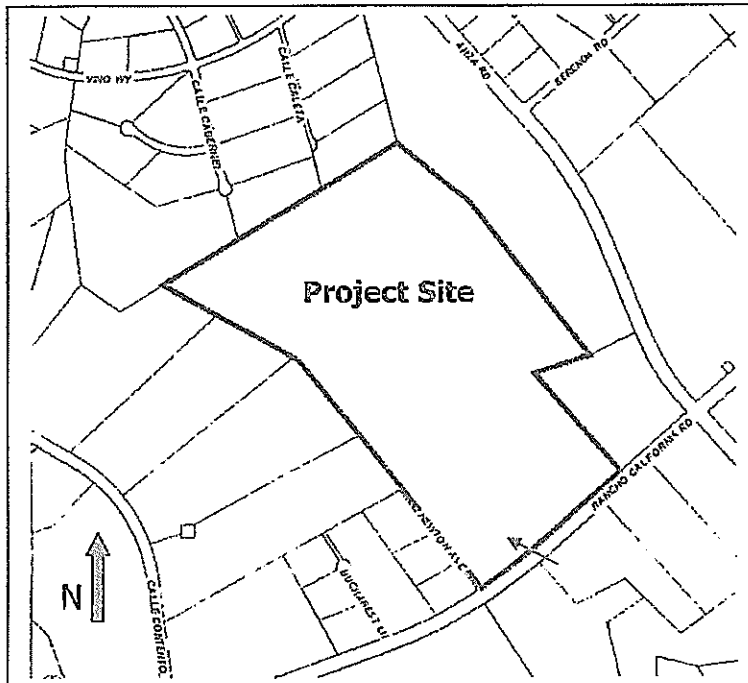


**SITE PHOTO 4
CARTER ESTATES**





**SITE PHOTO 7
CARTER ESTATES**



COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY
ADDENDUM

Environmental Assessment (E.A.) Number: Addendum to 41524
Project Case Type (s) and Number(s): Plot Plan No. 23017
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: H. P. Kang, Project Planner
Telephone Number: (951) 955-1888
Applicant's Name: Jim Carter
Applicant's Address: 34843 Rancho California Rd, Temecula, CA 92591

I. PROJECT INFORMATION

A. Project Description:

Plot Plan No. 23017 proposes 23 buildings totaling 42,051 square feet including 42 casita units; a 5,470 square foot building for a winery and tasting room; and a 1,200 square foot housekeeping building and pool maintenance room, a 221 square feet office, and 142 parking spaces on a 111.5 acre lot.

The project site is located northerly of Rancho California Road, easterly of Calle Contento and westerly of Anza Road (APN 943-230-001).

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.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 111.5 Gross Acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 5.65	Lots:	Sq. Ft. of Bldg. Area: 42,051	Est. No. of Employees:
Acres			
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: Agricultural: 107.03 Acres			

D. Assessor's Parcel No: 943-230-001

E. Street References: Northerly of Rancho California Road, easterly of Calle Contento and westerly of Anza Road

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 7 South, Range 2 West, Section 26 and Section 27

1. Brief description of the existing environmental setting of the project site and its surroundings: The proposed project site is located northeast and adjacent to the intersection of Newton Avenue and Rancho California Road in Riverside County, approximately two miles east of the City of Temecula City limits. The project site is bounded on the west by Newton Avenue, to the south by Rancho California Road, to the

east by an adjacent agricultural parcel (which is bordered by Anza Road), and to the north by two adjacent parcels utilized for agricultural and residential land use. The project site is currently designated for Agricultural (AG) and would be located in the Southwest Area Plan – Agriculture, Citrus Vineyard Rural Policy Area of the County of Riverside’s General Plan. The project site is comprised of two farmland designations consisting of Prime Farmland and Unique Farmland, and is zoned Citrus Vineyard (CV-20). The project site is currently under a Williamson Act contract.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade the character of the surrounding area. The proposed project is consistent with the Agriculture: Agriculture (AG) (10 Acre Minimum) land use designation and the Citrus Vineyard Rural Policy Area and all other applicable land use policies within the General Plan.
2. **Circulation:** The project is located adjacent to Rancho California Road. Adequate circulation facilities exist and will serve the proposed project upon approval of improvement plans. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The project is not within an MSHCP Criteria Area or cell. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The project does not impact housing.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. **General Plan Area Plan:** Southwest

C. **Foundation Component:** Agriculture (AG)

D. **Land Use Designation:** Agriculture (AG) (10 Acre Minimum)

E. **Overlay, if any:** Not applicable

F. **Policy Area, if any:** Citrus Vineyard Rural Policy Area

G. Adjacent and Surrounding Area Plan, Foundation Component, Land Use Designation, and Overlay and Policy Area, if any: Southwest Area Plan, Citrus Vineyard Rural Policy Area and Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to the north, east, west and south

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** Not applicable
- 2. **Specific Plan Planning Area, and Policies, if any:** Not applicable

I. Existing Zoning: Citrus Vineyard – 20 Acre Minimum (C/V-20)

J. Proposed Zoning, if any: Not applicable

K. Adjacent and Surrounding Zoning: Citrus Vineyard (C/V), Citrus Vineyard – 10 Acre Minimum (C/V-10) and Citrus Vineyard-20 Acre Minimum (CV-20)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the

proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

October 23, 2012
Date

H. P. Kang
Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The proposed project includes the construction of a vineyard and associated winery, resort and spa located within an unincorporated area of the County of Riverside. The project would be constructed on a 111.5-acre site located approximately 2 miles east of the City of Temecula city limits, in the County of Riverside's wine country. The project area is not located adjacent to, or in the vicinity of a County Eligible, State Designated, or State Eligible Scenic Highway according to the Riverside County General Plan Figure C-9 "Scenic Highways" map. State Highway 79, a County Eligible Scenic Highway is located over 2½ miles south of the project site. Therefore, it can be concluded that the proposed project would have a less than significant impact upon a scenic highway corridor.

b) Currently the project site is mostly undeveloped with areas of disturbed open space. The site does not include any trees, rock outcrops or landmark features. In addition, there are no scenic vistas located within the project site. As a result, the proposed project would not likely impact any scenic resources. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Ordinance No. 655?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) According to the County General Plan, the project site is located 16.37 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact (COA 10.PLANNING.31). Any project subject to Ordinance No. 655 will be conditioned for compliance; as this is not considered unique mitigation for the purposes of CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project will introduce new sources of light which includes exterior building illumination. During the day, lighting has a limited potential to impacts views; potential impacts from glare would be the primarily occur from reflective building surfaces. However, the proposed project would not include large, uninterrupted expanses of glass and/or any other highly reflective material. Therefore, the proposed project will not result in substantial glares which would adversely affect the daytime views in the area.

Nighttime views could be impacted from new light and glare in a previously undeveloped area. The project will be required to comply with County Ordinance No. 655, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. As a result, compliance with Ordinance No. 655 will reduce the potential impact to the surrounding residences to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact: Environmental Impact Report (EIR) No. 441, certified in conjunction with the adoption of the County's 2003 General Plan, found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of Prime Farmland with Riverside County, and adopted findings of overriding considerations for the loss of Prime Farmland. The proposed project site includes areas designated as Prime Farmland and Unique Farmland and is located within Rancho California Agricultural Preserve No. 12, which is under a Williamson Act contract. Of the 111.5 acre property, approximately 69 acres are designated as Prime Farmland and approximately 44 acres are designated as Unique Farmland. Rancho California Agricultural Preserve No. 12 consists of 170.5 acres, with 112.68 acres located within the subject property. Agricultural Preserve Case No. 1011 was submitted requesting cancellation of the affected contract and diminishment of 5.65 acres from the boundaries of the agricultural preserve and subject property.

a) The Plot Plan component of this project proposes a winery/wine sampling facility, together with a 5.65 acre resort area. It has been determined that the resort component of the Plot Plan is not specifically compatible with the uses allowed within an Agricultural Preserve as established under the Uniform Rules for Agricultural Preserves in County Ordinance No. 509. The Agricultural Preserve component of this project proposed to cancel the Williamson Act contract and diminish the Rancho California Agricultural Preserve No. 12 for the 5.65 acre resort area. The resort component of the Plot Plan constitutes an alternative land use, as required by the Agricultural Preserve Cancellation/Diminishment.

Review of the project relative to the project site's Foundation/Land Use Designation of Agriculture showed the project does not conflict with any of the applicable policies; however, it has been determined that the project complies with, and implements, Policy 1.3 of Citrus/Vineyard Policy Area, which encourages incidental commercial uses in specific circumstances.

It is noted that the project will contribute to the cumulative incremental loss of farmland in the County; however, it will only cause an approximate 5% loss of Prime and Unique Farmland on the subject property and an approximate 3.3% reduction in Rancho California Agricultural Preserve No. 12. This minor loss in agricultural preserve land will help ensure that the balance of the 112.68 acre property remains in an economically viable agricultural use. Furthermore, it is determined that the project is consistent with the General Plan and will contribute to the economic benefit of the existing Citrus/Vineyard Policy Area and the proposed Temecula Valley Wine Country area because it will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

provide additional overnight lodging for guests visiting the region who will likely spend money at the surrounding wineries and tasting rooms. The impact is considered less than significant.

b) The proposed resort, located within the subject 5.65 acres proposed to be diminished, is a commercial use provided for in the Citrus/Vineyard (C/V) zone classification; therefore, the project will not conflict with existing zoning. Agricultural Preserve Case No. 1011 was submitted requesting cancellation of the affected contract and diminishment of 5.65 acres from Rancho California Agricultural Preserve No. 12. A diminishment would allow commercial uses on 5.65 acres of land that would otherwise be prohibited in an agricultural preserve formed pursuant to the Williamson Act. A cancellation of the affected contract and diminishment of 5.65 acres from the boundaries of the agricultural preserve is proposed to be completed prior to the issuance of grading permits. The impact is considered less than significant.

c) Although the proposed project may cause development of non-agricultural uses within three hundred (300') feet of agriculturally zoned property, these uses are permitted in the C/V zone (subject to a plot plan) and ensure the long-term agricultural viability of the property and surrounding region. The proposed lodging facility, located within the subject 5.65 acres proposed to be diminished, is a commercial use allowed in the C/V zone. The impact is considered less than significant.

d) The project is not anticipated to involve other changes in the existing environment that could result in conversion of Farmland to a non-agricultural use. The project will facilitate the continued operation of the adjoining agricultural use by economically sustaining the agricultural operation and farmland through revenue generated by the commercial operation. In turn, this will contribute to the overall viability of the surrounding viticulture in the region. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project site and surrounding area have agricultural vegetation. Therefore the project will not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). The project would not result in the loss of forest land or conversion of forest land to non-forest use.

c) The land uses surrounding the project site do not include active forest land. Therefore, the project will not result in the conversion of forest land to non-forest use. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) & c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). With compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. A winery is not considered a substantial point source emitter; therefore, the impact is considered less than significant.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. A winery is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, WRC-MSHCP and/or CV-MSHCP, On-site Inspection

Findings of Fact:

a) The project does not conflict with any adopted Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project will have no impact.

b-d) Although the project could have a substantial adverse effect through habitat modifications or interference with a wildlife species, with mitigation (COA 60.EPD.1), the project is not anticipated to create an adverse impact.

e-g) The project will not have a substantial adverse effect on riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service, or on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Also, the project is not anticipated to conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The project is anticipated to have a less than significant impact.

Mitigation: Within thirty (30) days prior to grading permit issuance, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results shall be provided in writing to the Environmental Programs Division per COA 60.EPD.1. The action taken by the Environmental Programs Division is dependent upon the outcome of the survey as detailed in this condition of approval.

Monitoring: Mitigation monitoring shall occur by the Environmental Programs Division during the building permit process.

CULTURAL RESOURCES Would the project

8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project does not have existing structures or buildings on site. There will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-c) The project is located in an area identified by the Pechanga Tribe as being high in cultural sensitivity. Native American monitoring is conditioned for all earthmoving activities involving the development. Both the Cultural Resources professional and tribal monitor shall have the authority to temporarily halt or divert grading traffic for the purpose of assessing and identifying potential cultural resources and/or human remains (COA 60.Planning.20 and 60.Planning.21). A final cultural resources report shall be submitted to the County of Riverside Planning Department as defined in COA 90.Planning.33. It is anticipated that archaeological and tribal monitoring will provide the ability to reduce the destruction or disturbance of an archaeological resource through identification and evaluation during grading. With mitigation, the project is anticipated to have a less than significant impact on an archaeological site and human remains located outside of formal cemeteries. In the event that inadvertent discoveries and/or human remains are identified, appropriate parties shall be notified as defined in COAs 10.Planning.1 and 10.Planning.2. The impact is anticipated to be less than significant with mitigation.

d) No known religious or sacred sites or uses occur within the project area. It is anticipated that there will be a less than significant impact to such resources.

Mitigation: Prior to the issuance of a grading permit, the permit holder shall retain and enter into agreement with a qualified tribal monitor from the Pechanga tribe and Cultural Resources professional for monitoring services during grading (COA 60.Planning.20 and COA 60.Planning.21). An cultural resources monitoring report shall be submitted to the County of Riverside Planning Department and Pechanga Tribe prior to final inspection (COA 90.Planning.33). If human remains are identified appropriate parties shall be notified as identified in COA 10.Planning.1 and 10.Planning.2 and applicable state law and the provisions of California Public Resources Code § 5097.98 shall apply.

Monitoring: Mitigation monitoring shall occur through the Building & Safety Plan Check Process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to GIS, the proposed project is located within an area of high paleontological sensitivity. The project has been conditioned to require a Paleontologist to monitor grading activity at the project site (COA.60.Planning.3). The condition is not considered unique mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, GEO02218

Findings of Fact:

a-b) The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone). In addition, there are no active faults know to cross the site; therefore, the possibility of damage due to ground rupture is considered less than significant. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) The project site is located in an area with low potential for liquefaction. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), GEO2218

Findings of Fact:

The project has been reviewed by the County Geologist and was not determined to be subject to strong seismic ground shaking. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," GEO2218

Findings of Fact:

The project has been reviewed by the County Geologist and on- or off-site landslide potential is considered negligible and the potential for rockfall is low. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," GEO02218

Findings of Fact:

The project site is susceptible to subsidence; however, the County Geologist did not conclude that subsidence would be a likely occurrence at the site. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials, GEO02218

Findings of Fact:

The potential for seiche and tsunami are considered low. Mudflow and volcanic hazards were not indicated as hazards by the County Geologist. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Although the project will change topography or ground surface relief features, the site design will not create an unsafe topography or slopes greater than 2:1. The impact is considered less than significant.

b) A slope stability report shall be submitted and approved by the County Geologist 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) (COA 10.BS Grade.8). This is not considered unique mitigation for the purposes of CEQA.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems according to the project design. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project will not have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. The project will have a less than significant impact.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source:

Findings of Fact:

a) The proposed project will provide a 30.35% reduction in greenhouse gases from BAU 2020 conditions; therefore it will not generate greenhouse gas emissions, directly or indirectly, that may have a significant effect on the environment. The mitigation used to allow this reduction such as: water efficiency, energy conservation and recycling receptacles, are not considered unique mitigation pursuant to CEQA. The impact is considered less than significant.

b) As an extension of the anticipated existing development patterns, the proposed winery expansion will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environ-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ment?

Source: Project Application Materials

Findings of Fact:

a-c) The project will not create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Conditions of approval have been added to the project requiring the review of hazardous materials by the Riverside County Environmental Health Department (COA 90.E Health.1 and COA 90.E Health.2). These are standard conditions of approval and not considered unique for the purposes of CEQA. Also, the project will not impair implementation of or physically interfere with an adopted emergency response or evacuation plan.

d) The project is located within ¼ mile of proposed school and could emit or handle hazardous emissions or waste within ¼ mile of a school; however, the project is regulated by the Riverside County Agricultural Commissioner's office to spray pesticides only when school is not in session. The proposed school will be conditioned to cooperate with all wineries within a ¼ of a mile radius from the school regarding school session times and the scheduled application of foliar pesticides.

e) The project will not be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

(b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

(c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

(d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to the General Plan, the proposed project site is not located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

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 storm runoff leaves the site. 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 Riverside County Flood Control 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 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 Riverside County Flood Control District understands that Newton Avenue will be privately maintained by the winery.

a) The project is not anticipated to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.

b-c) The project is not anticipated to violate any water quality standards or waste discharge requirements or substantially deplete groundwater supplies or interfere substantially with groundwater

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. There will be no impact.

d) The project is not anticipated to create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. As such, the impact is considered less than significant.

e-f) The project will not place housing or structures in a 100-year flood plain. There will be no impact.

g) The project is not anticipated to degrade water quality. The impact is considered less than significant.

h) The project does not include new or retrofitted stormwater treatment Control Best Management Practices (BMPs), the operation of which could result in significant environmental effects. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 storm runoff leaves the site. 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 Riverside County Flood Control 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 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 Riverside County Flood Control District understands that Newton Avenue will be privately maintained by the winery.

a-b) The project did not require a floodplain review and therefore, is not anticipated to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off-site, or change absorption rates or the rate and amount of surface runoff. The impact is considered less than significant.

c) The project is not anticipated to create flooding that would expose people or structures to a significant risk of loss, injury or death, including flooding as a result of the failure of a levee or dam (Dam Inundation Area). No impact is anticipated.

d) The project is not anticipated to create runoff that would change the amount of surface water in any water body. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The project site is located on a 112 acre site in the County of Riverside's Citrus Vineyard Rural Policy Area, which was established to ensure the continuation of the rural lifestyle and wine

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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production in southwestern Riverside County. The project site is located within the Agricultural Foundation and the Agriculture Land Use designation, which was established to help conserve productive agricultural lands, including uses such as row crops, nurseries, dairies, ranches, poultry, and other agricultural related uses. The project is zoned Citrus Vineyard (C/V), which allows limited incidental commercial uses such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns and hotels when they are secondary and directly related to the agricultural operation. The proposed project would include uses consistent with the existing land use designation and zoning classification. Therefore, the impact is considered less than significant.

(b) The project site is not located within a city sphere of influence.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) Citrus Vineyard (C/V), which allows limited incidental commercial uses such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns, hotels and hotels when they are secondary and directly related to the agricultural operation. The proposed project would include the construction of casitas and a winery facility which is permitted within the Citrus Vineyard (C/V) zone; therefore, the project would be consistent with the existing zoning classification. Therefore, the impact is less than significant.

b) 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). The proposed project is compatible with the surrounding zoning. Therefore, the impact is considered less than significant.

c) Surrounding land uses include 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project site is located on a 111.5 acre site in the County of Riverside's Citrus Vineyard Rural Policy Area, which was established to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County. The project is located within the Agriculture (AG) (10 Acre Minimum) land use designation, which includes uses such as row crops, nurseries, dairies, ranches, poultry, and other agricultural related uses. The project is zoned Citrus Vineyard (CV), which allows limited incidental commercial uses such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns and hotels when they are secondary and directly related to the agricultural operation. The project is consistent with the Citrus Vineyard Rural Policy Area policies and design guidelines and all other applicable policies of the Southwest Area Plan. The project is not located within a Specific Plan. Therefore, the impact is considered less than significant.

(e) The proposed project will not disrupt or divide any existing community. The impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

The General Plan identifies policies that encourage protections for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not located adjacent to or near any highways. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No other noise is anticipated to impact the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) The proposed winery operation will not cause a substantial permanent increase in ambient noise levels beyond what is allowed in Riverside County Noise Ordinance No. 847 because the project has been conditioned for noise monitoring reports and restrict exterior noise levels (COA 10.Planning.23 10.Planning.24). These are standard conditions of approval and not considered unique for CEQA mitigation purposes. The impact is considered less than significant.

b) Through adherence to County Ordinance No. 847, equipment used to pave the parking area shall be limited to daylight hours. The impact is considered less than significant.

c) The proposed winery operation will not cause a substantial permanent increase in ambient noise levels beyond what is allowed in Riverside County Noise Ordinance No. 847 because the project has been conditioned for noise monitoring reports and restrict exterior noise levels to those allowed with the noise ordinance (COA 10.Planning.23 and 10.Planning.24). These are standard conditions of approval and not considered unique for CEQA mitigation purposes. The impact is considered less than significant.

d) The project is not anticipated to expose any person to excessive ground-borne vibration or ground-borne noise levels. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

- a) The project site is currently vacant; therefore, the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. There will be no impact.
- b) The project may create employment opportunities, but not substantial enough to create a demand for additional housing. There will be no impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. There will be no impact.
- d) The project is not located within or near a County Redevelopment Project Area. There will be no impact.
- e) The project is consistent with the general plan land use designation of the site. The project will not cumulatively exceed official regional or local population projections. There will be no impact.
- f) The project will not induce substantial population growth in an area. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mitigate the potential effects to fire services (COA 90.PLANNING.32). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 90.PLANNING.32). This is a standard condition of approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services (COA 80.PLANNING.19). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 90.PLANNING.32). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

In the event of an emergency, employees of the proposed project may access several hospitals located within the service parameters of County health centers. Because the project involves business development, the demand for health services will remain relatively constant over time. Because the project is located within the service area of several health care facilities, the project impacts are considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) & b) The proposed winery will not require the construction or expansion of recreational facilities. Therefore, no impacts associated with recreational facilities are anticipated.

c) The project site is located within County Service Area (CSA) No. 149A, which is a maintenance district for streets and roadways within the Temecula Valley Wine Country. The project has been conditioned for the payment of development impact fees and CSA No. 149A (COA 90.PLANNING.34). This is a standard condition of approval for all wineries and is not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The project is required to design and construct a 20 foot regional trail within an easement along the northerly side of Rancho California Road, as required by the Riverside County Parks Department.

Mitigation: Prior to the issuance of a grading permit, a trails plan shall be submitted to Riverside County Parks and Recreation Department (COA 60.Parks.1) and prior to final building permit final inspection, the trail shall be constructed (COA 90.Parks.1).

Monitoring: Monitoring shall occur by the Parks Department during the Building and Safety plan check process.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
either an increase in traffic levels or a change in location that results in substantial safety risks?				
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The project will not conflict with an applicable circulation plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is considered less than significant.

b) The project will not conflict with an applicable congestion management program or other standards established by the county congestion management agency for designated roads or highways. The impact is considered less than significant.

c-d) The project is not located in an airport influence area and will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The project will not alter waterborne, rail or air traffic. There will be no impact.

e) The project's design will not substantially increase hazards due to a design feature such as a sharp curves or dangerous intersections. The project is located in the Citrus Vineyard (C/V) zone and Citrus Vineyard Rural Policy Area which allow agricultural uses in conjunction with commercial uses; therefore, the project will not cause incompatible uses with items such as farm equipment. The impact is considered less than significant.

f-g) The project has been conditioned to make improvements to Newton Road and Rancho California Road, as well as pay a fair share contribution towards roundabouts on Rancho California Road. The impact is considered less than significant with mitigation.

h-i) The project is not anticipated to result in inadequate emergency access or access to nearby uses, nor conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The impact will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: The project is required to maintain Newton Road, improve Newton and Rancho California Road and pay a fair share contribution for roundabouts at the Anza Road and Rancho California Road intersection (COAs 20.Trans.1, 90.Trans.5, 90.Trans.6, 90.Trans.7 and 90.Trans.8).

Monitoring: Mitigation monitoring will occur by the Transportation Department during the Building and Safety Plan Check Process, the construction of the facility and resort, and prior to occupancy of said buildings.

44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The General Plan does not identify any bike trails located along Rancho California Road; therefore, there will be no impacts to recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a) The project will be served by Rancho California Water District (RCWD) pursuant to the arrangement of financial agreements. The project will not physically alter existing facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, the impact is considered less than significant.

b) The project will have sufficient water supplies available to serve the project by Rancho California Water District (RCWD) pursuant to the arrangement of financial agreements. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project proposes to use septic systems but has been required to connect to sewer when it becomes available. These are standard conditions of approval for commercial projects in this area and not considered unique mitigation for purposes of CEQA. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Findings of Fact:

a-h) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Eastern Municipal Water District, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level.

Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source:

Findings of Fact: The project will not conflict with any energy conservation plan. The impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

50. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review

Findings of Fact:

The project is not anticipated to create other impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: N/A

Location Where Earlier Analyses, if used, are available for review:

Location:

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41524
Project Case Type (s) and Number(s): Agricultural Preserve Case No. 1011 and Plot Plan No. 23017
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Kinika Hesterly, Project Planner
Telephone Number: (951) 955-1888
Applicant's Name: Jim Carter
Applicant's Address: 34843 Rancho California Rd, Temecula, CA 92591

I. PROJECT INFORMATION

A. Project Description:

Agricultural Preserve Case No. 1011 proposes the diminishment of the Rancho California Agricultural Preserve No. 12, Map No. 322. More specifically, the proposal is for the removal of 5.65 acres of Assessor's Parcel Number (APN) 943-230-001 from Rancho California Agricultural Preserve No. 12.

Plot Plan No. 23017 proposes 21 buildings with 42 casitas totaling 35,160 square feet; a 5,800 square foot building for a winery and tasting room; and a 1,200 square foot building used for housekeeping and pool maintenance. The project includes 138 parking spaces. A farming operation with employee housing that includes four (4) mobile home dwelling units is also proposed.

The tasting room will be open daily from 10 a.m. to 6 p.m. 100 special occasions per year with 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.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 112.7 Gross Acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 5.65	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Acres			
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: Agricultural: 107.03 Acres			

D. Assessor's Parcel No: 943-230-001

E. Street References: Northerly of Rancho California Road, easterly of Calle Contento and westerly of Anza Road

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 7 South, Range 2 West, Section 26 and Section 27

1. Brief description of the existing environmental setting of the project site and its surroundings: The proposed project site is located northeast and adjacent to the intersection of Newton Avenue and Rancho California Road in Riverside County,

approximately two miles east of the City of Temecula City limits. The project site is bounded on the west by Newton Avenue, to the south by Rancho California Road, to the east by an adjacent agricultural parcel (which is bordered by Anza Road), and to the north by two adjacent parcels utilized for agricultural and residential land use. The project site is currently designated for Agricultural (AG) and would be located in the Southwest Area Plan – Agriculture, Citrus Vineyard Rural Policy Area of the County of Riverside's General Plan. The project site is comprised of two farmland designations consisting of Prime Farmland and Unique Farmland, and is zoned Citrus Vineyard (CV-20). The project site is currently under a Williamson Act contract.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade the character of the surrounding area. The proposed project is consistent with the Agriculture: Agriculture (AG) (10 Acre Minimum) land use designation and the Citrus Vineyard Rural Policy Area and all other applicable land use policies within the General Plan.
2. **Circulation:** The project is located adjacent to Rancho California Road. Adequate circulation facilities exist and will serve the proposed project upon approval of improvement plans. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The project is not within an MSHCP Criteria Area or cell. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The project does not impact housing.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan: Southwest

C. Foundation Component: Agriculture (AG)

D. Land Use Designation: Agriculture (AG) (10 Acre Minimum)

E. Overlay, if any: Not applicable

F. Policy Area, if any: Citrus Vineyard Rural Policy Area

G. Adjacent and Surrounding Area Plan, Foundation Component, Land Use Designation, and Overlay and Policy Area, if any: Southwest Area Plan, Citrus Vineyard Rural Policy Area and Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to the north, east, west and south

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: Not applicable

2. Specific Plan Planning Area, and Policies, if any: Not applicable

I. Existing Zoning: Citrus Vineyard – 20 Acre Minimum (C/V-20)

J. Proposed Zoning, if any: Not applicable

K. Adjacent and Surrounding Zoning: Citrus Vineyard (C/V), Citrus Vineyard – 10 Acre Minimum (C/V-10) and Citrus Vineyard-20 Acre Minimum (CV-20)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

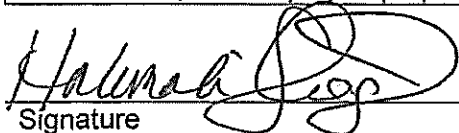
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative

Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature

July 31, 2012
Date

Halimah Shenghur
Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The proposed project includes the construction of a vineyard and associated winery, resort and spa located within an unincorporated area of the County of Riverside. The project would be constructed on a 112.7-acre site located approximately 2 miles east of the City of Temecula city limits, in the County of Riverside's wine country. The project area is not located adjacent to, or in the vicinity of a County Eligible, State Designated, or State Eligible Scenic Highway according to the Riverside County General Plan Figure C-9 "Scenic Highways" map. State Highway 79, a County Eligible Scenic Highway is located over 2½ miles south of the project site. Therefore, it can be concluded that the proposed project would have a less than significant impact upon a scenic highway corridor.

b) Currently the project site is mostly undeveloped with areas of disturbed open space. The site does not include any trees, rock outcrops or landmark features. In addition, there are no scenic vistas located within the project site. As a result, the proposed project would not likely impact any scenic resources. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Ordinance No. 655?

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) According to the County General Plan, the project site is located 16.37 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact (COA 10.PLANNING.31). Any project subject to Ordinance No. 655 will be conditioned for compliance; as this is not considered unique mitigation for the purposes of CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project will introduce new sources of light which includes exterior building illumination. During the day, lighting has a limited potential to impacts views; potential impacts from glare would be the primarily occur from reflective building surfaces. However, the proposed project would not include large, uninterrupted expanses of glass and/or any other highly reflective material. Therefore, the proposed project will not result in substantial glares which would adversely affect the daytime views in the area.

Nighttime views could be impacted from new light and glare in a previously undeveloped area. The project will be required to comply with County Ordinance No. 655, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. As a result, compliance with Ordinance No. 655 will reduce the potential impact to the surrounding residences to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact: Environmental Impact Report (EIR) No. 441, certified in conjunction with the adoption of the County's 2003 General Plan, found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of Prime Farmland with Riverside County, and adopted findings of overriding considerations for the loss of Prime Farmland. The proposed project site includes areas designated as Prime Farmland and Unique Farmland and is located within Rancho California Agricultural Preserve No. 12, which is under a Williamson Act contract. Of the 112.7 acre property, approximately 69 acres are designated as Prime Farmland and approximately 44 acres are designated as Unique Farmland. Rancho California Agricultural Preserve No. 12 consists of 170.5 acres, with 112.68 acres located within the subject property. Agricultural Preserve Case No. 1011 was submitted requesting cancellation of the affected contract and diminishment of 5.65 acres from the boundaries of the agricultural preserve and subject property.

a) The Plot Plan component of this project proposes a winery/wine sampling facility, together with a 5.65 acre resort area. It has been determined that the resort component of the Plot Plan is not specifically compatible with the uses allowed within an Agricultural Preserve as established under the Uniform Rules for Agricultural Preserves in County Ordinance No. 509. The Agricultural Preserve component of this project proposed to cancel the Williamson Act contract and diminish the Rancho California Agricultural Preserve No. 12 for the 5.65 acre resort area. The resort component of the Plot Plan constitutes an alternative land use, as required by the Agricultural Preserve Cancellation/Diminishment.

Review of the project relative to the project site's Foundation/Land Use Designation of Agriculture showed the project does not conflict with any of the applicable policies; however, it has been determined that the project complies with, and implements, Policy 1.3 of Citrus/Vineyard Policy Area, which encourages incidental commercial uses in specific circumstances.

It is noted that the project will contribute to the cumulative incremental loss of farmland in the County; however, it will only cause an approximate 5% loss of Prime and Unique Farmland on the subject property and an approximate 3.3% reduction in Rancho California Agricultural Preserve No. 12. This minor loss in agricultural preserve land will help ensure that the balance of the 112.68 acre property remains in an economically viable agricultural use. Furthermore, it is determined that the project is consistent with the General Plan and will contribute to the economic benefit of the existing Citrus/Vineyard Policy Area and the proposed Temecula Valley Wine Country area because it will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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provide additional overnight lodging for guests visiting the region who will likely spend money at the surrounding wineries and tasting rooms. The impact is considered less than significant.

b) The proposed resort, located within the subject 5.65 acres proposed to be diminished, is a commercial use provided for in the Citrus/Vineyard (C/V) zone classification; therefore, the project will not conflict with existing zoning. Agricultural Preserve Case No. 1011 was submitted requesting cancellation of the affected contract and diminishment of 5.65 acres from Rancho California Agricultural Preserve No. 12. A diminishment would allow commercial uses on 5.65 acres of land that would otherwise be prohibited in an agricultural preserve formed pursuant to the Williamson Act. A cancellation of the affected contract and diminishment of 5.65 acres from the boundaries of the agricultural preserve is proposed to be completed prior to the issuance of grading permits. The impact is considered less than significant.

c) Although the proposed project may cause development of non-agricultural uses within three hundred (300') feet of agriculturally zoned property, these uses are permitted in the C/V zone (subject to a plot plan) and ensure the long-term agricultural viability of the property and surrounding region. The proposed lodging facility, located within the subject 5.65 acres proposed to be diminished, is a commercial use allowed in the C/V zone. The impact is considered less than significant.

d) The project is not anticipated to involve other changes in the existing environment that could result in conversion of Farmland to a non-agricultural use. The project will facilitate the continued operation of the adjoining agricultural use by economically sustaining the agricultural operation and farmland through revenue generated by the commercial operation. In turn, this will contribute to the overall viability of the surrounding viticulture in the region. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Forest				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project site and surrounding area have agricultural vegetation. Therefore the project will not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). The project would not result in the loss of forest land or conversion of forest land to non-forest use.

c) The land uses surrounding the project site do not include active forest land. Therefore, the project will not result in the conversion of forest land to non-forest use. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) & c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). With compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. A winery is not considered a substantial point source emitter; therefore, the impact is considered less than significant.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. A winery is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, WRC-MSHCP and/or CV-MSHCP, On-site Inspection

Findings of Fact:

a) The project does not conflict with any adopted Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project will have no impact.

b-d) Although the project could have a substantial adverse effect through habitat modifications or interference with a wildlife species, with mitigation (COA 60.EPD.1), the project is not anticipated to create an adverse impact.

e-g) The project will not have a substantial adverse effect on riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service, or on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Also, the project is not anticipated to conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The project is anticipated to have a less than significant impact.

Mitigation: Within thirty (30) days prior to grading permit issuance, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results shall be provided in writing to the Environmental Programs Division per COA 60.EPD.1. The action taken by the Environmental Programs Division is dependent upon the outcome of the survey as detailed in this condition of approval.

Monitoring: Mitigation monitoring shall occur by the Environmental Programs Division during the building permit process.

CULTURAL RESOURCES Would the project

8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project does not have existing structures or buildings on site. There will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-c) The project is located in an area identified by the Pechanga Tribe as being high in cultural sensitivity. Native American monitoring is conditioned for all earthmoving activities involving the development. Both the Cultural Resources professional and tribal monitor shall have the authority to temporarily halt or divert grading traffic for the purpose of assessing and identifying potential cultural resources and/or human remains (COA 60.Planning.20 and 60.Planning.21). A final cultural resources report shall be submitted to the County of Riverside Planning Department as defined in COA 90.Planning.33. It is anticipated that archaeological and tribal monitoring will provide the ability to reduce the destruction or disturbance of an archaeological resource through identification and evaluation during grading. With mitigation, the project is anticipated to have a less than significant impact on an archaeological site and human remains located outside of formal cemeteries. In the event that inadvertent discoveries and/or human remains are identified, appropriate parties shall be notified as defined in COAs 10.Planning.1 and 10.Planning.2. The impact is anticipated to be less than significant with mitigation.

d) No known religious or sacred sites or uses occur within the project area. It is anticipated that there will be a less than significant impact to such resources.

Mitigation: Prior to the issuance of a grading permit, the permit holder shall retain and enter into agreement with a qualified tribal monitor from the Pechanga tribe and Cultural Resources professional for monitoring services during grading (COA 60.Planning.20 and COA 60.Planning.21). An cultural resources monitoring report shall be submitted to the County of Riverside Planning Department and Pechanga Tribe prior to final inspection (COA 90.Planning.33). If human remains are identified appropriate parties shall be notified as identified in COA 10.Planning.1 and 10.Planning.2 and applicable state law and the provisions of California Public Resources Code § 5097.98 shall apply.

Monitoring: Mitigation monitoring shall occur through the Building & Safety Plan Check Process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to GIS, the proposed project is located within an area of high paleontological sensitivity. The project has been conditioned to require a Paleontologist to monitor grading activity at the project site (COA.60.Planning.3). The condition is not considered unique mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, GEO02218

Findings of Fact:

a-b) The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone). In addition, there are no active faults know to cross the site; therefore, the possibility of damage due to ground rupture is considered less than significant. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) The project site is located in an area with low potential for liquefaction. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), GEO2218

Findings of Fact:

The project has been reviewed by the County Geologist and was not determined to be subject to strong seismic ground shaking. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," GEO2218

Findings of Fact:

The project has been reviewed by the County Geologist and on- or off-site landslide potential is considered negligible and the potential for rockfall is low. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," GEO02218

Findings of Fact:

The project site is susceptible to subsidence; however, the County Geologist did not conclude that subsidence would be a likely occurrence at the site. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials, GEO02218

Findings of Fact:

The potential for seiche and tsunami are considered low. Mudflow and volcanic hazards were not indicated as hazards by the County Geologist. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Although the project will change topography or ground surface relief features, the site design will not create an unsafe topography or slopes greater than 2:1. The impact is considered less than significant.

b) A slope stability report shall be submitted and approved by the County Geologist 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) (COA 10.BS Grade.8). This is not considered unique mitigation for the purposes of CEQA.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems according to the project design. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project will not have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. The project will have a less than significant impact.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source:

Findings of Fact:

a) The proposed project will provide a 30.35% reduction in greenhouse gases from BAU 2020 conditions; therefore it will not generate greenhouse gas emissions, directly or indirectly, that may have a significant effect on the environment. The mitigation used to allow this reduction such as: water efficiency, energy conservation and recycling receptacles, are not considered unique mitigation pursuant to CEQA. The impact is considered less than significant.

b) As an extension of the anticipated existing development patterns, the proposed winery expansion will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environ-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ment?

Source: Project Application Materials

Findings of Fact:

a-c) The project will not create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Conditions of approval have been added to the project requiring the review of hazardous materials by the Riverside County Environmental Health Department (COA 90.E Health.1 and COA 90.E Health.2). These are standard conditions of approval and not considered unique for the purposes of CEQA. Also, the project will not impair implementation of or physically interfere with an adopted emergency response or evacuation plan.

d) The project is located within ¼ mile of proposed school and could emit or handle hazardous emissions or waste within ¼ mile of a school; however, the project is regulated by the Riverside County Agricultural Commissioner's office to spray pesticides only when school is not in session. The proposed school will be conditioned to cooperate with all wineries within a ¼ of a mile radius from the school regarding school session times and the scheduled application of foliar pesticides.

e) The project will not be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

(b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

(c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

(d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to the General Plan, the proposed project site is not located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

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 storm runoff leaves the site. 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 Riverside County Flood Control 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 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 Riverside County Flood Control District understands that Newton Avenue will be privately maintained by the winery.

a) The project is not anticipated to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.

b-c) The project is not anticipated to violate any water quality standards or waste discharge requirements or substantially deplete groundwater supplies or interfere substantially with groundwater

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. There will be no impact.

d) The project is not anticipated to create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. As such, the impact is considered less than significant.

e-f) The project will not place housing or structures in a 100-year flood plain. There will be no impact.

g) The project is not anticipated to degrade water quality. The impact is considered less than significant.

h) The project does not include new or retrofitted stormwater treatment Control Best Management Practices (BMPs), the operation of which could result in significant environmental effects. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 storm runoff leaves the site. 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 Riverside County Flood Control 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 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 Riverside County Flood Control District understands that Newton Avenue will be privately maintained by the winery.

a-b) The project did not require a floodplain review and therefore, is not anticipated to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off-site, or change absorption rates or the rate and amount of surface runoff. The impact is considered less than significant.

c) The project is not anticipated to create flooding that would expose people or structures to a significant risk of loss, injury or death, including flooding as a result of the failure of a levee or dam (Dam Inundation Area). No impact is anticipated.

d) The project is not anticipated to create runoff that would change the amount of surface water in any water body. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The project site is located on a 112 acre site in the County of Riverside's Citrus Vineyard Rural Policy Area, which was established to ensure the continuation of the rural lifestyle and wine

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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production in southwestern Riverside County. The project site is located within the Agricultural Foundation and the Agriculture Land Use designation, which was established to help conserve productive agricultural lands, including uses such as row crops, nurseries, dairies, ranches, poultry, and other agricultural related uses. The project is zoned Citrus Vineyard (C/V), which allows limited incidental commercial uses such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns and hotels when they are secondary and directly related to the agricultural operation. The proposed project would include uses consistent with the existing land use designation and zoning classification. Therefore, the impact is considered less than significant.

(b) The project site is not located within a city sphere of influence.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) Citrus Vineyard (C/V), which allows limited incidental commercial uses such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns, hotels and hotels when they are secondary and directly related to the agricultural operation. The proposed project would include the construction of casitas and a winery facility which is permitted within the Citrus Vineyard (C/V) zone; therefore, the project would be consistent with the existing zoning classification. Therefore, the impact is less than significant.

b) 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). The proposed project is compatible with the surrounding zoning. Therefore, the impact is considered less than significant.

c) Surrounding land uses include 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project site is located on a 112 acre site in the County of Riverside's Citrus Vineyard Rural Policy Area, which was established to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County. The project is located within the Agriculture (AG) (10 Acre Minimum) land use designation, which includes uses such as row crops, nurseries, dairies, ranches, poultry, and other agricultural related uses. The project is zoned Citrus Vineyard (C/V), which allows limited incidental commercial uses such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns and hotels when they are secondary and directly related to the agricultural operation. The project is consistent with the Citrus Vineyard Rural Policy Area policies and design guidelines and all other applicable policies of the Southwest Area Plan. The project is not located within a Specific Plan. Therefore, the impact is considered less than significant.

(e) The proposed project will not disrupt or divide any existing community. The impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

The General Plan identifies policies that encourage protections for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not located adjacent to or near any highways. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No other noise is anticipated to impact the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) The proposed winery operation will not cause a substantial permanent increase in ambient noise levels beyond what is allowed in Riverside County Noise Ordinance No. 847 because the project has been conditioned for noise monitoring reports and restrict exterior noise levels (COA 10.Planning.23 10.Planning.24). These are standard conditions of approval and not considered unique for CEQA mitigation purposes. The impact is considered less than significant.

b) Through adherence to County Ordinance No. 847, equipment used to pave the parking area shall be limited to daylight hours. The impact is considered less than significant.

c) The proposed winery operation will not cause a substantial permanent increase in ambient noise levels beyond what is allowed in Riverside County Noise Ordinance No. 847 because the project has been conditioned for noise monitoring reports and restrict exterior noise levels to those allowed with the noise ordinance (COA 10.Planning.23 and 10.Planning.24). These are standard conditions of approval and not considered unique for CEQA mitigation purposes. The impact is considered less than significant.

d) The project is not anticipated to expose any person to excessive ground-borne vibration or ground-borne noise levels. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project				
35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

- a) The project site is currently vacant; therefore, the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. There will be no impact.
- b) The project may create employment opportunities, but not substantial enough to create a demand for additional housing. There will be no impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. There will be no impact.
- d) The project is not located within or near a County Redevelopment Project Area. There will be no impact.
- e) The project is consistent with the general plan land use designation of the site. The project will not cumulatively exceed official regional or local population projections. There will be no impact.
- f) The project will not induce substantial population growth in an area. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mitigate the potential effects to fire services (COA 90.PLANNING.32). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 90.PLANNING.32). This is a standard condition of approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services (COA 80.PLANNING.19). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 90.PLANNING.32). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

In the event of an emergency, employees of the proposed project may access several hospitals located within the service parameters of County health centers. Because the project involves business development, the demand for health services will remain relatively constant over time. Because the project is located within the service area of several health care facilities, the project impacts are considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) & b) The proposed winery will not require the construction or expansion of recreational facilities. Therefore, no impacts associated with recreational facilities are anticipated.

c) The project site is located within County Service Area (CSA) No. 149A, which is a maintenance district for streets and roadways within the Temecula Valley Wine Country. The project has been conditioned for the payment of development impact fees and CSA No. 149A (COA 90.PLANNING.34). This is a standard condition of approval for all wineries and is not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The project is required to design and construct a 20 foot regional trail within an easement along the northerly side of Rancho California Road, as required by the Riverside County Parks Department.

Mitigation: Prior to the issuance of a grading permit, a trails plan shall be submitted to Riverside County Parks and Recreation Department (COA 60.Parks.1) and prior to final building permit final inspection, the trail shall be constructed (COA 90.Parks.1).

Monitoring: Monitoring shall occur by the Parks Department during the Building and Safety plan check process.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
either an increase in traffic levels or a change in location that results in substantial safety risks?				
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The project will not conflict with an applicable circulation plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is considered less than significant.

b) The project will not conflict with an applicable congestion management program or other standards established by the county congestion management agency for designated roads or highways. The impact is considered less than significant.

c-d) The project is not located in an airport influence area and will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The project will not alter waterborne, rail or air traffic. There will be no impact.

e) The project's design will not substantially increase hazards due to a design feature such as a sharp curves or dangerous intersections. The project is located in the Citrus Vineyard (C/V) zone and Citrus Vineyard Rural Policy Area which allow agricultural uses in conjunction with commercial uses; therefore, the project will not cause incompatible uses with items such as farm equipment. The impact is considered less than significant.

f-g) The project has been conditioned to make improvements to Newton Road and Rancho California Road, as well as pay a fair share contribution towards roundabouts on Rancho California Road. The impact is considered less than significant with mitigation.

h-i) The project is not anticipated to result in inadequate emergency access or access to nearby uses, nor conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The impact will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: The project is required to maintain Newton Road, improve Newton and Rancho California Road and pay a fair share contribution for roundabouts at the Anza Road and Rancho California Road intersection (COAs 20.Trans.1, 90.Trans.5, 90.Trans.6, 90.Trans.7 and 90.Trans.8).

Monitoring: Mitigation monitoring will occur by the Transportation Department during the Building and Safety Plan Check Process, the construction of the facility and resort, and prior to occupancy of said buildings.

44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The General Plan does not identify any bike trails located along Rancho California Road; therefore, there will be no impacts to recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a) The project will be served by Rancho California Water District (RCWD) pursuant to the arrangement of financial agreements. The project will not physically alter existing facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, the impact is considered less than significant.

b) The project will have sufficient water supplies available to serve the project by Rancho California Water District (RCWD) pursuant to the arrangement of financial agreements. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project proposes to use septic systems but has been required to connect to sewer when it becomes available. These are standard conditions of approval for commercial projects in this area and not considered unique mitigation for purposes of CEQA. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Findings of Fact:

a-h) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Eastern Municipal Water District, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level.

Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source:

Findings of Fact: The project will not conflict with any energy conservation plan. The impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

50. Other:

Source: Staff review

Findings of Fact:

The project is not anticipated to create other impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: N/A

Location Where Earlier Analyses, if used, are available for review:

Location:

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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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. 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

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10. GENERAL CONDITIONS

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

responsibility of the developer to ensure that all requirements to obtain potable water service are met with 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

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10. GENERAL CONDITIONS

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

the job site. Fire flow is based on type VB construction per the 2007 CBC and Building(s) having a fire sprinkler 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 23 buildings with 42 casitas, a 5,470 square foot (sf.) wine tasting building, a 1,200 sf. housekeeping and pool building, and 142 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

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

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

RECOMMND

property and surrounded by the existing vineyard and olive grove which lends itself for spreading storm runoff before 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 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 its 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 ethnic/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 on the basis of County Ordinance No. 348, including 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 - e.g. vineyards, vacant areas, farmable areas) 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 operations 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. GENERAL CONDITIONS

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.

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. GENERAL CONDITIONS

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

tasting room building or outside adjacent to 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 site plan 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. PRIOR TO GRADING PRMT ISSUANCE

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

Proir 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 craossings. 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, e-mail 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

PLOT PLAN:TRANSMITTED Case #: PP23017

Parcel: 943-230-001

90. PRIOR TO BLDG FINAL INSPECTION

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. PRIOR TO BLDG FINAL INSPECTION

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. PRIOR TO BLDG FINAL INSPECTION

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. PRIOR TO BLDG FINAL INSPECTION

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.

PLOT PLAN:TRANSMITTED Case #: PP23017

Parcel: 943-230-001

90. PRIOR TO BLDG FINAL INSPECTION

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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Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

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.

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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13:12

Riverside County LMS
CONDITIONS OF APPROVAL

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Parcel: 943-230-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 USE - EXISTING MAINTAINED (cont.) RECOMMND

NOTE: Per the conditions of approval from Parks and Open Space District a trail plan is required prior to grading permit issuance. If it is determined that a trail is required the project proponent shall provide a trail per Park and Open Space District or as directed by the Director of Transportation.

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.

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13:13

Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN: TRANSMITTED Case #: PP23376

Parcel: 942-050-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

INEFFECT

The uses hereby permitted are a winery and vineyard including the following incidental uses: 1. an 18,139 square foot gathering room and banquet hall building with underground parking; 2. a 400 square foot enclosed dance facility; 3. a 5,250 square foot building used for wine production, offices and a caretaker's unit; 4. a 3,709 square foot gift shop and tasting room; 5. a ten bedroom, 4,659 square foot bed & breakfast inn; 6. a 192 square foot guard office; 7. A 2,100 square foot barrel room; and 8. a garage/storage building. The project shall be constructed within the following phases and within the following order:

Phase I shall include establishing a vineyard consisting of 75% of the net lot area; Phase II shall include the construction of the enclosed dance facility; and Phase III shall include the construction of the wine production room, caretaker's unit and a garage/storage building; and Phase IV shall include the construction of the gift shop and tasting room, the gathering room and banquet hall building with underground parking, a bed and breakfast, a guard office, and a barrel room.

(AMENDED AT BOARD OF SUPERVISOR'S HEARING ON 7/13/10.)

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 (Pinchk)
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



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.



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, 9th 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 Government¹ and the State of California² 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

¹ 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.

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

Chairperson:
Germaine Arenas

Vice Chairperson:
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 Matruffo

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

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

Board of Directors

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President

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Sr. Vice President

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Ben R. Drake

Lisa D. Herman

John E. Hoagland

Michael R. McMillan

To Whom It May Concern:


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

07CW: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



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, 3rd 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, looping flourish extending to the left.

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

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

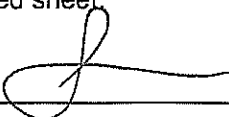
HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

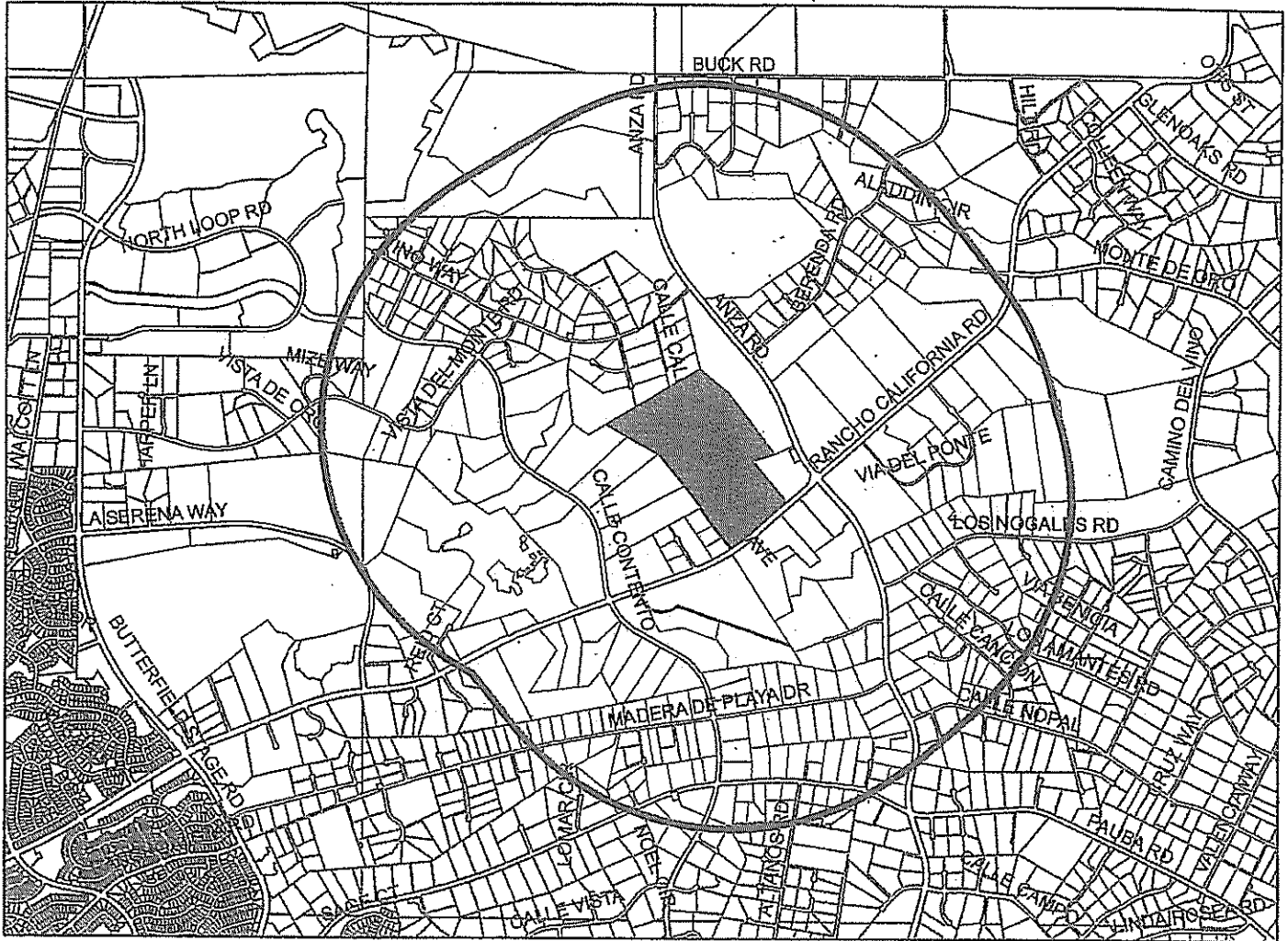
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd 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

of 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

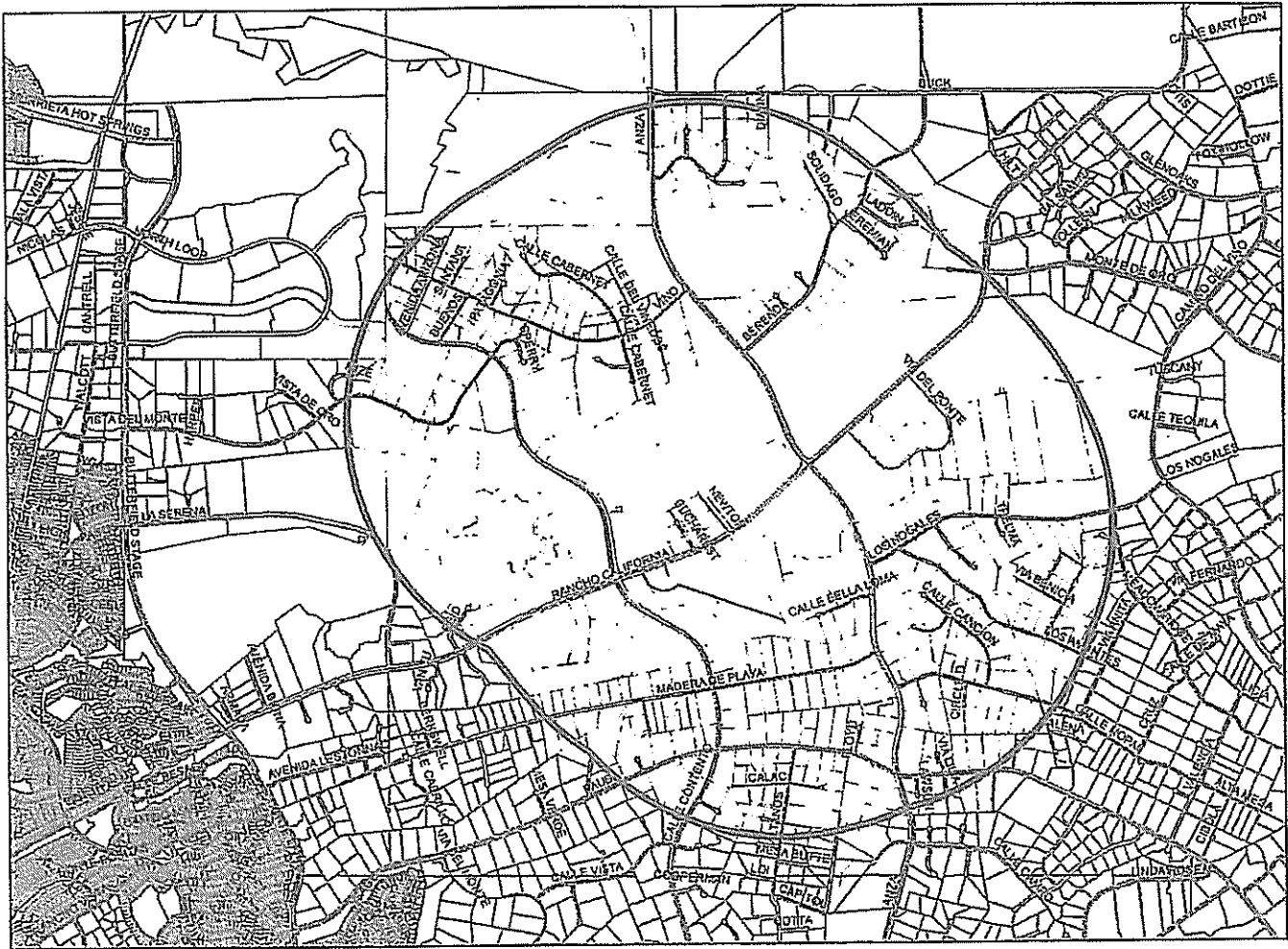
TITLE/REGISTRATION Senior GIS Analyst

ADDRESS: 4080 Lemon St. 10th 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	951-180-013	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

rest 90 parcels shown



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: 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 SIREBRENIK, ETAL
C/O SCHWARZBLATT & SIREBRENIK
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 GHAMRAOUJ, 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 CACION
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 CACION
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 CACION
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 CACION
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 CACION
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 CACION
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 CACION
TEMECULA, CA. 92592

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

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

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

ASMT: 927500030, APN: 927500030
SHANNON MILLER, ETAL
40674 CALLE CACION
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 CACION
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
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35400 COREY CIR
TEMECULA, CA. 92592

ASMT: 927510025, APN: 927510025
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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: 927520009, APN: 927520009
WAYNE CUNNINGHAM, ETAL
C/O WAYNE CUNNINGHAM
35435 CALLE NOPAL
TEMECULA, CA. 92592

ASMT: 927520010, APN: 927520010
AMNON YADIN
54145 AVD VALLEJO
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ASMT: 927520011, APN: 927520011
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P O BOX 452
TEMECULA CA 92593

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

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

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

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

ASMT: 942120008, APN: 942120008
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36150 PAUBA RD
TEMECULA CA 92592

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

ASMT: 942130008, APN: 942130008
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ASMT: 942130009, APN: 942130009
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CAMARILLO CA 93010

ASMT: 942130010, APN: 942130010
MY CAMPUS
2278 COUNTRY CLUB LOOP
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ASMT: 942130011, APN: 942130011
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ASMT: 942130014, APN: 942130014
EVELYN BREHM, ETAL
41869 VARDON DR
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ASMT: 942150006, APN: 942150006
LANI RAGER
39695 BERENDA RD
TEMECULA, CA. 92591

ASMT: 942130016, APN: 942130016
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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
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ASMT: 942140003, APN: 942140003
LINCOLN TRUST CO TR
C/O HOWARD KOTLIAR
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ASMT: 942160003, APN: 942160003
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TEMECULA CA 92591

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

ASMT: 942160023, APN: 942160023
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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
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8648 LEHIGH AVE
SUN VALLEY CA 91352

ASMT: 942160019, APN: 942160019
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39700 BERENDA RD
TEMECULA CA 92591

ASMT: 942170006, APN: 942170006
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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
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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
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10960 WILSHIRE BLV 5TH FL
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ASMT: 943050016, APN: 943050016
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40242 HOLDEN CIR
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ASMT: 943050017, APN: 943050017
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ASMT: 943110018, APN: 943110018
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1441 9TH AVE NO 2002
SAN DIEGO CA 92101

ASMT: 943050019, APN: 943050019
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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
LOUDAR
C/O LOUIS DARWISH
P O BOX 891510
TEMECULA CA 92591

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

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

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

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

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

ASMT: 943110015, APN: 943110015
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40275 CALLE CONTENTO
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ASMT: 943110017, APN: 943110017
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ASMT: 943120033, APN: 943120033
LOUIDAR
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ASMT: 943130006, APN: 943130006
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33075 VISTA DEL MONTE
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ASMT: 943140011, APN: 943140011
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ASMT: 943130007, APN: 943130007
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33087 VISTA DEL MONTE RD
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ASMT: 943140014, APN: 943140014
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33100 VISTA DEL MONTE
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ASMT: 943130008, APN: 943130008
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33105 VISTA DEL MONTE
TEMECULA, CA. 92591

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119 LITTLE QUARRY RD
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33133 VISTA DEL MONTE
TEMECULA, CA. 92591

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39360 CALLE CONTENTO
TEMECULA, CA. 92591

ASMT: 943140005, APN: 943140005
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39425 CALLE CONTENTO
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C/O ANNEMARIE COTA
39825 AVENIDA ARIZONA
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C/O VICTOR WARREN HUPP
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ASMT: 943150026, APN: 943150026
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ASMT: 943160007, APN: 943160007
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39615 AVENIDA ARIZONA
TEMECULA, CA. 92591

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39610 SANTANA DR
TEMECULA, CA. 92591

ASMT: 943160008, APN: 943160008
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33180 VINO WAY
TEMECULA, CA. 92591

ASMT: 943160031, APN: 943160031
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33284 VINO WAY
TEMECULA, CA. 92591

ASMT: 943160020, APN: 943160020
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33142 VINO WAY
TEMECULA, CA. 92590

ASMT: 943160032, APN: 943160032
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87 SPLENDOR
IRVINE CA 92618

ASMT: 943160023, APN: 943160023
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33475 VINO WAY
TEMECULA, CA. 92591

ASMT: 943160026, APN: 943160026
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TEMECULA CA 92591

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33434 VISTA DEL MONTE
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ASMT: 943160029, APN: 943160029
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39682 SANTANA DR
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ASMT: 943170013, APN: 943170013
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39610 PATAGONIA CT
TEMECULA, CA. 92591

ASMT: 943170022, APN: 943170022
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STE A110
39755 MURRIETA HOT SPGS
MURRIETA CA 92563

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ASMT: 943170016, APN: 943170016
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39673 GRANJA CT
TEMECULA, CA. 92591

ASMT: 943170024, APN: 943170024
QIONG KAY, ETAL
39647 PATAGONIA CT
TEMECULA CA 92591

ASMT: 943170017, APN: 943170017
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42200 CALLE BARBONA
TEMECULA CA 92592

ASMT: 943170025, APN: 943170025
DOROTHY CAKE
39621 PATAGONIA CT
TEMECULA, CA. 92591

ASMT: 943170019, APN: 943170019
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39720 BUENOS WAY
TEMECULA, CA. 92591

ASMT: 943170026, APN: 943170026
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ASMT: 943170020, APN: 943170020
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525 PLAZA DEL CID
CHULA VISTA CA 91910

ASMT: 943180004, APN: 943180004
ALNI, ETAL
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ASMT: 943170021, APN: 943170021
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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 95289

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 RECENDEZ, 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 PLÁYA
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 building 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 29, 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 _____
Title

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

O* REPRINTED * R1200074

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 \$91.25
paid by: CK 005079
CALF FISH & GAME FOR EA41524
paid towards: CFG04869 CALIF FISH & GAME: DOC FEE
at parcel: 34305 RANCHO CALIFORNIA RD TEM
appl type: CFG3

By _____ Jan 04, 2012 13:25
GLKING 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!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1010791

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 \$2,010.25
paid by: CK 005005
CALF FISH & GAME FOR EA41524
paid towards: CFG04869 CALIF FISH & GAME: DOC FEE
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!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* 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
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!