



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

OCTOBER 29, 2018

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING COUNTY ADMINISTRATIVE CENTER 1st Floor, Conference Room 2A 4080 Lemon Street, Riverside, CA 92501

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

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

1.0 CONSENT CALENDAR:

NONE

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

NONE

3.0 PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.

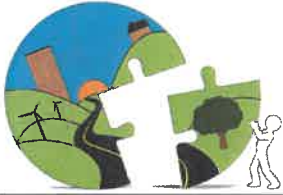
- 3.1 **PLOT PLAN NO. 25893 – Intent to Adopt a Mitigated Negative Declaration** – EA42843 – Applicant: Jerry and Laura Paulk – Engineer/Representative: Studio2G Architects, LLP – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) within the Temecula Valley Wine Country Policy Area (20 Acre Minimum) – Location: Northeasterly corner of Rancho California Road and Monte De Oro – 11.8 Acres – Zoning: Wine Country-Winery (WC-W) – **REQUEST:** Plot Plan No. 25893 proposes to construct a Class II Winery on 11.6 acres. The winery will consist of a total 4,944 square-foot building in two (2) sections: Section one (1) is a 2,575 sq. ft. tasting and office area with retail, office/breakroom, and storage areas. Attached is an outdoor patio area. No delicatessen is proposed. Section two (2) is a 2,369 sq. ft. wine production building with storage and restrooms attached. Between the sections is a covered crush pad area. The applicant currently has a 02 ABC license as a winegrower. Additionally a 42 ABC license for on-sale of wine will be acquired for the Class II Winery. Parking will consist of 33 parking spaces, including two (2) ADA spaces and bike racks. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.
- 3.2 **PLOT PLAN NO. 17870, REVISED PERMIT NO. 1 – No New Environmental Review Required** – Applicant: Fred Abdi – Engineer/Representative: Sake Engineers, Inc. – First Supervisorial District – Elsinore Area Plan – Community Development: Light Industrial (CD-LI) – Location: Easterly of the Interstate 15 Freeway, westerly of Temescal Canyon Road, and northerly of Horsethief Canyon Road – 6.27 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** This Revised Permit to Plot Plan No. 17870, proposes to extend the life span of an existing permitted RV and vehicle storage business to July 25, 2030 (the original project, PP17870, was approved July 25, 2005 for a 5 year life span). Additionally, this project will consist of removing the existing storage unit/office, with metal structure and install a new 504 sq. ft. office trailer. The existing project size of 6.27 acres will be fully used for parking stalls, landscaping, and the construction of a water quality basin. Total parking will consist of 180 parking stalls with four (4) employee/customer stalls. Upgraded landscaping surrounding the existing project perimeter will be installed. Awnings will be installed over 50 parking stalls along the south and west perimeters. No other changes to the project are proposed. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.
- 3.3 **PLOT PLAN NO. 26360 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15061b3 (Review for Exceptions) – Applicant: Handle IT MMS, LLC – Engineer/Representative: Walter R Allen & Assoc. c/o Christopher Campbell – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) within the Temecula Valley Wine Country Policy Area – Location: Southerly of Los Corralitos Road, northerly of Temecula Parkway, westerly of Pauba Road, and easterly of

Maggie Weed Lane. Project address is 38831 Pauba Road – 13.70 Net Acres – Zoning: Wine County – Equestrian District (WC-E) – **REQUEST:** Plot Plan No. 26360 proposes a Class II Winery for Wine Production Only in conjunction with the existing vineyard on site (“the project”), which includes converting an existing garage/barn/guest quarters into wine production building with caretakers units. The first floor will consist of wine production (vats, tanks, fermenters, wine lab, cold storage, and wine barrel storage). The second floor will consist of two (2) caretaker units. No tasting room, customer tasting events, activities, or tours are proposed on site. No appurtenant or incidental commercial uses or events (indoors or outdoors) are permitted in conjunction with this Class II Winery. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

NONE

5.0 PUBLIC COMMENTS:



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Director's Hearing: October 29, 2018

PROPOSED PROJECT

Case Number(s):	Plot Plan No. 25893	Applicant(s): Jerry and Laura Paulk
EA No.:	Mitigated Negative Dec. (42843)	
Area Plan:	Southwest	Representative(s):
Zoning Area/District:	Rancho California Area	Studio2G Architects, LLP
Supervisory District:	Third District	
Project Planner:	Tim Wheeler	
Project APN(s):	942-090-016	



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 25893 proposes to construct a Class II Winery on 11.6 acres. The winery will consist of a total 4,944 square-foot building in two sections: Section one is a 2,575 square foot tasting and office area with retail, office/breakroom, and storage areas. Attached is an outdoor patio area. No delicatessen is proposed. Section two is a 2,369 square-foot wine production building with storage and restrooms attached. Between the sections is a covered crush pad area. The applicant currently has a type 02 ABC license (winegrower). Additionally a type 42 ABC license (on-sale wine for Public Premises) or other ABC type licenses will be required for the Class II Winery. Parking will consist of 33 parking spaces, including 2 ADA spaces and bike racks ('the Project').

The project is located at the northeast corner of the Rancho California Road and Monte De Oro.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42843**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE PLOT PLAN NO. 25893, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Agriculture
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Agriculture (AG) (10 Acre Minimum)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Temecula Valley Wine Country Policy Area – Winery District
Surrounding General Plan Land Uses	
North:	Agriculture (AG)
East:	Agriculture (AG)
South:	Agriculture (AG)
West:	Agriculture (AG)
Existing Zoning Classification:	Wine Country-Winery (WC-W)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Wine Country-Winery (WC-W)
East:	Wine Country-Winery (WC-W)
South:	Wine Country-Winery (WC-W) and Citrus/Vineyard (C/V)
West:	Citrus/Vineyard – 10 Acre Minimum (C/V-10)
Existing Use:	Planted Vineyard
Surrounding Uses	
North:	Residential
South:	Residential
East:	Winery
West:	Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	11.60 Gross Acres / 8.55 Net Acres	10.00 Gross Acres (min)
Proposed Building Area (SQFT):	4,944 sq. ft.	1,500 sq. ft. (min)
Building Height (FT):	23 feet	40 feet (max)
Building Setback (FT):	185+ ft. from Rancho California Road 300+ ft. from Monte De Oro	100 ft. for building(s) next to Rancho California Road and Monte De Oro
Vineyard Planting Area:	89% of Net Acres (6.43 ac)	75% of Net Acres (8.55 ac)

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Tasting/Production Building	4,944 sq. ft.	Tasting area use 1 space per 45 sq.ft of serving area plus 1 space per 2 employees; Office area use 1 space per 250 sq.ft of office area; Storage area use 1 space per 1,000 sq.ft of storage area; Production/barrel fermentation area (fabrication) use 1 space per 500 sq.ft Uncommitted to any type of use 1 space per 500 sq.ft	33 (Including 2 for ADA)	33 (Including 2 for ADA)
TOTAL:	4,944 ft.		33	33

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Wine Country #149-Road Maintenance
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – High/Moderate SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

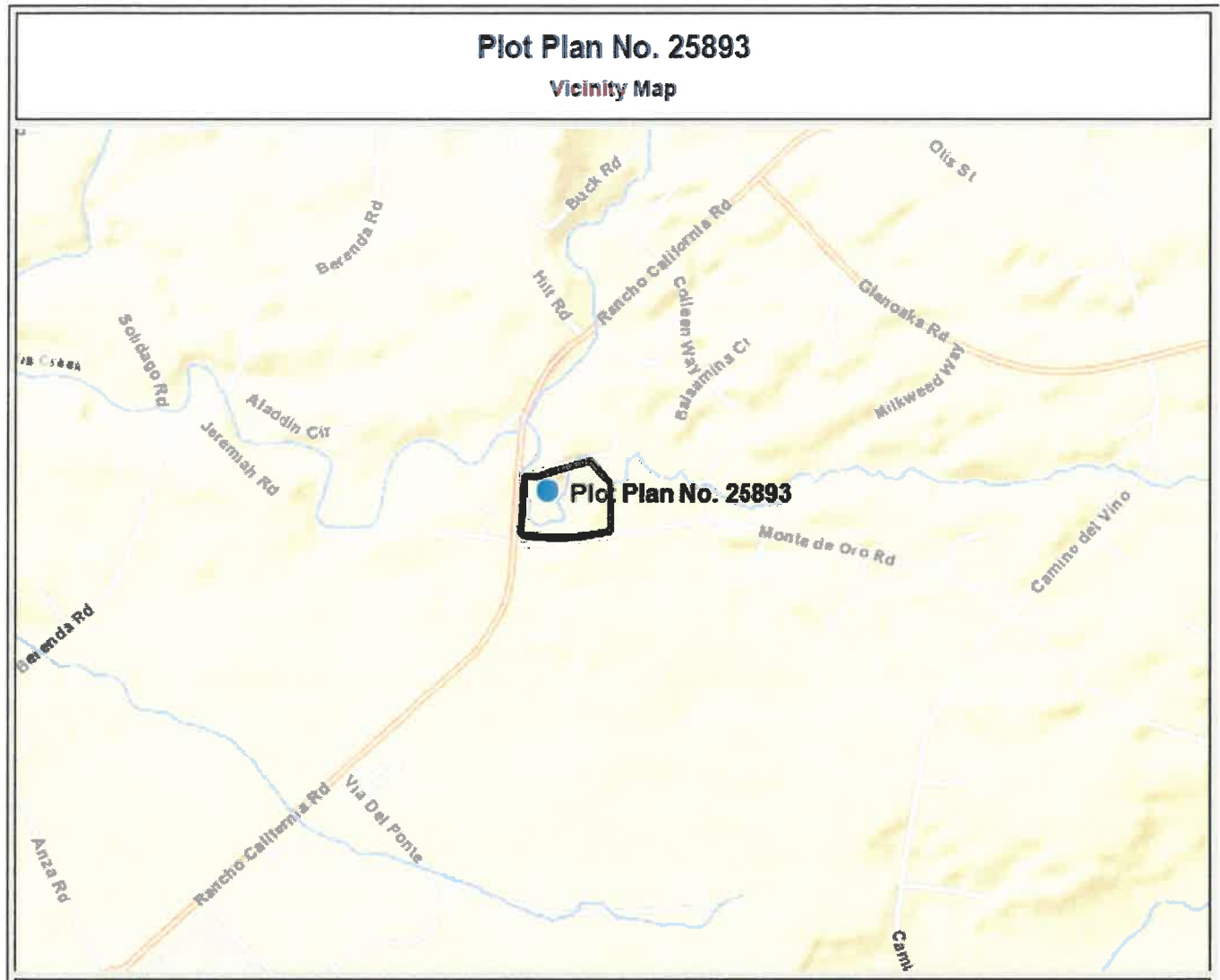


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

On October 13, 2015, this Class II Winery Project was submitted for approval. This project will replace the previous land entitlement (PP22194) that was approved in December 2007, which was for a two-story winery facility with wine tasting, production, and storage.

In December 2015, comments on this Project were provided to the applicant. Various discussions on the project relating to the type of material desired by the applicant in relation to the Wine Country Policy Area Design Guidelines. It was determined by the Director that "Corten steel" either in sheet panels or corrugated panels and either painted or in a distressed look meets the Design Guidelines for the Wine

Country Policy Area. Additional revisions were made related to landscaping and signage and in March 2018 another resubmittal was processed and cleared development review in April 2018. Additional documents and reports were submitted, including the Vineyard Planting Plan.

The Project is located in the Temecula Valley Wine Country Policy Area – Winery District. Residential dwellings are to the north and southeast surrounding the Project site. A Southern California Edison substation is also to the south of the Project. Existing and proposed wineries surround the Project from the northwest, west, and southwest; as well as a bed & breakfast inn to the north. There is vacant undeveloped land to the west of the Project, which is currently owned by the applicant. The owner/applicant opted-in to the County's Wine Country zone change (CZ07929), changing their project's zone and neighboring property into WC-W. The project meets the Wine Country Policy Area standards and Winery District zone and development standards as listed below in this report. With this Project submitted as a Class II Winery, there will be no special occasions, outdoor events, or hotel accommodations. The Project does not propose a delicatessen at this time.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and MND represent the independent judgment of Riverside County. The documents have been circulated for public review per the State CEQA Guidelines Section 15105.

As of the date of this staff report, no comment letters have been received in response to the circulated IS and MND, and no revisions to the Project have been made. As demonstrated in the IS and MND, the proposed Project will not result in any significant impacts to the environment, with mitigation incorporated.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site has a General Plan Land Use Designation of Agriculture (AG) (10 Acre Minimum). The General Plan Land Use Designation of Agriculture (AG) was established to help conserve productive agricultural lands within the County. These include crops, citrus groves, vineyards, and other related agricultural related uses.
2. The Project site is located within the Temecula Valley Wine Country Policy Area – Winery District.
3. The proposed use, a Class II Winery, is allowed within the Wine Country-Winery (WC-W) Zoning Classification with an approved Plot Plan.
4. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The General Plan Land Use Designation of Agriculture (AG) was established to help conserve productive agricultural lands within the County. These include crops, citrus groves, vineyards, and other related agricultural related uses. Required for all wineries within the Temecula Valley Wine Country Policy Area is a vineyard. The Wine

Country-Winery District of the policy Area allows for various wineries, including a Class II Winery, on parcels of land of a gross acreage of 10 acres minimum. The Project sites acreage is 11.60 gross acres. The project meet the findings for the General Plan.

5. The Project site has a Zoning Classification of Wine Country-Winery (WC-W) consistent with the Temecula Valley Wine Country Policy Area. The Zoning Classification of WC-W allows for a Class II Winery on a parcel of 10 gross acres. Associated uses with a Class II Winery are a wine tasting area, wine club activity and events, retail wine sales, eight (8) Winegrowers Trade Association Events per year, gift sales within the tasting area only, and a delicatessen not to exceed 500 square feet in size. The Project does not propose a delicatessen at this time and no other associated uses are permitted then those listed above for a Class II Winery.

6. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The Project's front setback is 137 feet from Loma Ventoso Lane. The Project is designed to meet Temecula Valley Wine Country Policy Area and County Design guideline standards. The winery is on the northwestern corner of the subject property. As the Project's site abuts both Rancho California Road and Monte De Oro, it needs to meet the required setback distance of one hundred feet (100') from those roads. The Project's building is approximately one hundred eighty-five feet (185') and approximately three hundred feet (300') respectively, from those roads. With no indoor or outdoor special occasions (for example weddings) as a part of Plot Plan No. 25893, noise levels will meet Riverside County Noise Standards. As for lighting, the project is within Zone B for Ordinance No. 655. All lighting proposed, shall be shielded and directly down as to not interfere with Mt. Palomar Observatory and prevent light spillage to neighbors.

7. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding properties because the subject property is currently zoned Wine Country-Winery (WC-W) located within the Winery District of the Temecula Valley Wine Country Policy Area. It is surrounded by other existing wineries along Rancho California Road and Monte De Oro. It is compatible with the surrounding wineries and residential properties through its design, its comparable landscaping and altered location on the property. Additionally, there will be no special occasion facilities occurring on site as the Project is a small Class II Winery.

8. The proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks or curbs, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The Project will have its entry access on a side road (Loma Ventoso Lane) minor road improvements will occur on that road. Rancho California Road will be altered near the intersection of Loma Ventoso Lane for a deceleration/acceleration lane and improved with 3' to 9' transition AC pavement tapering and a 4' minimum protected gravel shoulder. The Project will connect to sewer through EMWD and potable water service from RCWD.

Development Findings:

General Standards

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

1. The subject parcel is 11.60 gross acres (8.55 net acres) and meets the minimum lot size, 10 gross acres, for a Class II Winery.

2. The minimum lot average width is two hundred feet (200'). The subject parcel's width is over four hundred feet (400') and exceeds the minimum lot width requirement.
3. The minimum lot average depth is two hundred feet (200'). The subject parcel's depth is over five hundred fifty feet (550') and exceeds the minimum lot depth requirement.
4. The minimum road right of way (front) setback for buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum road right of way setback shall be one hundred feet (100'). The subject property is located off of Loma Ventoso Lane and it also abuts both Rancho California Road and Monte De Oro and is required to meet a setback of 100' on these specific roads. The Project's building or structure is located approximately 137 feet from Loma Ventoso Lane (the front setback). The Project is also approximately one hundred eighty-five feet (185') and approximately three hundred feet (300') from Rancho California Road and Monte De Oro, respectively. The proposed Project exceeds these setback standards.
5. The minimum side setback for buildings and structures shall be thirty feet (30') from the property line. The closest and only building or structure to a side property is the wine tasting and production building and is approximately 185 feet away from the west side property line, which is Rancho California Road, and exceeding the setback requirement. The building is also approximately 375 feet from the adjacent side property line. The Project meets the required minimum side setback.
6. The minimum rear setback for buildings and structures shall be thirty feet (30') from the property line. The closest and only building or structure to the rear property line is the wine tasting and production building and it is approximately 300 feet from the rear property line, which is Monte De Oro, exceeding the setback requirement. The building is also approximately 375 feet from the adjacent side property line. The Project meets the required minimum rear setback.
7. No building for the proposed Project exceeds the number of habitable stories of two (2). The proposed wine tasting and production building is a single story building.
8. The maximum height for a building shall not exceed forty feet (40'). Architectural elements such as spires, minarets, chimneys or similar structures may exceed the prescribed height limits where such structures do not provide additional floor space. The only building of the proposed Project is the wine tasting and production building and its maximum height is twenty-three feet (23'), well below the maximum of 40 feet.
9. The Project on the subject property has been laid out and designed to minimize noise impacts on surrounding properties and to comply with Ordinance No. 847. The wine tasting and production building is 107 feet from the front property line (Loma Ventoso Lane). It is over 295 feet away to the nearest residential dwelling (across Loma Ventoso Lane).
10. Drainage channels shall be constructed to avoid undermining or eroding the roadbed. Two (2) existing drainage channels are located at the northeast corner of Rancho California Road and Monte De Oro and at the southeast corner of Rancho California Road and Loma Ventoso Lane. These drainage channel will not be altered any further due to this Project.

11. Curbs, gutters and streetlights shall be constructed in accordance with Temecula Valley Wine Country Design Guidelines. Curbs are proposed along Loma Ventoso Lane to Rancho California Road. No other gutters or streetlights will be constructed in association with this Project.

12. Site layout and design shall be consistent with existing and planned recreational trails and bike paths set forth in the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines. The Project provides for a twenty foot (20') trail easement along Rancho California Road and Monte De Oro consistent with the Wine County Policy Area and General Plan.

13. All utilities shall be installed underground except electrical lines rated at 33kV or greater which may be installed above ground. Overhead electrical lines rated above 33kV (estimated at 115kV) are located along Monte De Oro within the road-right-of-way. All other electrical lines will be placed underground for the Project.

14. All exterior lighting shall comply with applicable requirements of Ordinance Nos. 655 and 915. All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining properties. All lighting for the proposed Project is shielded and directed down towards the ground so as not to illuminate into Rancho California Road, Monte De Oro, or Loma Ventoso Lane, or the neighboring properties. No light standards (poles) are proposed for the Project. Lighting is attached to the wine tasting/wine production building.

15. On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements. Two (2) monument signs are proposed as a part of this Project. One (1) will be located at the corner of Rancho California Road and Loma Ventoso Lane surrounded by landscaping and the other one (1) will be located at the corner of Rancho California Road and Monte De Oro surrounded by vineyards and/or landscaping. Each monument sign is six feet high by eleven feet wide (6' x 11') or under and match the proposed design look of the winery; plus meet the Temecula Valley Wine Country Design Guidelines for business establishment signage.

16. All residential developments shall record a Right-to-Farm covenant, pursuant to Ordinance No. 625 to protect the vineyard uses from residential encroachment and conflicting land uses. There are no residential dwellings proposed for the Project.

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

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

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

1. This Project is not permitted to have special occasion facilities as a part of a proposed Class II Winery.

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

1. This Project is not permitted to have a lodging facility as a part of a proposed Class II Winery.

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

1. A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery. To achieve the seventy-five (75%) percent requirement, fifteen percent (15%) of the net project area may include the planting of olive trees and the remaining sixty percent (60%) of the net project area shall be planted in vineyards. The seventy-five (75%) planting requirement shall not include water features, natural or manmade lakes or the planting of grapevines in parking lots, but may include planting in the road right of way as may be approved by the Director of Transportation or their designee. The Project will have eighty-nine percent (89%) of net acres planted in vineyards, exceeding the vineyard planting requirement. No olive trees are proposed to be planted. There are no water features, natural or manmade lakes, or planting of grapevines in the parking lot(s) for the Project. No vineyard planting is within the road right of way.
2. Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre and the vineyards planted will be maintained for the life of the permit. This is satisfied by a field inspection prior to a building permit's issuance.
3. No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved. No special occasion facilities are permitted as a part of this Project.
4. Prior to obtaining a Certificate of Occupancy, a winery operator shall obtain all applicable permits or licenses required by the California Department of Alcoholic Beverage Control (an ABC 42 license).
5. A minimum of seventy-five percent (75%) of the grapes utilized in wine production and retail wine sales shall be grown in Riverside County, except during the following:
 - a) When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption.
 - b) The first two years from the plot plan's or conditional use permit's effective date.

The Project proposes to have all wine made via the wine tasting/wine production building and for retail sales produced on site from the existing vineyard on the subject property.

6. For winery entitlements and revised entitlements approved after the effective date of Ordinance No. 348.4818, at least fifty percent (50%) of the wine sold by a winery shall be produced on the winery site. A Class II Winery shall be at least fifteen hundred (1,500) square feet and shall produce at least three thousand five hundred (3,500) gallons of wine annually as determined by the County Agricultural Commission.
7. Prior to the issuance of a building permit and prior to a certificate of occupancy for any incidental commercial use, the winery shall be constructed and operational. The Project will construct one (1) building on site, the wine tasting/wine production building. No other buildings or incidental commercial uses are a part of this Project entitlement.

Other Findings:

1. The Project site is not located within a Criteria Cell of the Western Riverside Multi-Species Habitat Conservation Plan (WRMSHCP).
2. The Project site is not located within a city's Sphere of Influence.
3. The Project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. In compliance with Assembly Bill 52 (AB52), notices regarding this Project were sent to the Pechanga Band of Luiseno Indians and the Soboba Band of Indians on December 08, 2015. A response was received from Soboba deferring to the Pechanga Band. A response was received from Pechanga on December 21, 2015. Consultation was initiated on December 21, 2015. Although no specific Tribal Cultural Resources were identified by the tribe they did express concerns for potential impacts to subsurface resources during ground disturbing activities. The Project conditions of approval were provided to the tribe on December 29, 2015. The tribe sent a communication to Planning on August 24, 2017 formally concluding AB52 consultation.

Although no Tribal Cultural Resources have been identified, due to the potential for subsurface resources to be disturbed during ground disturbing activities, the project has been conditioned for archeological and tribal monitoring during grading. Tribal monitoring is applicable to all development and conditions of approval are standard and not considered mitigation for CEQA implementation purposes.

5. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The Project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The Project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The Project site is located within a Cal Fire State Responsibility Area ("SRA") and has a moderate to high fire hazard severity zone.
 - a. This use has been designed so it is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall be covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.

The Project is not a subdivision, but has been condition by the Riverside County Fire Department regarding hazards and public safety.

- b. Fire protection and suppression services will be available for the Project through Riverside County Fire Department. The Project is closest to both the French Valley Fire Station No. 83 located approximately 5.42 miles northwest of the Project site at 37500 Sky Canyon Dr. #401 and the Parkview Fire Station No. 84 located at 30650 Pauba Rd. approximately 5.62 miles southwest. Thus, the Project site is adequately served by fire protection services under existing conditions.
- c. The Project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by conditions of approval imposed by the Riverside County Fire Departments review of the proposed Project.

Conclusion:

- 1. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

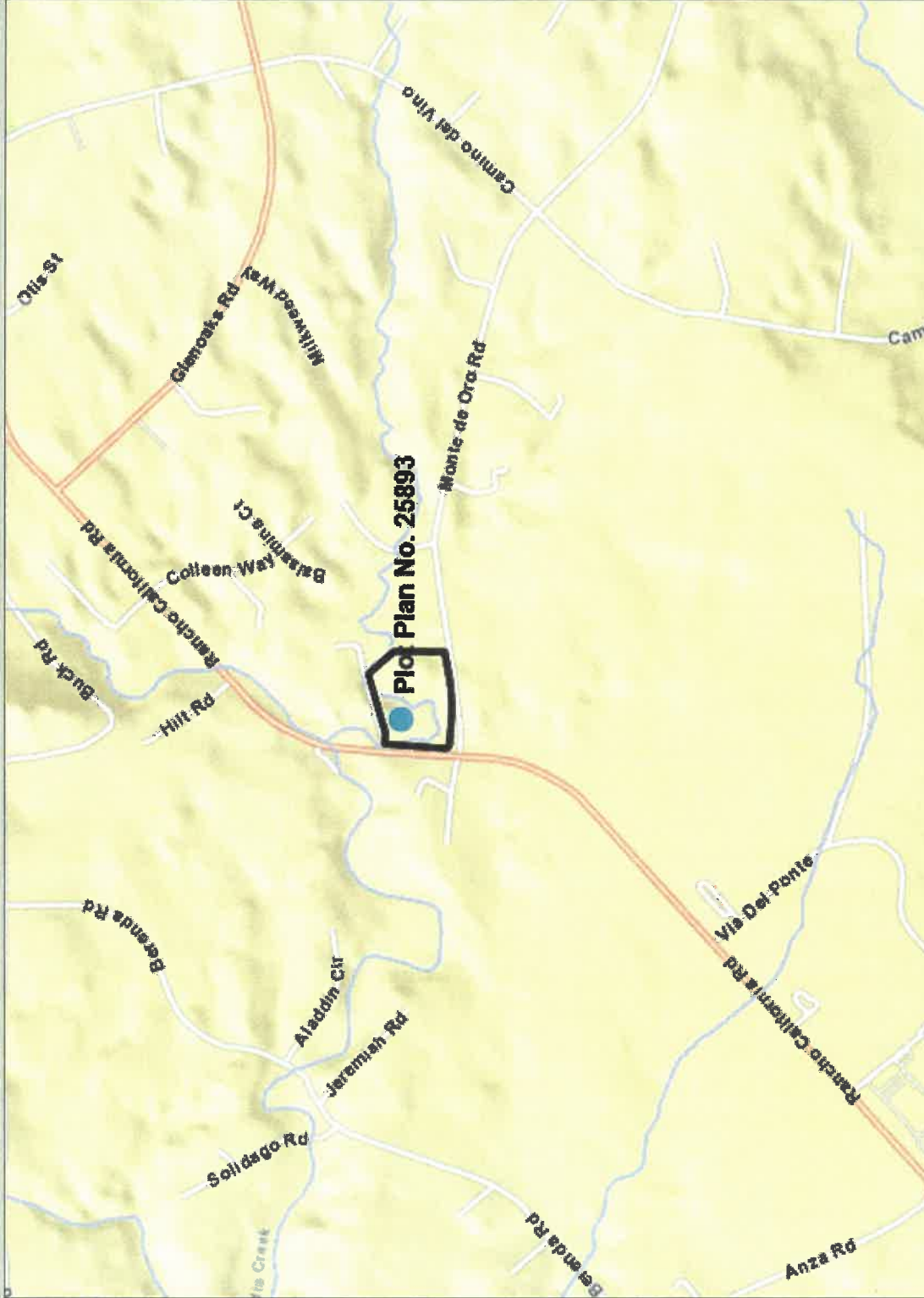
This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1200 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public have who indicated support/opposition to the proposed project.

APPEAL INFORMATION

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

Plot Plan No. 25893

Vicinity Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map

Notes

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

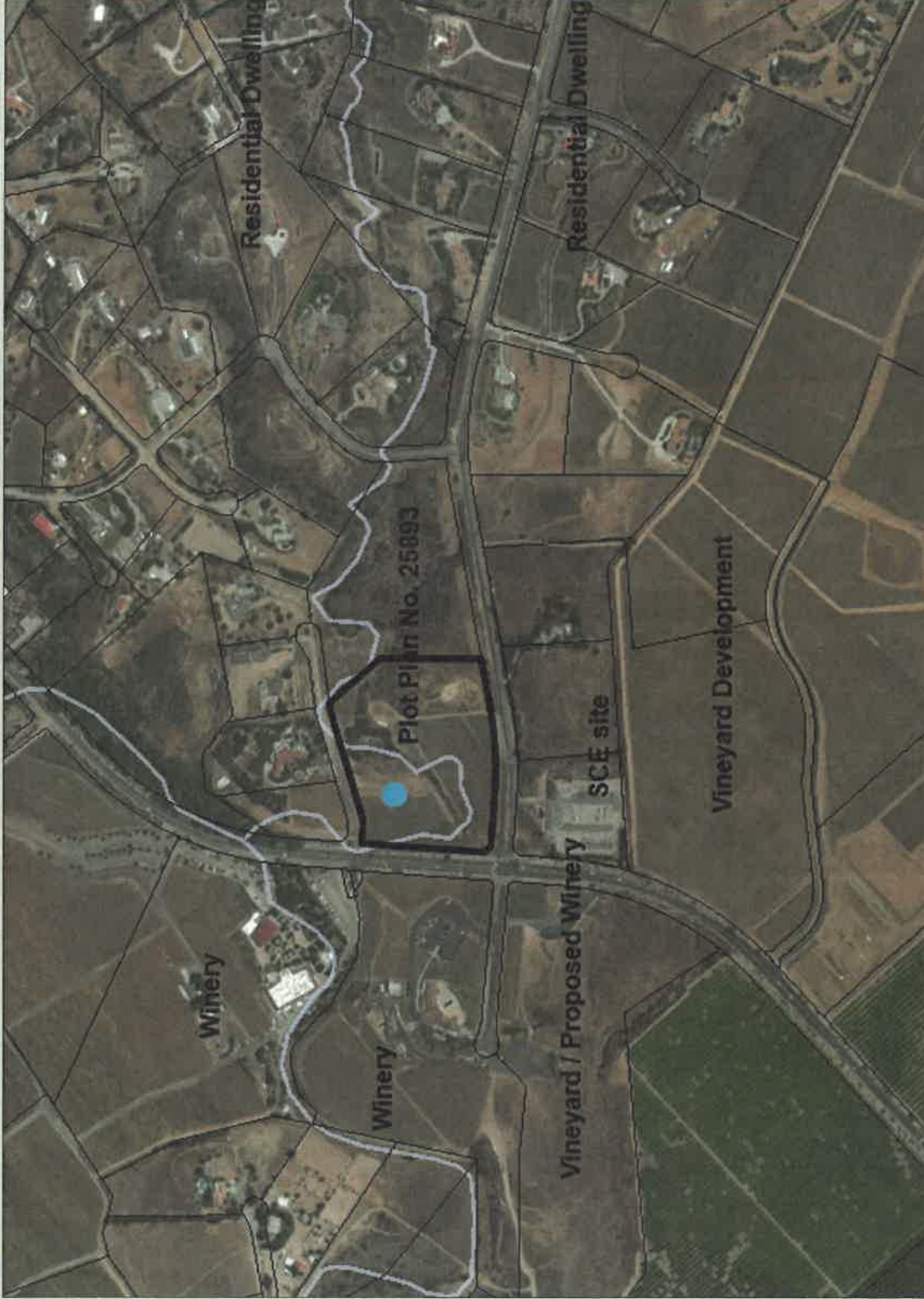


REPORT PRINTED ON... 7/9/2018 12:00:00 PM

© Riverside County GIS

Plot Plan No. 25893

Land Use Map



- Legend**
- Parcels
 - Blueline Streams
 - ⋯ City Areas
 - World Street Map

Notes

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



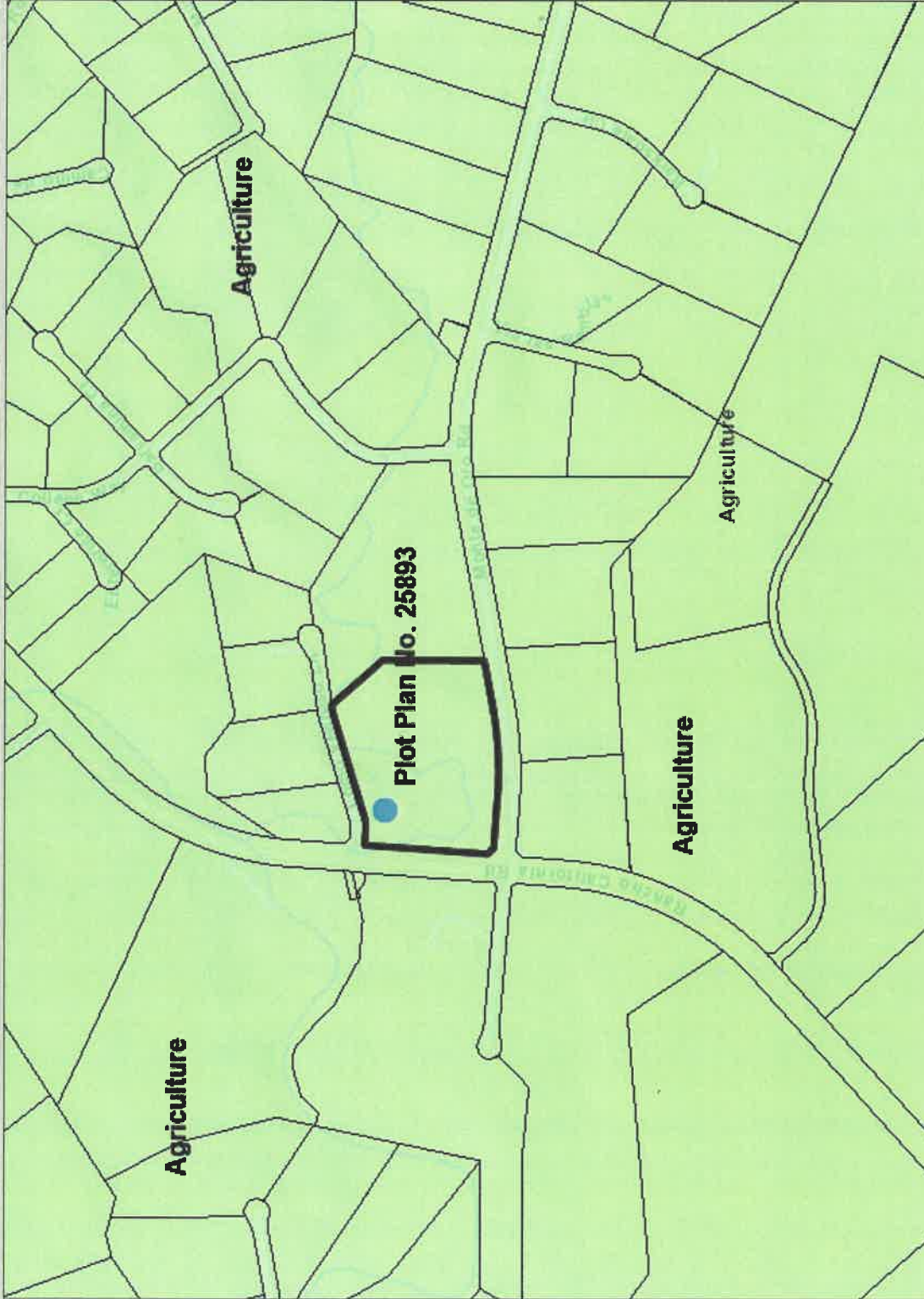


REPORT PRINTED ON... 7/9/2018 12:11:36 PM

© Riverside County GIS

Plot Plan No. 25893

General Plan Map





Legend

- Parcels
- General Plan Land Use
 - Rural Community - Estate Density F
 - Rural Community - Very Low Densi
 - Rural Community - Low Density Re
 - Estate Density Residential
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Medium High Density Residential
 - High Density Residential
 - Very High Density Residential
 - Highest Density Residential
 - Commercial Retail
 - Commercial Tourist
 - Commercial Office
 - Community Center
 - Light Industrial
 - Heavy Industrial
 - Business Park
 - Public Facilities
 - Mixed Use Area
 - Rural Residential
 - Rural Mountainous
 - Rural Desert
 - Agriculture
 - Conservation

Notes

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0 752 1,505 Feet

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Plot Plan No. 25893 Zoning Map



Legend

Parcels
 Zoning

OTHER ZONING

A-1
A-1-1
A-1-1 1/2
A-1-1/2
A-1-10
A-1-15
A-1-2
A-1-2 1/2
A-1-2 1/4
A-1-20
A-1-30000
A-1-4
A-1-40
A-1-5
A-2
A-2-1
A-2-10
A-2-2
A-2-2 1/2
A-2-20
A-2-5
A-D
A-P
A-P-10

Notes

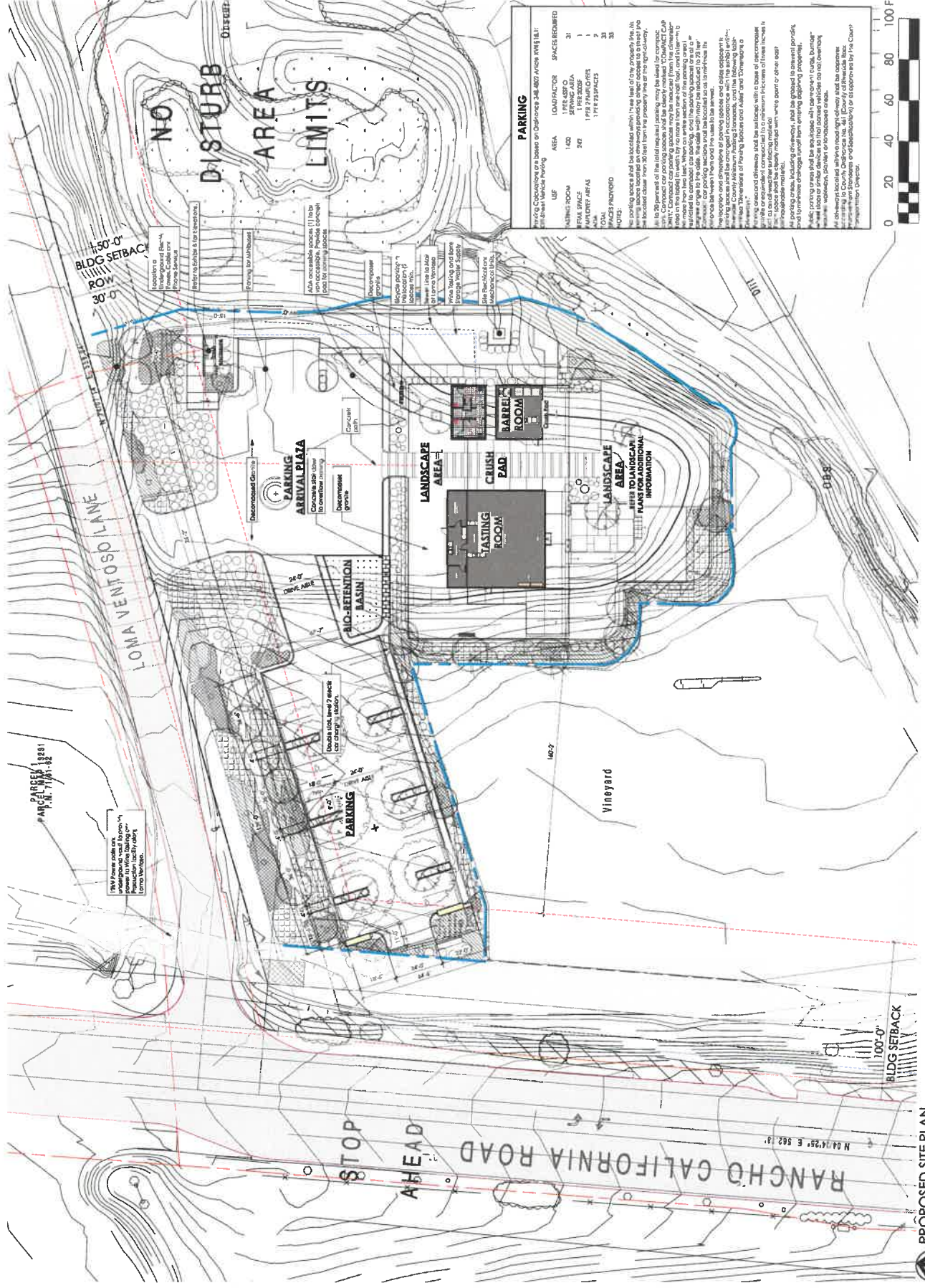
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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




0 752 1,505 Feet

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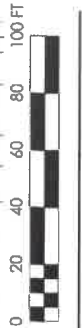


PARKING

Parking Capacities are based on Ordinance JAR 4607 and/or VWS 8.11.1.1. No parking spaces shall be located within 15 feet of any driveway, fire, or access to any building.

USE	AREA	LOAD FACTOR	SPACES REQUIRED
DRIVING ROOM	1400	1 PER 400 SQ FT	35
BARREL ROOM	240	1 PER 400 SQ FT	6
CRUSH PAD	189	1 PER 200 SQ FT	9
TOTAL		1 PER 25 SPACES	50

Notes:
1. All parking spaces shall be located within 15 feet of any driveway, fire, or access to any building.
2. All parking spaces shall be paved with a 4" minimum compacted aggregate base over a 6" minimum compacted subgrade.
3. All parking spaces shall be marked with white paint or other color.
4. All parking spaces shall be equipped with reflective safety bollards.
5. All parking spaces shall be equipped with reflective safety bollards.
6. All parking spaces shall be equipped with reflective safety bollards.
7. All parking spaces shall be equipped with reflective safety bollards.
8. All parking spaces shall be equipped with reflective safety bollards.
9. All parking spaces shall be equipped with reflective safety bollards.
10. All parking spaces shall be equipped with reflective safety bollards.



10V Power pole on...
Pole to Wine Shed...
Production facility entry
Ultra-Disturb.

100'-0" BLDG SETBACK

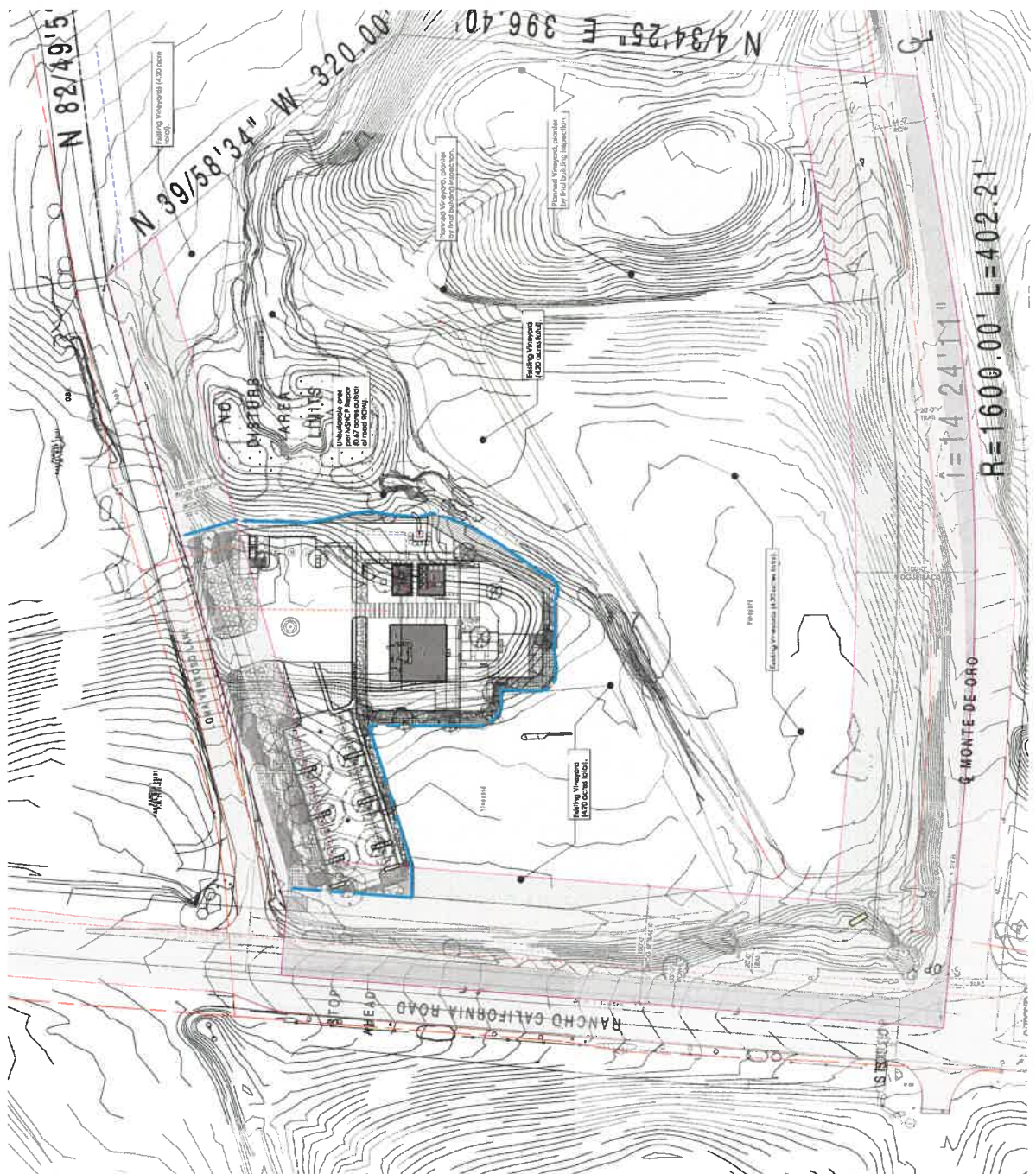


35911 RANCHO CALIFORNIA ROAD
 TEMECULA, CA 92592
 APN: 942-090-018
 PAULK WINERY

DATE	11/28/07
DRAWN	COLLEEN
CHECKED	PAUL
PROJECT	PAULK WINERY
SHEET NO.	1100
TOTAL SHEETS	11
SCALE	AS SHOWN
PROJECT NO.	07-0003

1410
 SITE COVERAGE

AC0.1
 SITE COVERAGE



CLASS II WINERY SITE COVERAGE		
DESCRIPTION	AREA (ACRES)	PERCENT
TOTAL SITE	11.28	100%
REGULATORY TRAIL STRIP	0.60	5%
AVAILABLE AREA	1.04	9%
CONSTRUCTION AREA	4.24	37%
ACTUAL PLANTING	8.36	100%
BUILDING AREA	0.04	0%
PAVED SURFACES	0.18	2%
WATER RESERVE AREA	0.18	2%
LANDSCAPE PLANTING	0.47	4%
TOTAL PLANTING	8.83	78%

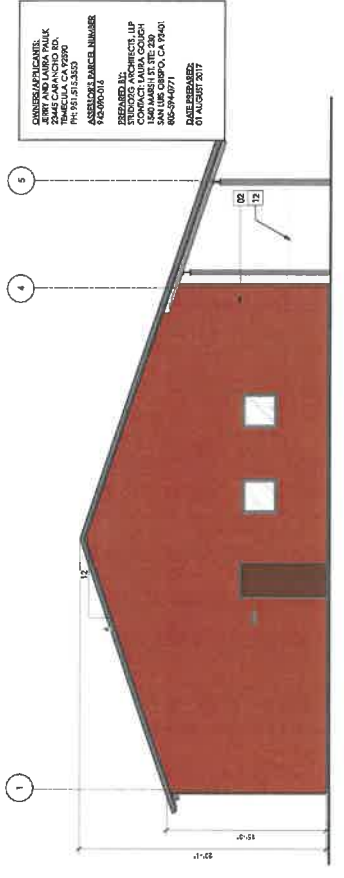
NOTES:
 1. THIS PLAN IS A CONCEPTUAL LAYOUT ONLY. IT IS NOT A CONTRACT DOCUMENT. ALL DIMENSIONS, BEARING, DISTANCES, SLOPE, GRADAGE, PREFERENCES, SET BACKS AND FINISH COURSES, THERE ARE NO OTHER PLANS ON THIS PROPERTY EXCEPT AS SHOWN.
 2. THESE ARE NOT SPECIAL EVENTS PLANNED.
 3. THERE ARE NO EXISTING DWELLING UNITS, BARRICKS, OR OTHER STRUCTURES.
 4. REFER TO CONCEPTUAL LANDSCAPE PLANS FOR CALIFORNIA PRUNY, LANDSCAPING AND SHADING OF OFF-STREET PARKING.

SITE COVERAGES
 SHEET 11.00

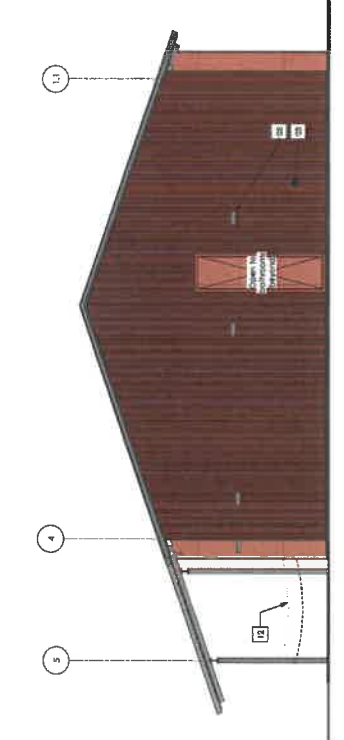
SEE SHEET THE SHEET FOR AREA AND PLOT



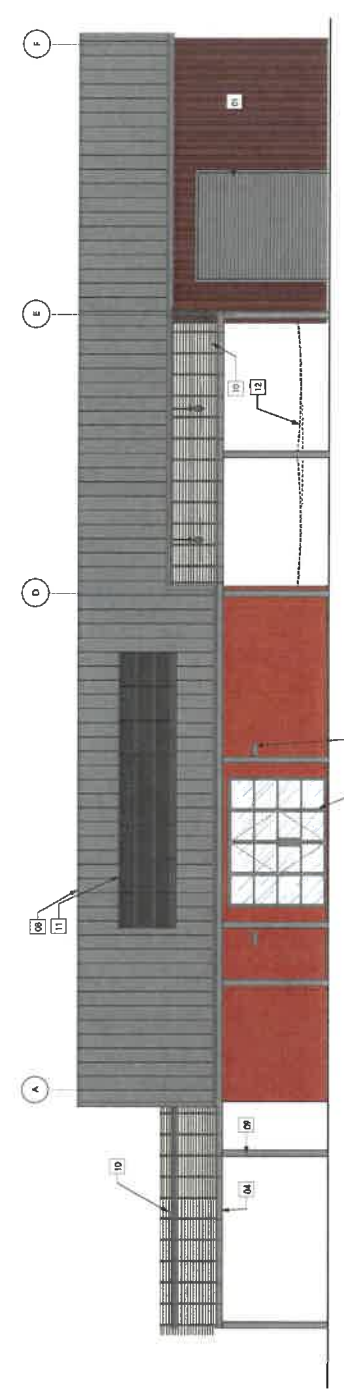
DATE	ISSUE
	CONCEPT
	SCHEMATIC
	PRELIMINARY
	FINAL
	AS-BUILT
	REVISIONS



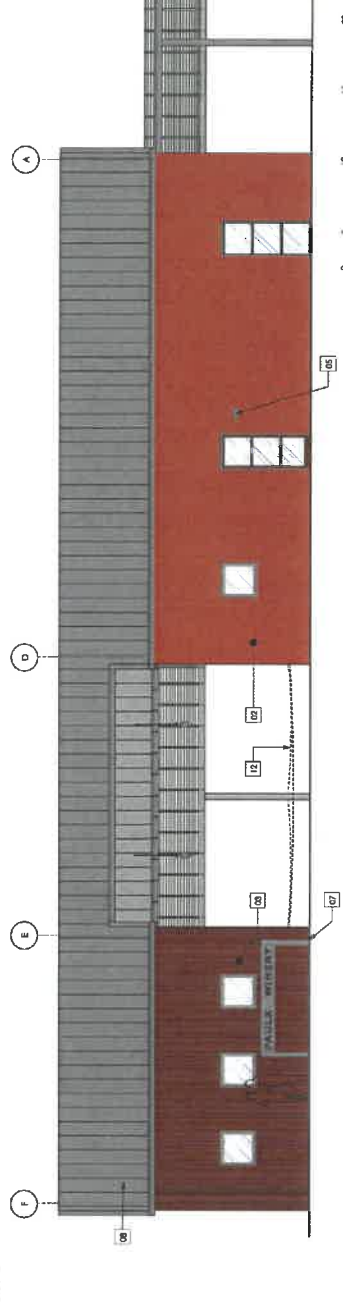
EAST ELEVATION
 Scale: 3/16" = 1'-0"



WEST ELEVATION
 Scale: 3/16" = 1'-0"



SOUTH ELEVATION
 Scale: 3/16" = 1'-0"



NORTH ELEVATION
 Scale: 3/16" = 1'-0"



- EXTERIOR ELEVATION KEYNOTES**
1. Steel framing
 2. Corus Steel metal insulated panels
 3. Corus-Tig Cortado metal panels over clerglas
 4. Exterior lighting-dark sky compliant
 5. Exterior lighting-dark sky compliant
 6. Helo door entry-cable system
 7. Steel framing columns exterior painted IP f.c.
 8. Steel framing columns exterior painted IP f.c.
 9. Steel framing columns exterior painted IP f.c.
 10. Steel framing columns exterior painted IP f.c.
 11. Steel framing columns exterior painted IP f.c.
 12. Soften grain to approximate the public area from west view during production times.

PROJECT INFORMATION

LEASING DESCRIPTION

THE PROJECT CONSISTS OF 1.54 ACRES OF BARNYARD, WINE TASTING AND BARREL STORAGE IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA. THE PROJECT IS LOCATED AT THE INTERSECTION OF RANCHO CALIFORNIA ROAD AND LOMA VENTURA ROAD, 1.54 ACRES OF BARNYARD, WINE TASTING AND BARREL STORAGE IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA. THE PROJECT IS LOCATED AT THE INTERSECTION OF RANCHO CALIFORNIA ROAD AND LOMA VENTURA ROAD, 1.54 ACRES OF BARNYARD, WINE TASTING AND BARREL STORAGE IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

PREPARED BY:
 ARCHITECTS, LLP
 1540 MARSH ST. STE. 200
 SAN MARINO, CA 91766
 909-594-0771

ASSIGNED LABEL NUMBER:
 11-1-11-1

PROJECT LOCATION:
 35911 RANCHO CALIFORNIA ROAD AND LOMA VENTURA ROAD, TEMECULA, CA 92592

DATE PREPARED:
 01 AUGUST 2017

PROJECT SUMMARY:
 THIS PROJECT IS A WINE TASTING AND BARREL STORAGE AND BREAKROOM AND OUTDOOR PATIO.

CONSTRUCTION TYPE:
 TYPE III, SPAN/BEAM

ADDITIONAL NOTES:

SPACE DESCRIPTION	FINISH	AREA (SQ FT)	TYPE	LOAD (PSF)	DIMENSIONS (L x W)	DAMP	PERMITS	
							PLUMBING	ELECTRICAL
BREAK ROOM	CONCRETE	140	MECHANICAL	10	20'0" x 7'0"	10	1	1
STORAGE	CONCRETE	4200	MECHANICAL	10	100'0" x 42'0"	10	1	1
OUTDOOR PATIO	CONCRETE	4700	MECHANICAL	10	100'0" x 47'0"	10	1	1
TOTAL		5340					3	3

DATE: 01 AUGUST 2017

ISSUE: CONCEPTUAL

DATE: 01 AUGUST 2017

ISSUE: CONCEPTUAL

PROJECT INFORMATION:
 PROJECT NAME: RANCHO CALIFORNIA WINE TASTING AND BARREL STORAGE
 PROJECT LOCATION: 35911 RANCHO CALIFORNIA ROAD AND LOMA VENTURA ROAD, TEMECULA, CA 92592
 PROJECT TYPE: WINE TASTING AND BARREL STORAGE AND BREAKROOM AND OUTDOOR PATIO
 PROJECT OWNER: [REDACTED]

PROJECT INFORMATION:
 PROJECT NAME: RANCHO CALIFORNIA WINE TASTING AND BARREL STORAGE
 PROJECT LOCATION: 35911 RANCHO CALIFORNIA ROAD AND LOMA VENTURA ROAD, TEMECULA, CA 92592
 PROJECT TYPE: WINE TASTING AND BARREL STORAGE AND BREAKROOM AND OUTDOOR PATIO
 PROJECT OWNER: [REDACTED]

PROJECT INFORMATION:
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 PROJECT OWNER: [REDACTED]

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 PROJECT OWNER: [REDACTED]

PROJECT INFORMATION

ARCHITECT:
 ARCHITECTS, LLP
 1540 MARSH ST. STE. 200
 SAN MARINO, CA 91766
 909-594-0771

ASSIGNED LABEL NUMBER:
 11-1-11-1

DATE PREPARED:
 01 AUGUST 2017

PROJECT LOCATION:
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DATE PREPARED:
 01 AUGUST 2017

PROJECT SUMMARY:
 THIS PROJECT IS A WINE TASTING AND BARREL STORAGE AND BREAKROOM AND OUTDOOR PATIO.

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 TYPE III, SPAN/BEAM

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 PROJECT TYPE: WINE TASTING AND BARREL STORAGE AND BREAKROOM AND OUTDOOR PATIO
 PROJECT OWNER: [REDACTED]

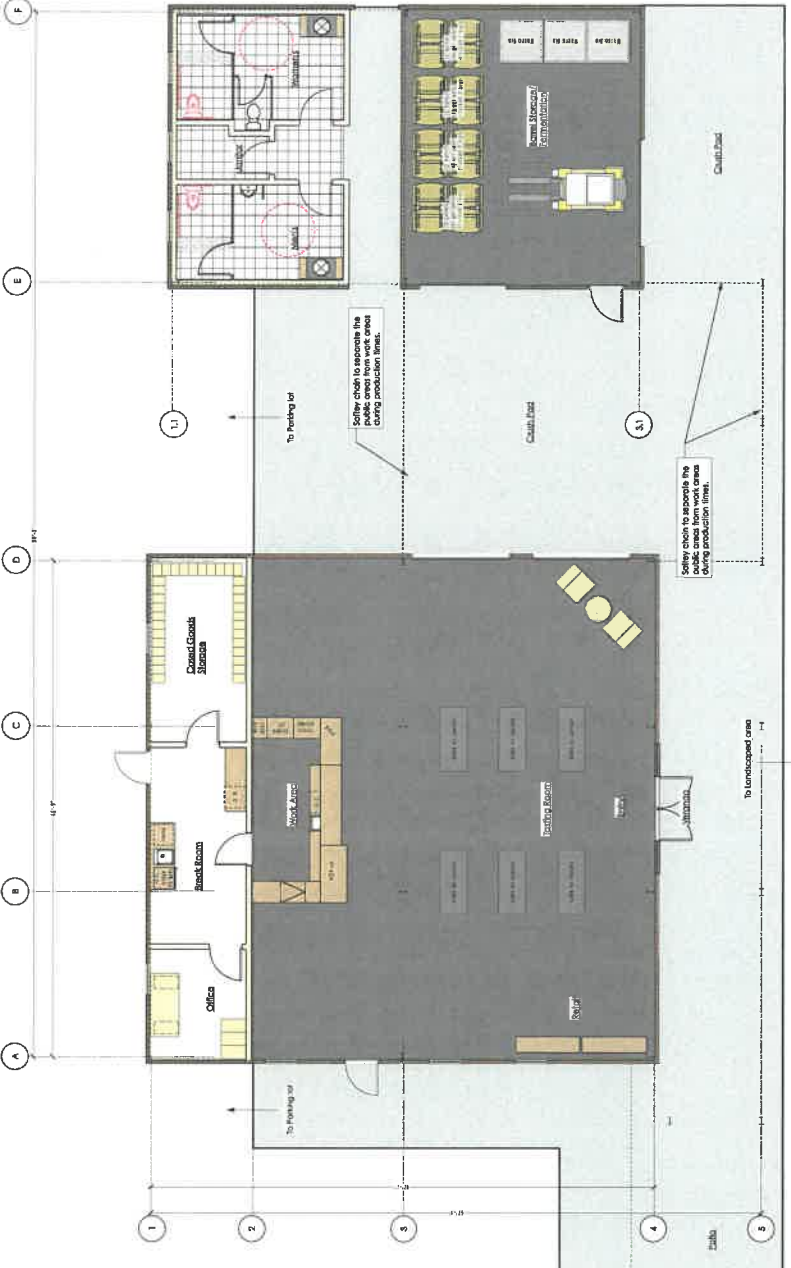
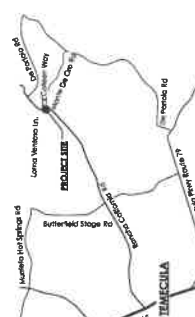


EXHIBIT 'C' FLOOR PLAN FOR WINE TASTING AND BARREL STORAGE
 Scale: 3/16" = 1'-0"



VICINITY MAP



studio 2G Architects, LLP
 ARCHITECTS, LLP
 1540 MARSH ST. STE. 200
 SAN MARINO, CA 91766
 909-594-0771



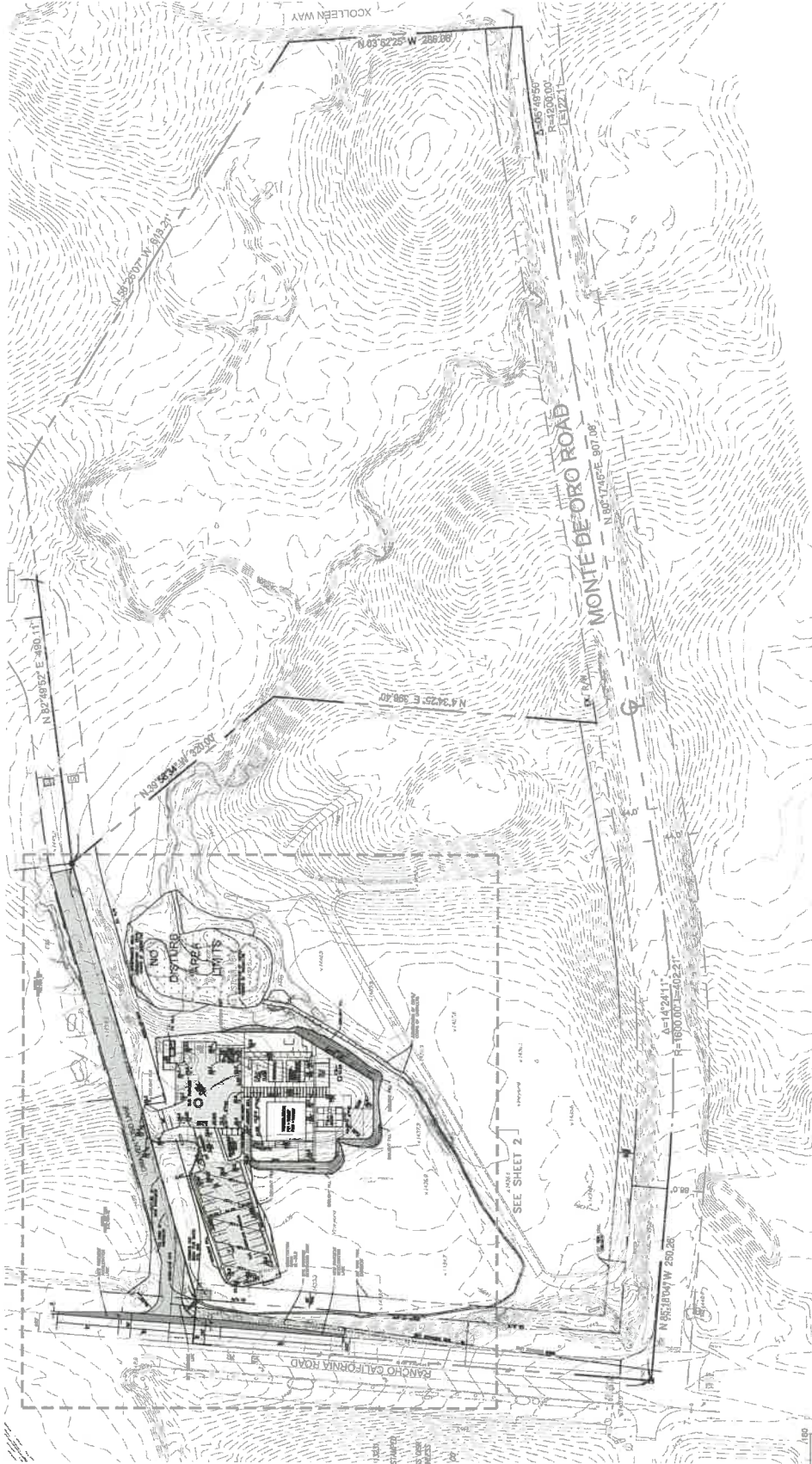
PAULK WINERY
 35911 RANCHO CALIFORNIA ROAD
 TEMECULA, CA 92592
 APN: 942-090-011 & 016

CONCEPTUAL FLOOR PLAN
 EXHIBIT C

CONCEPTUAL GRADING PLAN FOR PAULK WINERY

APN: 942-090-016

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



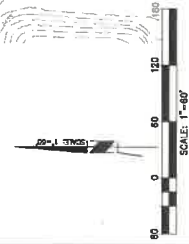
ASSESSOR PARCEL NUMBER:
942-090-016

SITE ADDRESS:
33011 RANCHO CALIFORNIA ROAD
RIVERSIDE, CA 92502

BASIS OF BEARINGS:
ALL BEARINGS FOR THIS SURVEY AS THE
NORTHWEST CORNER OF THE LINE OF MONTE DE
ORO ROAD PER P.A. 7478-50.

BENCHMARK:
RIVERSIDE COUNTY BENCHMARK F-23-81 RESET.
ELEVATION 104.77
CANTONMENT MARKERS ARE PLACED AT TOP
OF EACH 4' X 4' CONCRETE FOUNDATION BY
SURVEYOR AND BENCHMARK IS PLACED AT
ROAD AND IS SOUTHWEST CORNER OF MONTE DE ORO
ROAD.

- SURVEY NOTES:**
- (1) BENCHMETS RECORDED ALIEN PER PARCEL MAPS 18281
 - RECORDED PER P.A. 7478-50 WITH THE FOLLOWING
U.S. SURV. NOT RECORDED.
 - RECORDED PER P.A. 7478-50 WITH THE FOLLOWING
U.S. SURV. NOT RECORDED.
 - STAMPED U.S. SURV. PER P.A. 7478-50. MARKS
OVERSHOWN NOTED.
 - FOUND NAIL AND TAG FLAG, STAMPED BY JOT
DURING NO RECORDING.
 - ◎ BENCHMARK F-23-81 RESET.



NOTE:
WORK CONTAINED WITHIN THESE PLANS
SHALL NOT COMMENCE UNTIL AN
ENFORCEMENT PERMIT AND/OR A
GRADING PERMIT HAS BEEN ISSUED.

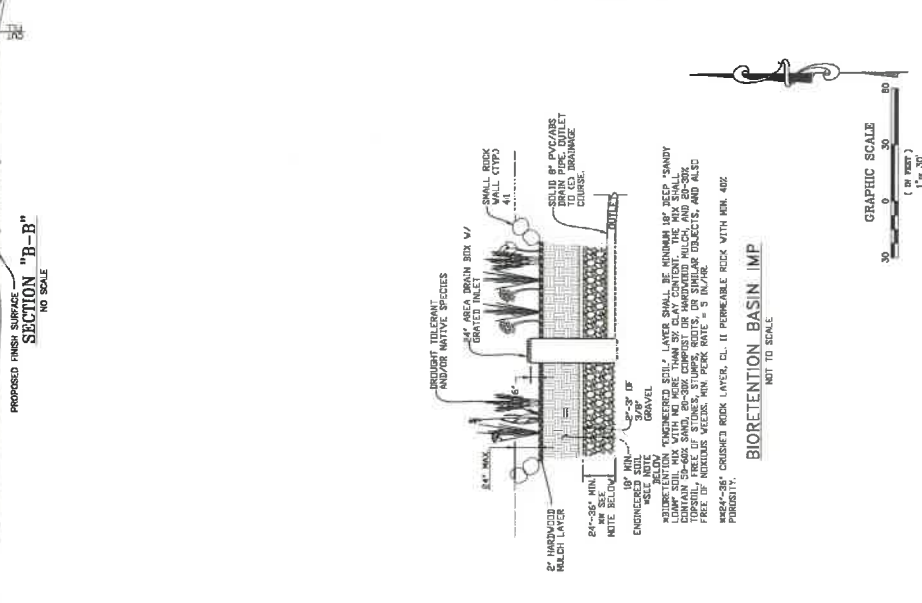
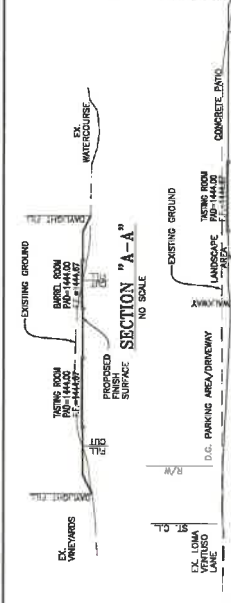
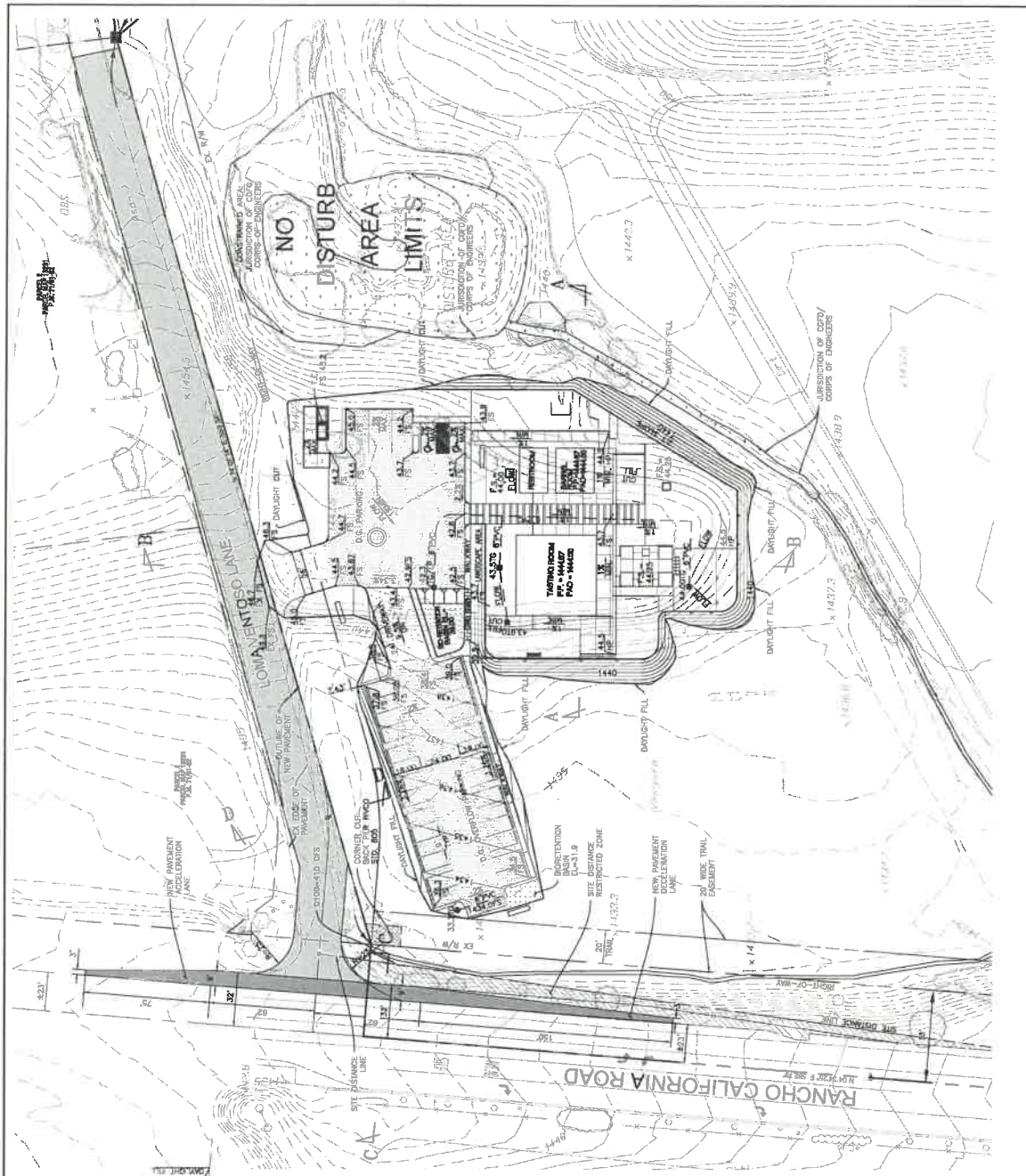
NO.	DATE	REVISIONS



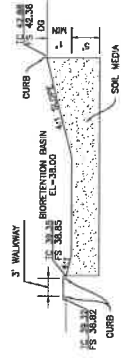
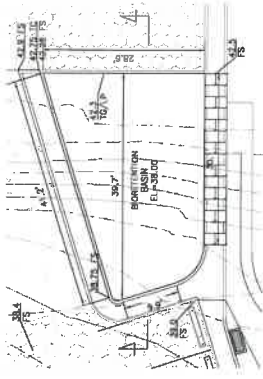
ENGINEER OF WORK:
VENTURA ENGINEERING INLAND, INC.
14224
RIVERSIDE COUNTY
DATE: 2/21/18
REG. 68533, EXP. 12/31/18

BENCHMARK:

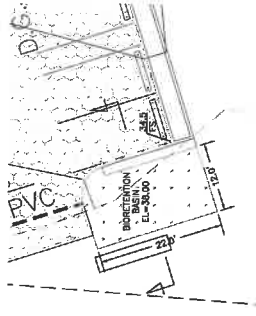
COUNTY OF RIVERSIDE	SHEET NO.
PAULK WINERY	1
APN: 942-090-011 & 016	OF 3 SHEETS
33011 RANCHO CALIFORNIA ROAD	FILE NO.
CONCEPTUAL GRADING PLAN	
FOR	DATE



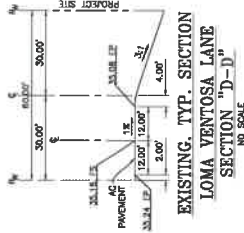
COUNTY OF RIVERSIDE PAULK WINERY APN: 842-090-016 TABLE A OF 2022 CONCEPTUAL GRADING PLAN		SHEET NO. 2 OF 3 SHEETS FILE NO.
DESIGNER: [Signature] CHECKED: [Signature] DATE:	BENCHMARK:	FOR:
VENTURA ENGINEERING INLAND, INC. 1000 W. 14TH STREET, SUITE 100 OAKLAND, CALIFORNIA 94612 (916) 881-1111 WWW.VENTURAEI.COM		DATE: 2/27/19
		REVISIONS
NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENVIRONMENTAL PERMIT HAS BEEN OBTAINED FROM THE CALIFORNIA DEPARTMENT OF WATER RESOURCES. THE PERMITTING AGENCY SHALL BE THE CALIFORNIA DEPARTMENT OF WATER RESOURCES, REGIONAL OFFICE, 1000 CALIFORNIA STREET, SACRAMENTO, CALIFORNIA 95833. DATE: 2/27/19		REVISIONS



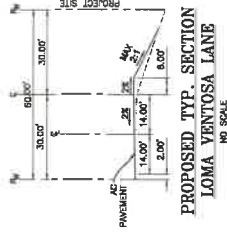
BIORETENTION BASIN
PLAN/SECTION
SCALE: 1"=10'



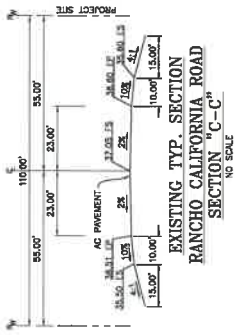
BIORETENTION BASIN
PLAN/SECTION
SCALE: 1"=10'



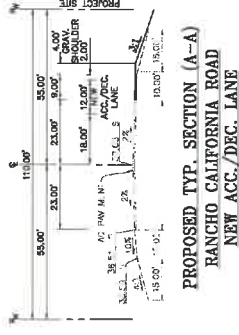
EXISTING TYP. SECTION
LOMA VENTOSA LANE
SECTION "D-D"
NO SCALE



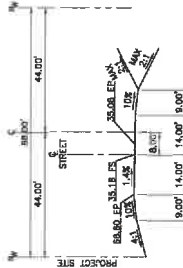
PROPOSED TYP. SECTION
LOMA VENTOSA LANE
NO SCALE



EXISTING TYP. SECTION
RANCHO CALIFORNIA ROAD
SECTION "C-C"
NO SCALE



PROPOSED TYP. SECTION (A-A)
RANCHO CALIFORNIA ROAD
NEW ACC./DEC. LANE
NO SCALE



EXISTING TYP. SECTION
MONTE DE ORO ROAD
SECTION "E-E"
NO SCALE

NOTE:
WORK CONTAINED WITHIN THESE PLANS
SHALL NOT COMMENCE UNTIL AN
ENFORCEMENT PERMIT AND/OR A
GROUND PENETRATION HAS BEEN ISSUED.

DATE	BY	REVISIONS



ENGINEER OF WORK
VENTURA ENGINEERING ISLAND, INC.
2000 VENTURA BLVD., SUITE 200
VENTURA, CA 94608
PHONE 805 648-7928
FAX 805 648-7928
DATE: 2/21/18
PROJECT NO. 18-001

BENCHMARK:

COUNTY OF RIVERSIDE
PAULK WINERY
APN: 942-090-016
10000 PAULK WINE ROAD
TRIBUNO, CA 92570
CONCEPTUAL GRADING PLAN
SHEET NO. 3 OF 3 FILE NO.



LANDSCAPE CONCEPT DESIGN INTENT

The design theme of the Paulk Winery is "Rustic Elegance". The project consists of a Crush Pad, Fermentation Room, Tasting Room, Office, Storage Room, Outdoor Patio and Garden. The winery will be designed to provide an exceptional guest experience and improve the overall appearance of the property.

The design theme of the Paulk Winery is "Rustic Elegance". The project consists of a Crush Pad, Fermentation Room, Tasting Room, Office, Storage Room, Outdoor Patio and Garden. The winery will be designed to provide an exceptional guest experience and improve the overall appearance of the property.

- LANDSCAPE NOTES**
- The following items will be incorporated into the final Landscape Construction Plans and Specifications:
 1. All planting and irrigation shall conform to the County of Riverside and Riverside Water Conservation Ordinance 869.
 2. An irrigation system shall be installed for this project per the County of Riverside Water Conservation Ordinance 869.
 3. All mature planting shall not interfere with Utility Lines or Traffic Cuts.
 4. All HVAC/Mechanical Equipment and Trash Enclosure shall be screened w/ Planting Typical.
 5. All slopes over 3" in vertical height shall be planted and irrigated per County Standard Details.
 6. A 2" layer of wood mulch shall be installed to all planting areas as required.
 7. Landscapes will be maintained by Owner.
 8. All materials shall be approved for this site.
 9. There are no fences proposed for this site.
 10. This Project is within a MISHCP Cell and shall comply with all ordinances and the County of Riverside MISHCP Agency.
 11. This Project is within the limit of work item need to be performed or removed.

- IRRIGATION STATEMENT OF COMPLIANCE ORD. 859.2**
- Smart Controller with an ET Crop with access to real time ET (minimum controller rating shall be light commercial).
 - Meter Valve and Flow Sensor (except for private residential lots)
 - Rain sensing device
 - Pressure regulator (if needed)
 - Hydrozones will be properly designated
 - No overwater irrigation within 24" of non-permeable surfaces (no turfgrass)
 - Subirrigation or low-volume irrigation will be used for irregular shaped areas, or areas less than 8" in width and in all planting areas within the (coverage)
 - Subirrigation or low-volume irrigation will be used for irregularly shaped areas, or areas less than 8" in width and in all planting areas within the (coverage)
 - Provide a 2" layer of Mulch (min) in shrub bed and unplanting areas; 3" layer of Mulch in groundcover areas; 3" layer of Shaded Stabilizing Mulch for slopes.
 - Details: Use the existing 3.5" Section and 6" (per County Standard Details). Use the existing with 3" (9 inches high) wood mulch.
 - Road Barriers shall be installed for lanes within 6" (min) of Hardscape per County Standard Details. Road Barrier shall not encroach the tree root zone of the tree a minimum of 2' in each direction and extend beyond the center of the tree a minimum of 2' in each direction.
 - Tree shall have breaker tubes per County Standard Details.
 - All Planter Islands adjacent to Parking Spaces shall be Constructed of Concrete or a suitable material. Concrete and Compressed Decomposed Granite (with a 3/4" aggregate) will be used for all concrete and decomposed granite work surfaces.
 - Planter Islands adjacent to parking spaces shall have a 12" wide concrete walkway strip installed adjacent to or flag with or covered as of the site.

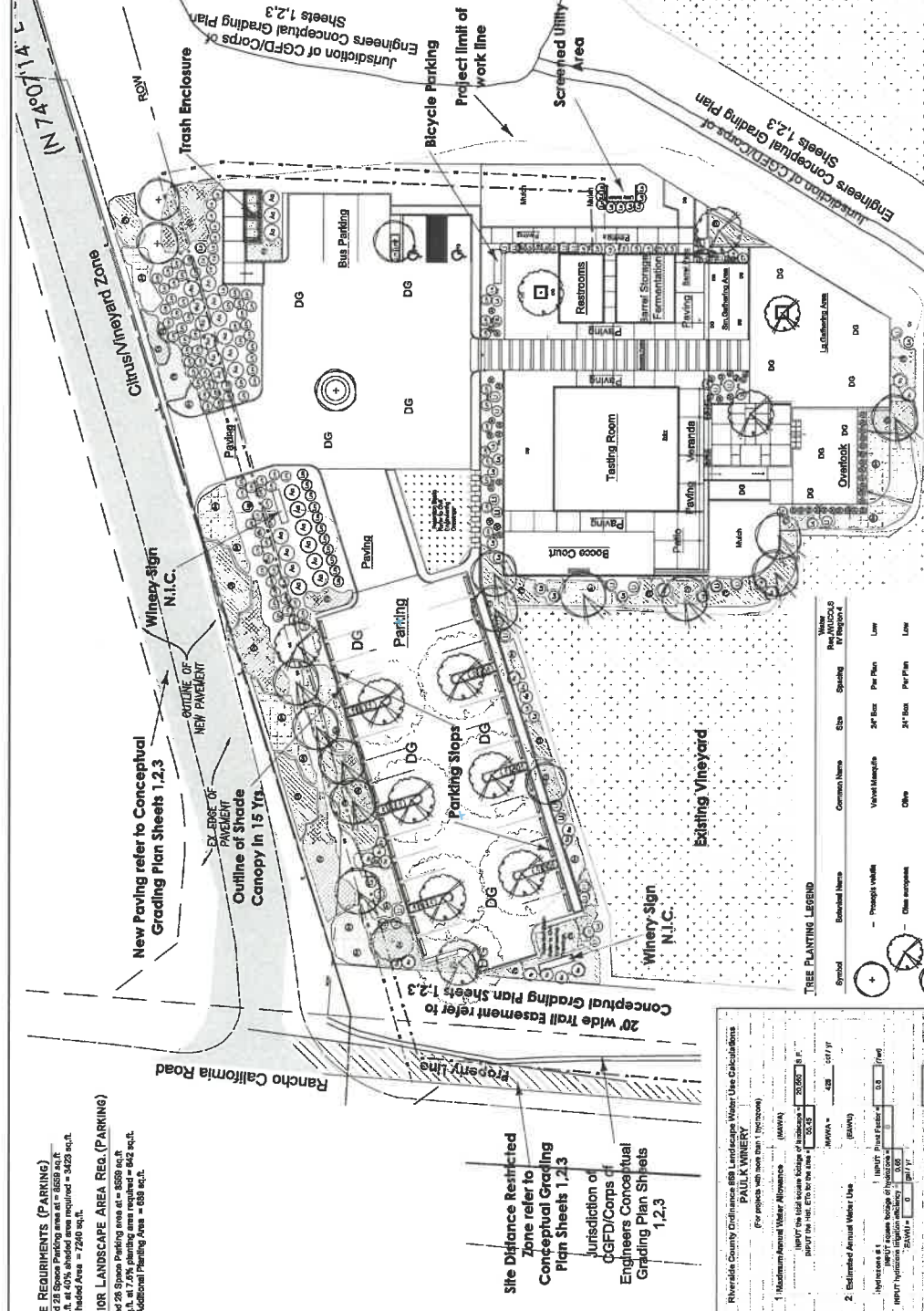
- SUPPLEMENTAL LANDSCAPE NOTES**
- All planting and irrigation shall conform to the County of Riverside and Riverside Water Conservation Ordinance 869.
 - An irrigation system shall be installed for this project per the County of Riverside Water Conservation Ordinance 869.
 - AI mature planting shall not interfere with Utility Lines or Traffic Cuts.
 - AI HVAC/Mechanical Equipment and Trash Enclosure shall be screened w/ Planting Typical.
 - AI slopes over 3" in vertical height shall be planted and irrigated per County Standard Details.
 - AI 2" layer of wood mulch shall be installed to all planting areas as required.
 - Landscapes will be maintained by Owner.
 - All materials shall be approved for this site.
 - There are no fences proposed for this site.
 - This Project is within a MISHCP Cell and shall comply with all ordinances and the County of Riverside MISHCP Agency.
 - This Project is within the limit of work item need to be performed or removed.

IRRIGATION STATEMENT OF COMPLIANCE ORD. 859.2

- Smart Controller with an ET Crop with access to real time ET (minimum controller rating shall be light commercial).
- Meter Valve and Flow Sensor (except for private residential lots)
- Rain sensing device
- Pressure regulator (if needed)
- Hydrozones will be properly designated
- No overwater irrigation within 24" of non-permeable surfaces (no turfgrass)
- Subirrigation or low-volume irrigation will be used for irregular shaped areas, or areas less than 10" in width

GARCIA LANDSCAPE ARCHITECTURE
209 N. MAIN STREET, SUITE A, CARROLL, CA 95926
916.527.0777 | 916.527.0708 | www.garcia.com
GARCIA LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECTURE

Scale: 1"=30'-0"
North



GROUND COVER / VINE PLANTING LEGEND

Symbol	Botanical Name	Common Name	Size	Spacing	Water Per Plan (ft ²)	Height
(Symbol)	Callistemon Viminalis	Dot Star	1' GAL	18" O.C.	Low	Low
(Symbol)	Ceanothus 'Blue Boy'	Blue Boy	1' GAL	18" O.C.	Low	Low
(Symbol)	Semecarpus portulacastris	Portulacastris	18" x 18" tiles	18" O.C.	Low	Low

TREE PLANTING LEGEND

Symbol	Botanical Name	Common Name	Size	Spacing	Water Per Plan (ft ²)	Height
(Symbol)	Amelanchier	Amelanchier	30" x 30"	Per Plan	Low	Low
(Symbol)	Leucophaea	Leucophaea	24" x 30"	Per Plan	Low	Low
(Symbol)	Juniperus	Juniperus	36" x 36"	Per Plan	Low	Low
(Symbol)	Rhus	Rhus	36" x 36"	Per Plan	Low	Low

SHRUB PLANTING LEGEND

Symbol	Botanical Name	Common Name	Size	Spacing	Water Per Plan (ft ²)	Height
(Symbol)	Artemisia	Artemisia	5.0 GAL	18" O.C.	Low	Low
(Symbol)	Agave	Agave	5.0 GAL	18" O.C.	Low	Low
(Symbol)	Yucca	Yucca	5.0 GAL	18" O.C.	Low	Low

SHRUB PLANTING LEGEND

Symbol: + (Tree), ○ (Shrub), □ (Groundcover)

Winery Sign N.I.C.
20' wide Trail Easement refer to Conceptual Grading Plan Sheets 1.2,3

Site Distance Restricted Zone refer to Conceptual Grading Plan Sheets 1.2,3

Jurisdiction of CGFD/Comps of Engineers Conceptual Grading Plan Sheets 1.2,3

Project limit of Work line
Screened Utility Area
Bicycle Parking
Trash Enclosure

SHADE REQUIREMENTS (PARKING)
Proposed 28 Space Parking area = 8509 sq.ft.
Required 28 Space Parking area = 8509 sq.ft.
Actual Shaded Area = 2423 sq.ft.
Actual Additional Planting Area = 638 sq.ft.

INTERIOR LANDSCAPE AREA REG. (PARKING)
Proposed 28 Space Parking area = 8509 sq.ft.
Required 28 Space Parking area = 8509 sq.ft.
Actual Shaded Area = 2423 sq.ft.
Actual Additional Planting Area = 638 sq.ft.

Site Distance Restricted Zone refer to Conceptual Grading Plan Sheets 1.2,3

Jurisdiction of CGFD/Comps of Engineers Conceptual Grading Plan Sheets 1.2,3

20' wide Trail Easement refer to Conceptual Grading Plan Sheets 1.2,3

Project limit of Work line
Screened Utility Area
Bicycle Parking
Trash Enclosure

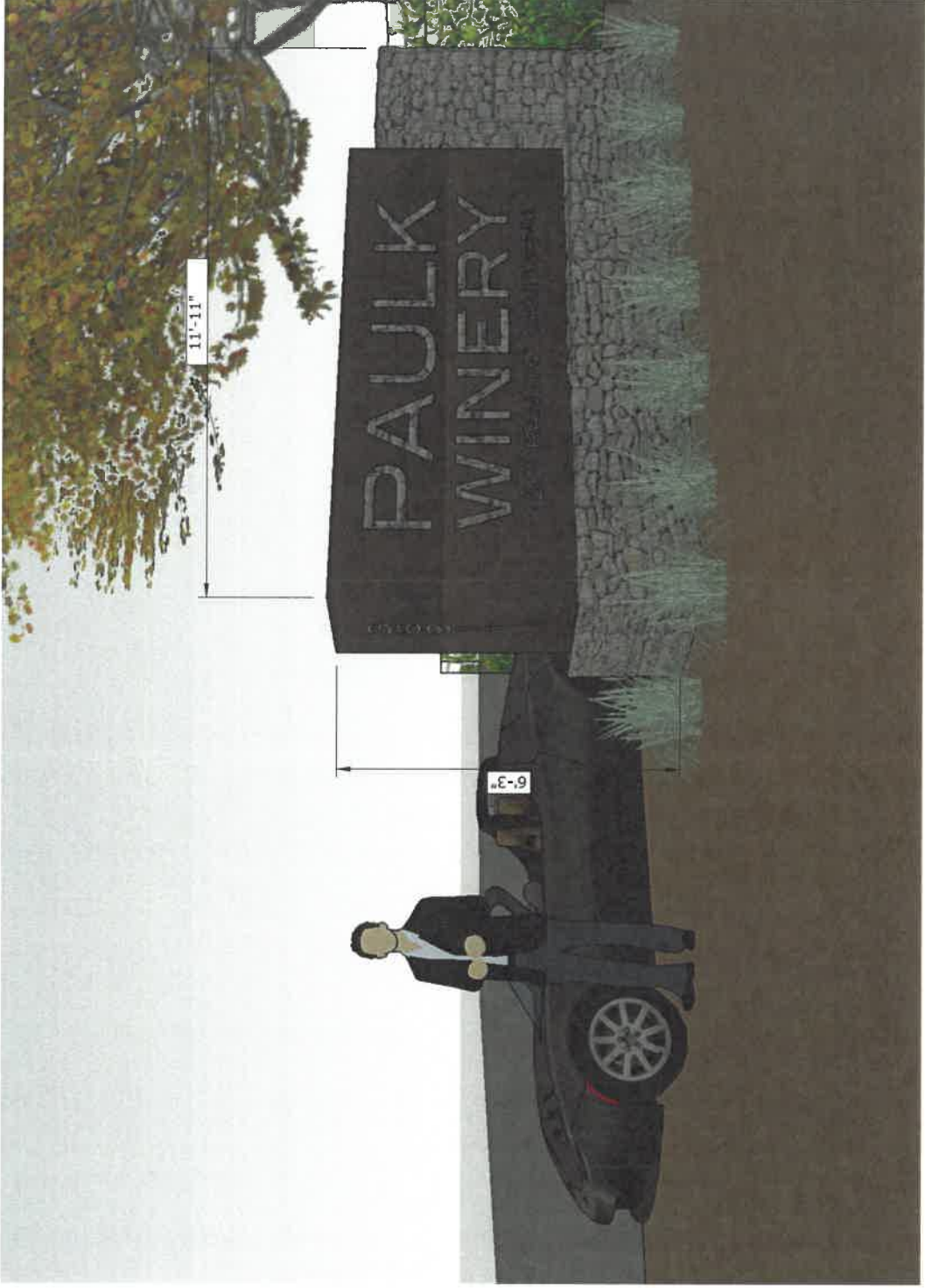
Riverside County Ordinance 859 Landscape Water Use Calculations
PAULK WINERY
(For projects with more than 1 Hydrozone)

1 Maximum Annual Water Allowance (AWWA) (AWWA = 1000 x (AWWA))
INPUT: Irrigation area (sq. ft.) = 30,000
INPUT: Irrigation efficiency = 0.8
INPUT: Maximum Annual Water Allowance (AWWA) = 30,000

2 Estimated Annual Water Use (EAWU) (EAWU = 365 x (EAWU))
Hydrozone #1
INPUT: Irrigation area (sq. ft.) = 30,000
INPUT: Irrigation efficiency = 0.8
INPUT: Kp factor = 0.8
INPUT: Frequency of irrigation = 0.25
INPUT: Maximum Annual Water Allowance (AWWA) = 30,000
EAWU #1 = 18,225

Hydrozone #2
INPUT: Irrigation area (sq. ft.) = 0
INPUT: Irrigation efficiency = 0.8
INPUT: Kp factor = 0.8
INPUT: Frequency of irrigation = 0.25
INPUT: Maximum Annual Water Allowance (AWWA) = 30,000
EAWU #2 = 0

Total EAWU = 18,225
Total AWWA = 30,000
Site water must be provided.



Paulk Winery Monument Sign





1-2

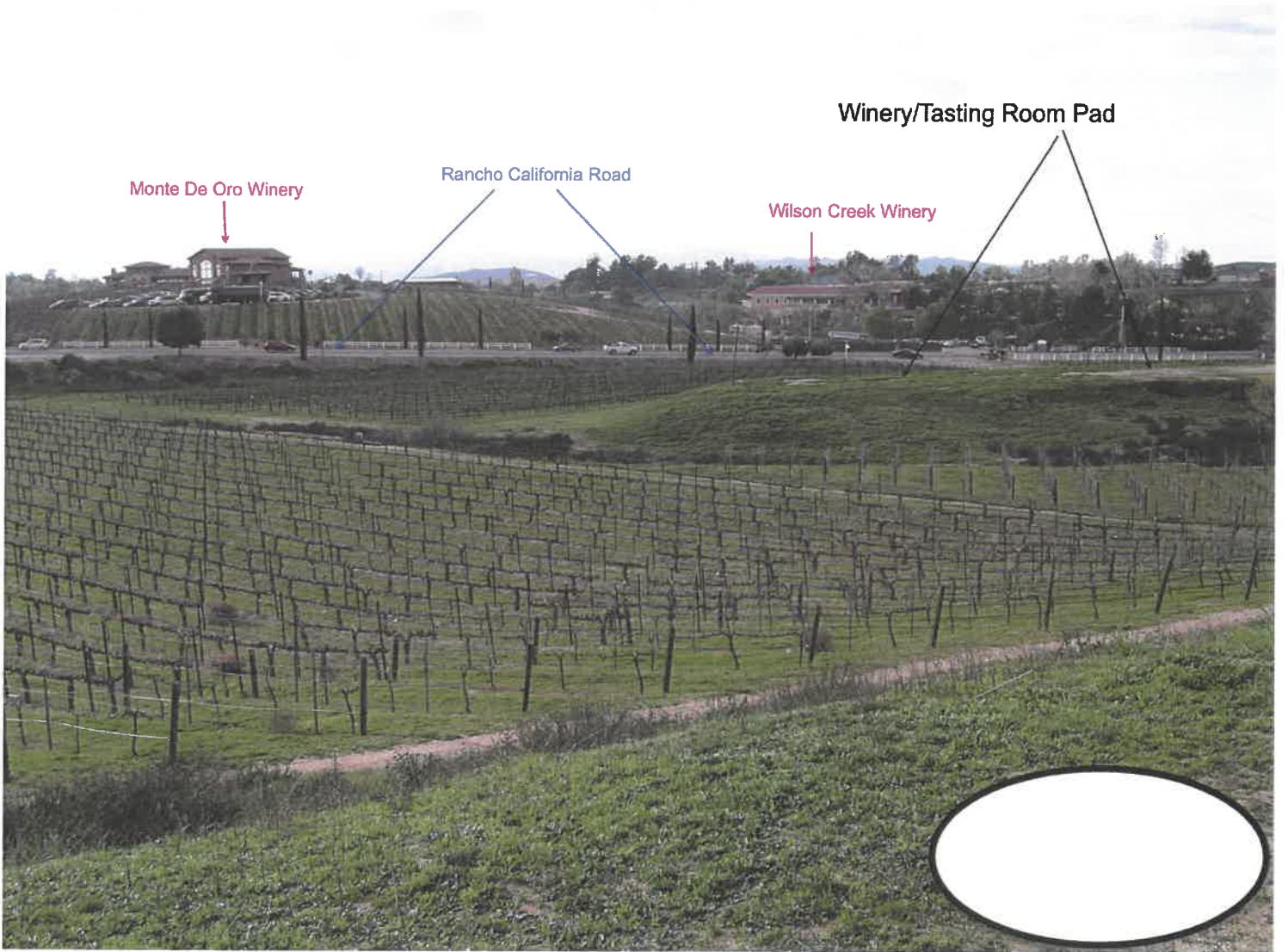
14-9492

1.3500

04-07-14

F8 40 17 450 f/4.0 FF--- EC--- SF- w/h.00697 60% dt006.3 ds029 26.9V -62mb ER00 DPH5073

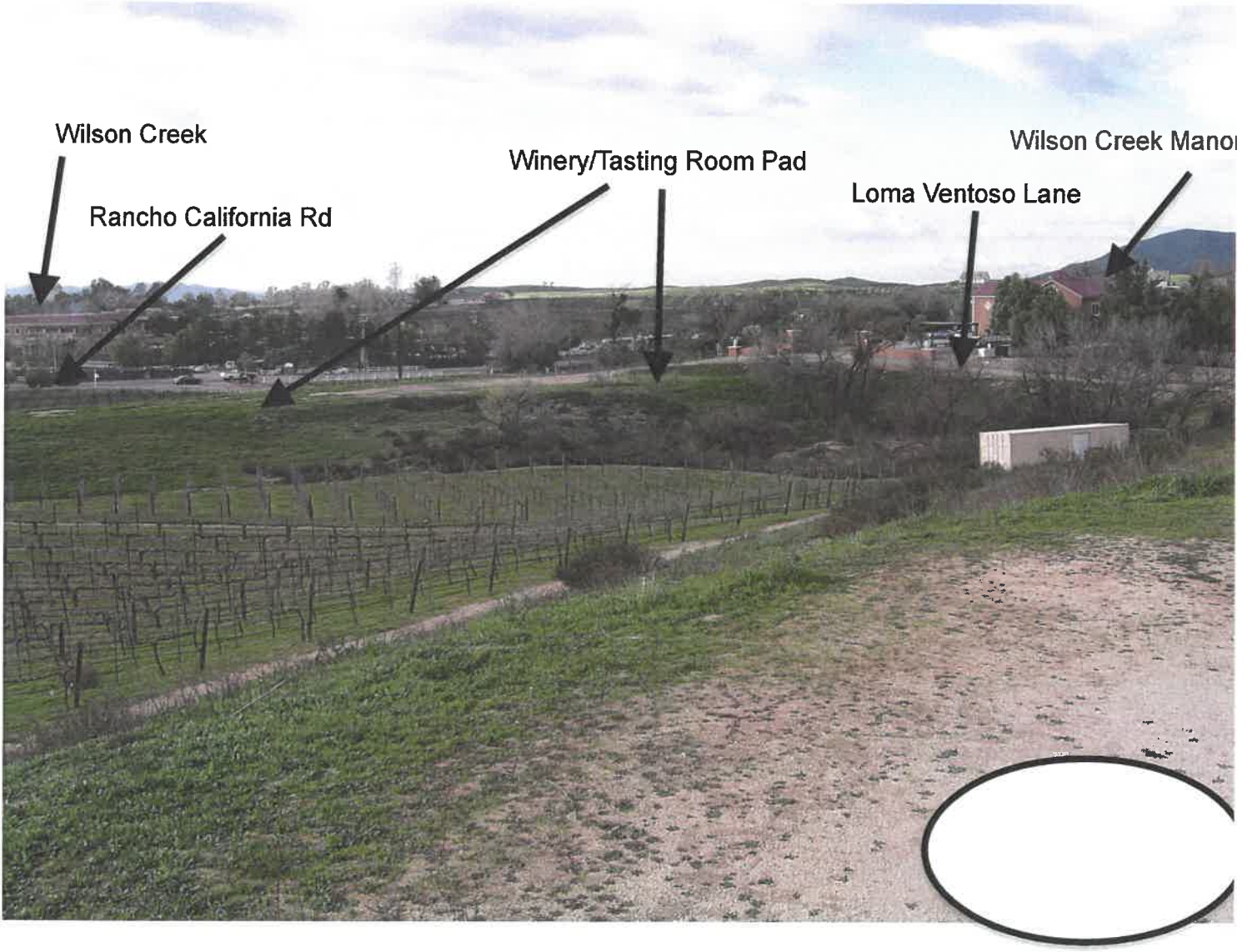
5 8 3 6





Loma Ventoso Lane

Winery/Tasting Room Pad



Wilson Creek

Rancho California Rd

Winery/Tasting Room Pad

Loma Ventoso Lane

Wilson Creek Manor





Monte De Oro Road

Winery/Tasting Room Pad

Rancho California R





Loma Ventoso Lane

Wilson Creek Manor

Winery/Tasting Room Pad



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PP25893 /EA42843

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: August 30, 2018

Applicant/Project Sponsor: Jerry & Laura Paulk Date Submitted: 10/13/15

ADOPTED BY: Planning Director

Person Verifying Adoption: Tim Wheeler Date: October 29, 2018

The Mitigated 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 Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZEA 42843 ZCFG06218

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42843
Project Case Type (s) and Number(s): Plot Plan No. 25893
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Tim Wheeler
Telephone Number: 951-955-6060
Applicant's Name: Jerry & Laura Paulk
Applicant's Address: 23445 Carancho Road Temecula, CA 92590

I. PROJECT INFORMATION

Project Description: Plot Plan No. 25893 proposes to construct a Class II Winery on 11.6 acres. The winery will consist of a total 4,944 square-foot building in two sections: Section one is a 2,575 square foot tasting and office area with retail, office/breakroom, and storage areas. Attached is an outdoor patio area. No delicatessen is proposed. Section two is a 2,369 square-foot wine production building with storage and restrooms attached. Between the sections is a covered crush pad area. The applicant currently has a type 02 ABC license (winegrower). Additionally a type 42 ABC license (on-sale wine for Public Premises) or other ABC type licenses will be required for the Class II Winery. Parking will consist of 33 parking spaces, including 2 ADA spaces and bike racks ('the Project').

A. Type of Project: Site Specific ; Countywide ; Community ; Policy .

B. Total Project Area: 11.60 Gross Acres / 8.55 Net Acres

Residential Acres: N/A				
Commercial Acres: 11.60	Lots: N/A	Sq. Ft. of Bldg. Area: 4,944	Est. No. of Employees: N/A	
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A	
Other: 6.41 net vineyard planted area				

C. Assessor's Parcel No(s): 942-090-016

Street References: The project is located at the northeast corner of the Rancho California Road and Monte De Oro.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township 7 South, Range 2 West – Section 24

E. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently planted with vineyards. The topography of the project site is sloped down from the northeast corner of Rancho California Road and Monte De Oro intersection. This slopes follows east along Monte De Oro as well as north along Rancho California Road until it decreases to Loma Ventoso Lane. Slopes begin to raise again towards the northeast corner section of the west side property line and Loma Ventoso Lane. The surrounding properties are zoned either WC-W or C/V. The property to the north of the project site has a single family residence and a vineyard. To the east of the project site is vacant land and some vineyard planting. West of the project site is a winery. To the south of the project site is a Southern California Edison Station and it neighbors another single family residence.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the Agriculture: Agriculture (A: AG) (10 Acre minimum) land use designation and is a part of the Temecula Valley Wine Country Policy Area – Winery District. All other land use designations and other applicable land use policies within the General Plan.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the project. The proposed project meets with 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 not located within a flood plain, but is within a subsidence susceptible area. The proposed project is not located within any other special hazard zone (including 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 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 meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets with 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.
8. **Healthy Communities:** The proposed project has a 20 foot trails easement along both Rancho California Road and Monte De Oro and meets all other applicable Healthy Community element policies.

B. General Plan Area Plan(s): Southwest Area Plan

C. Foundation Component(s): Agriculture

D. Land Use Designation(s): Agriculture (AG) (10 Acre Minimum)

E. Overlay(s), if any: Not in an Overlay

F. Policy Area(s), if any: Temecula Valley Wine Country Policy Area – Winery District

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area Plan
2. **Foundation Component(s):** Agriculture

- 3. **Land Use Designation(s):** Agriculture (AG)
- 4. **Overlay(s), if any:** Not in an Overlay
- 5. **Policy Area(s), if any:** Temecula Valley Wine Country Policy Area – Winery District

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** N/A
- 2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Wine Country-Winery (WC-W)

J. Proposed Zoning, if any: None

K. Adjacent and Surrounding Zoning: Wine Country-Winery (WC-W) to the north, east, and south. There is also a parcel to the south zoned Citrus/Vineyard (C/V). To the west is Citrus/Vineyard – 10 Acre Minimum (C/V-10).

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

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

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

Tim Wheeler,
Urban Region Planner III
Printed Name

August 30, 2018
Date

For: Charissa Leach, P.E.
Assistant TLMA 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-8 “Scenic Highways”

Findings of Fact:

a) The Project site is not located along a scenic highway corridor or State Eligible Scenic Highway. There will be no impacts.

b) The proposed Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive project site or building, open to public view. The proposed winery development will be subject to the latest adopted building code and through design the visual impact is minimal to the surrounding area. The Project is setback approximately 634 feet from the new right-of-way and provides ample landscaping that will minimize the visual impacts. The maximum height of the building proposed is at 34 vertical feet and is consistent with the Temecula Valley Wine Country Design Guidelines that will minimize all related impacts to a less than significant levels. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

a) According to Map My County, the project site is located approximately 18.25 miles away from the Mt. Palomar Observatory; which is inside of the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains regulations for projects located within Zone B. This proposed Project will comply with all applicable sections of Ordinance No. 655, including light usage and shielding. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 Project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. Adjacent residential properties will not be exposed to unacceptable light levels. Any lighting on site is required to be shielded and directed away to minimize impacts to surrounding wineries and in particular residential dwellings or uses. Light created from potential increased traffic to the site may increase. Project lighting will be shielded from the neighboring residential properties per the buildings elevation features/layout of the project site. The closest residential dwelling to the Project site is approximately 297 feet away. Ordinance No. 655 contains approved materials and methods of installation, definition, and general requirements; requirements for lamp source and shielding, prohibition and exceptions. All lighting standards will meet the latest adopted County of Riverside Building and Safety standards and the latest California Building Code (CBC). Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

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

a) The Project site is located on the General Plan Figure OS-2 "Agricultural Resources" as a Unique Farmland. The project site is also located within the Temecula Valley Wine Country Policy Area – Winery District and is zoned Wine Country – Winery (WC-W), which is considered agricultural zone pursuant to Section 21.3 of Riverside County Ordinance No. 348. The proposed Project will introduce additional uses in relation to vineyard farming (wine tasting and wine production), most of the property will still be used for vineyard farming. No conversion to a non-agricultural use will occur or would be allowed with a farming operation of a vineyard. Impacts will be less than significant.

b) The Project site is currently within the Temecula Valley Wine Country Policy Area – Winery District and is zoned Wine Country – Winery (WC-W), which is considered agricultural zone pursuant to Section 21.3 of Riverside County Ordinance No. 348. The Project site is not within land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. There will be no impacts.

c) The Project site is an existing vineyard and will be developed, expanding on the vineyard farming to include wine tasting and wine production. These associated uses will be in conjunction with and are allowed only with the continued operation of the vineyard farming. These additional use are within 300 feet of agriculturally zoned properties; many which also have various wineries and associated winery activities on them. Impacts will be less than significant.

d) The Project site is currently being farmed. The proposed project will expand upon the existing vineyard, additional uses (wine tasting and wine production); consistent with the General Plan and the Temecula Valley Wine Country Policy Area – Winery District. No conversion of farmland or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use as the project site will still consist of over 6 acres of vineyard farming on site. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<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-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas,” Figure OS-3b “Forestry Resources Eastern Riverside County 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)). There will be no impacts to land designated as forest land, timberland, or timberland zoned Timberland Production.

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. There will be no impacts.

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. There will be no impacts.

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 type="checkbox"/>	<input checked="" 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 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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Source: SCAQMD CEQA Air Quality Handbook, Reference Project's AQ report from PCR Services Corporation

Findings of Fact:

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

(1) The proposed project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the CalEEMod analysis conducted for the proposed site; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. The project is consistent with the General Plan and is not defined as a significant project.

According to the consistency analysis presented above and the analysis presented in section b) below, the proposed project will not conflict with the AQMP. There will be no impacts.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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South Coast Air Basin Attainment Status – Riverside County

Pollutant	Federal	State
O ₃ (1-hr)	No Data	Nonattainment
O ₃ (8-hr)	Nonattainment	Nonattainment
PM ¹⁰	Attainment	Nonattainment
PM ^{2.5}	Nonattainment	Nonattainment
CO	Unclassified/Attainment	Attainment
NO ₂	Unclassified/Attainment	Attainment
SO ₂	Attainment	Attainment
Pb	Unclassified/Attainment	Attainment

Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.

Construction Emissions

The proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

Although a project specific air quality analysis was not performed, such analysis has been performed for other projects within the County that are also located within the South Coast Air Basin. Emissions for the purposes of this section are not dependent on a specific location but merely the anticipated amount of emissions and its relation to daily emission thresholds established for the South Coast Air Basin. One particular analysis performed by PCR Services Corporation for a Class VI winery with a wine tasting room of 100,000 sqft., a wine country hotel of 148,000 sqft., a wedding pavilion and banquet halls of 53,000 sqft.; plus also restaurants and outdoor events will be used in this analysis for reference. The proposed project, in comparison to the reference project, is one building of approximately 5,000 sqft for a Class II winery. In this analysis, the California Emissions Estimator Model (CalEEMod) was utilized to estimate emissions from the proposed construction activities. CalEEMod default construction phase lengths and number of equipment were utilized. The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area being less than 50 acres and anticipated to move less than 5,000 cubic yards of material per day, a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required. Additionally, the project will be required to comply with SCAQMD Rule 113 (5) which limits the volatile organic compound (VOC) content of architectural coatings (i.e. paint) to no more than 50 g/L. These existing regulations were applied to the air quality analysis and are reflected in the emission estimates. The table below titled Reference Project Maximum Daily Construction Emissions summarizes the results of the CalEEMod outputs from the reference winery and wine country hotel; plus restaurants and outdoor events. Based on the results of the model, maximum daily emissions from the construction of the reference project will not exceed established SCAQMD thresholds.

Reference Project Maximum Daily Construction Emissions (lbs/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
2018	44	134	224	<1	24	12
SCAQMD Threshold	75	100	550	150	150	55

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potential Impact?	No	Yes	No	No	No	No
Source: PCR Services Corporation, April 2015						

The reference project is 42 times larger in size based on building area and scope compared to the proposed project's (213,444 square feet for the reference project and 4,944 for the proposed project). Whereas the reference project's emissions exceed the SCAQMD threshold of 100 lbs/day for NO_x, the proposed project's smaller size and scope would be anticipated to result in a relatively proportional decrease in the amount of NO_x emissions to approximately 12 lbs/day to fall below the NO_x threshold. Therefore, the proposed project would also be anticipated to not exceed maximum daily emission thresholds for construction established by SCAQMD.

Operational Emissions

Long-term emissions are evaluated at build-out of a project. The project is assumed to be operational in 2019. Long-term criteria air pollutant emissions will result from the operation of the proposed project. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. The table below titled Reference Project Maximum Daily Operational Emissions summarizes the results of the CalEEMod outputs from the reference project. Based on the results of the model, maximum daily emissions from the operation of the reference project will not exceed established SCAQMD thresholds.

Reference Project Maximum Daily Operational Emissions (lbs/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Area Sources	29	<1	<1	<1	<1	<1
Energy Sources	1	5	5	<1	<1	<1
Mobile Sources	7	23	89	<1	15	4
Total Emissions	37	28	94	<1	15	4
SCAQMD Threshold	55	55	550	150	150	55
Potential Impact?	No	No	No	No	No	No
Source: PCR Services Corporation, April 2015						

The project as proposed would be anticipated to have reduced emissions analyzed in this reference air quality analysis based on the relative size of the referenced project to the proposed project. Therefore, the proposed project would also be anticipated to not exceed maximum daily emission thresholds for operation established by SCAQMD. Therefore, both short-term construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

c) Cumulative short-term, construction-related emissions and long-term, operational emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project and operational emissions will not exceed any SCAQMD daily threshold. As required of the proposed project, other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation pursuant to state CEQA requirements, thus ensuring that air quality standards are not cumulatively exceeded. Impacts will be 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. The nearest sensitive receptor is St. Jeanne De Lestonnac School located at 32650 Avenida Lestonnac, Temecula, CA 92591 at approximately 3.19 miles south of the Project site.

Based on the analysis presented above, the proposed Project would not expose sensitive receptors (residences) which are located within one mile of the Project site to substantial point source emissions, and impacts would be less than significant.

Carbon Monoxide Hotspots

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hotspots have the potential to violate state and federal CO standards at intersections, even if the broader Basin is in attainment for federal and state levels.

Existing CO concentrations in the immediate project vicinity are not available. Ambient CO levels monitored in the Riverside-Rubidoux Station showed a highest recorded 1-hour concentration of 2.7 ppm (State standard is 20 ppm) and a highest 8-hour concentration of 1.6 ppm (State standard is 9 ppm) during the past 3 years. The highest CO concentrations would normally occur during peak traffic hours; hence, CO impacts calculated under peak traffic conditions represent a worst-case analysis.

Given the relatively low level of CO concentrations in the project area, project-related vehicles are not expected to result in the CO concentrations exceeding the State or federal CO standards. Since no CO hot spot would occur, there would be no project-related impacts on CO concentrations.

Localized Significance Threshold Analysis

As part of the SCAQMD’s environmental justice program, attention has been focused on localized effects of air quality. Staff at SCAQMD developed localized significance threshold (LST) methodology that can be used by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts (both short- and long-term). LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the State AAQS, and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA). The proposed project is located within the Temecula Valley SRA as is the reference project.

The tables below titled Reference Project On-Site Preparation Construction LST Emissions and Reference Project On-Site Short and Long Term Construction LST Emissions identify the emissions during construction at residential lots 2 through 5 to the west of the reference project away are well below the SCAQMD thresholds of significance. These also include consideration of existing regulations as previously noted.

Reference Project On-Site Short Term Construction LST Emissions (lbs/day)

Emissions	NO _x	CO	PM ¹⁰	PM ^{2.5}
On-Site Emissions	321	890	4	3
LST Threshold	339	10,000	10.4	10.4
Potential Impact?	No	No	No	No
Source: PCR Services Corporation, April 2015				

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

Reference Project On-Site Long Term Construction LST Emissions (lbs/day)

Emissions	NO_x	CO	PM¹⁰	PM^{2.5}
On-Site Emissions	104	807	<1	<1
LST Threshold	339	10,000	2.5	2.5
Potential Impact?	No	No	No	No

Source: PCR Services Corporation, April 2015

Similar to the analysis on regional emissions, the modeling is based on a larger project area for the reference project compared to the proposed project. Therefore, emissions are anticipated to be less than those of the reference project for the proposed project, or at minimum not be any greater than the reference project. The proposed project is also further from the nearest sensitive receptors (approximately over 300 feet away, a dwelling) compared to the reference project. Therefore, the proposed project would also be anticipated to not exceed maximum daily LST emission thresholds for construction established by SCAQMD.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed project does not include such uses, and thus, due to the lack of significant stationary source emissions, no long-term localized significance threshold analysis is needed. Therefore, based on the analysis for CO and LST, impacts to sensitive receptors are considered less than significant.

e) 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 but are not limited to long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The proposed development would not be located within one mile of an existing substantial point source emitter as none are known to exist in the immediate area. Therefore, the project would not result in the construction of a sensitive receptor near a point source emitter. There will be no impacts.

f) The Project presents the potential for generation of objectionable odors in the form of diesel exhaust during construction in the immediate vicinity of the project site. Impacts of construction-related odors cannot be quantified because it is subjective to each person's sensitivity to smell. Recognizing the short-term duration and quantity of emissions in the Project area, and the small number of nearby residences (approximately 4), approximately 15 people would be exposed to these odors. Although not significant in numbers of people, being bothered by odors to just one person can be a nuisance. Odors due to exhaust from construction vehicles and equipment will be short-term and negligible. Therefore, less than significant impacts will occur due to exposure of a substantial number of people to objectionable odors.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 Wildlife 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 and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The Project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The Project site is currently planted with a vineyard and was previously entitled for, but did not construct, a winery. The proposal will disturb approx. 2.14 net acres out of 8.55 net acres for the construction of a wine tasting and wine production building with associated parking. Based on the proposed use and disturbance currently on site, impacts to bio-resources will be less than significant.

b-c) The proposal will disturb approx. 2.14 net acres out of 8.55 net acres for the construction of a wine tasting and wine production building with associated parking. Based on the proposed minimal project area disturbance; in addition to the existing disturbance of the vineyard farming occurring on site; habitat modifications on any endangered or threatened species as listed in Title 14 of the California Code of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12) will be less than significant. Additionally, the Project site is in or partially the Stephen's Kangaroo Rat (SKR) Area that is indigenous to the County of Riverside. The Project has been conditioned for prior to grading issuance and/or building permit final for payment of the SKR fee. Total impacts will be less than significant.

d) The subject property does have a constrained area per the California Department Fish & Wildlife and Army Corp of Engineers. This area was determined through analysis by Principe & Associates per their report dated August 20, 2015. The report analyzed the proposed Project site development in comparison to the constrained area and watercourse on the subject property. The report determined that the constrained area is the result of a pond or human-modified depression next to or within that area some time ago. The potential for Riparian/Riverine or other habitat species may occur within that area, but since development on site will not impact this area (as noted on the Conceptual Grading Plan (Exhibit G) and Site Plan (Exhibit A)) it will not result in the adverse impacts and no permit is required from U.S. Army Corps of Engineers and CDFW. A natural watercourse is present on the site, but further determination by the report from Principe & Associates, no permits or additional analysis is needed from the U.S. Army Corps of Engineers and CDFW as the project site will not impact the watercourse. Jurisdictional waters of the US wetlands and streambeds are not present. 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. Through project design and layout; 100% avoidance of the constrained area and natural watercourse have been implemented, with no impacts from vineyard planting or site construction. Impacts will be less than significant.

e-f) The Project site does not contain riverine/riparian areas or vernal pools. There will be no impacts.

g) The proposed Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

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; PDA04225; Historical/Archaeological Resources Survey Report, Tesoro Winery Project, Rancho California Area, Riverside County, California. CRM Tech; April 19, 2007.

Findings of Fact:

a) Based upon analysis of records and a survey of the property by a qualified Archaeologist, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. There will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Based upon analysis of records and a survey of the property by a qualified Archaeologist, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials; PDA04225; Historical/Archaeological Resources Survey Report, Tesoro Winery Project, Rancho California Area, Riverside County, California. CRM Tech; April 19, 2007

Findings of Fact:

a) Based upon analysis of records and a survey of the property it has been determined that there will be impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were archaeological resources identified during the survey of the project site. This resource consists of a sparse scatter of groundstone and is classified as an isolate with limited research potential. Recordation of the isolate has exhausted the data potential to a less than significant.

b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Impacts will be less than significant.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, 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. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

10. 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 (per geotechnical report GEO02475)

Findings of Fact:

a-b) No active faults are known to traverse the subject site. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone). The northeastern corner of the property lies within a mapped Riverside County fault zone; however, the Project area is located over 100 feet from the southwestern edge of the fault zone, and based on site mapping and aerial photography review the likelihood of an active fault traversing the site is very low to remote. Additionally, the project is subject to the California Building Code (CBC) requirements pertaining to commercial development and thereby mitigating any potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

11. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction" and Geologist Comments (per geotechnical report GEO02475)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to "Map My County," the Project site is identified as having a moderate potential for liquefaction. The Project sites building pad area is underlain by Pauba Formation sandstone, which is not prone to collapse, hydro-consolidation, or liquefaction potential. Adherence to CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," Figures S-13 through S-21 (showing General Ground Shaking Risk), and Geologist Comments (per geotechnical report GEO02475)

Findings of Fact:

a) No active faults are known to traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. According to "Map My County," the Project site is not located in a fault zone; however the northeastern corner of the property lies within a mapped Riverside County fault zone. The Project area is located over 100 feet from the southwestern edge of the fault zone, and based on site mapping and aerial photography review the likelihood of an active fault traversing the site is very low to remote. As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the current CBC, structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant and no mitigation is required. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. 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" and Geologist Comments (per geotechnical report GEO02475)

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 has minimal possibilities of resulting in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. As noted in comments from geological or geotechnical report (GEO02475) provide by the applicant, landslide debris was not observed during their subsurface exploration and no ancient landslides are known to exist on site. The proposed remedial grading will diminish the potential for collapse, hydro-consolidation, slope instability and/or settlement. In addition, no further information is provided to suggest that the project would be located on unstable soil. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. 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” and Geologist Comments (per geotechnical report GEO02475)

Findings of Fact:

a) According to GIS database, the project site is located in an area with susceptible subsidence, and the Geotechnical study (GEO02475) performed by Earth-Strata Geotechnical Services, Inc., indicated that the building pad area is underlain by Pauba Formation sandstone, which is not prone to collapse, hydro-consolidation, or liquefaction potential. When properly constructed, fill slopes up to 20 feet high with inclinations of 2:1 (h:v) or flatter are considered to be grossly stable. The report also suggests that the removal of low density, compressible earth materials, such as topsoil, upper alluvial materials, and undocumented fill, should continue until firm competent alluvium or bedrock is encountered. Grading should be conducted in accordance with the local codes. Furthermore, remedial grading should extend beyond the perimeter of the proposed structures a horizontal distance equal to the depth of excavation or a minimum of 5 feet, whichever is greater. Keyways are required at the toe of all fill slopes higher than 5 feet and steeper than 5:1 (h:v), and should be a minimum 10 feet wide and 2 feet into bedrock, as measured on the downhill side. Additionally, the grading and foundation recommendations may need to be updated once final grading and foundation plans are developed. Adherence to CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Other Geologic Hazards

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

Source: On-site Inspection, 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:

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. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Slopes	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a) The Project site has rolling terrain with gentle slopes present on the southwestern corner of the site. These slopes (less than 2:1) stem from Rancho California Road and Monte De Oro as it lessens towards Loma Ventoso Lane. The existing vineyard and proposed winery facility will not change topography or ground surface relief features. Impacts will be less than significant.

b) The Project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet. There will be no impacts.

c) The Project will not result in grading that affects or negates subsurface sewage disposal systems. The Project will be connecting to sewer. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, 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: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts will be less than significant. Impacts will be less than significant.

b) The Project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development regulate 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 is for the installation of a winery and associated facilities. The project will be connected to sewer. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Erosion	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) The proposed Project is not located in the vicinity of a stream or lake and will not alter nor change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. The closest river, stream, or lake is Lake Skinner; approximately 2.38 miles away to the north. The project will have no impact. There will be no impacts.

b) The proposed Project is not likely to increase in water erosion either on or off site; as the project is incorporating two (2) bio-retention basins next to the parking lot and existing vineyard, with any remaining water flow to filter to Loma Ventoso Lane. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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. No. 460, Article XV & Ord. No. 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 CBC. In addition because the Project site is located in an area susceptible to moderate wind erosion a conditions of approval has been applied to this Project requiring all necessary measures to control dust during construction. With such compliance, the Project will not result in an increase in wind erosion and blowsand, either on or off site. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
20. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Climate Action Plan, Greenhouse Gas Analysis, dated 3/12/15, prepared by LSA Associates Inc.

Findings of Fact:

a-b) Riverside County has prepared and certified a Climate Action Plan (CAP) which establishes goals and policies that incorporate environmental responsibility into its daily management of residential, commercial, and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development and open space and natural habitats to further their commitment. The Riverside County CAP has set a goal to reduce emissions by 15 percent from 2008 levels, as recommended by the AB 32 Scoping Plan.

The CEQA guidelines allow for the use of CAP screening thresholds and tables in the streamlining of CEQA analysis for development projects. Projects that are consistent with the CAP and satisfy the requirements of the screening thresholds and tables comply with the CEQA requirement for addressing GHG emissions and are therefore not required to conduct any further analysis. As an initial screening method, the CAP establishes an emissions threshold of 3,000 metric tons per year of CO₂ equivalent (CO₂E) that is determined to be less than significant for small projects.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project provided a GHG analysis report provided by LSA Associates, Inc. in March 2015. The GHG analysis states the total amount of GHG emissions from this Project are less than five hundred (500) Metric Tons Carbon Dioxide equivalent (MT CO₂e) per year which includes construction-related emissions amortized over a typical project life of 30 years as shown in the below table. The total GHG emissions from the Project are below the threshold of 3,000 MT CO₂e per year for residential projects established by the CAP.

Project Operational Emissions (metric tons/year)

Emissions	CO ₂	CH ₄	N ₂ O	CO ₂ E
Construction Emissions amortized over 30 years	33	0.0042	0	33
Area Sources	0.0005	0	0	0.00053
Energy Sources	41	0.00188	0.0004	42
Mobile Sources	14	0.00057	0	14
Waste Sources	1.2	0.0721	0	2.7
Water Usage	44	0.00682	0.00053	44
Total Project Emissions	461	0.185	0.00093	465
Riverside County CAP Threshold	3,000			
Exceeds Threshold	No			
Source: LSA Associates, Inc. dated March 2015				

Therefore, the Project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with the County's goals of reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

21. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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	<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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Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

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. The Project will result in the construction of a one-story wine tasting/wine production building. The Project will not introduce activities that will cause substantial hazard to the public. Operations associated with a winery (cultivating, crushing, processing grapes into wine, fermentation; farming of the grapes, and cleaning equipment) will not present a substantial health risk to the surrounding neighbors or the community. Impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

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 because as mentioned in section 22a, the Project will not engage in reasonably foreseeable activities with risk of upset or accident conditions involving the release of hazardous materials into the environment. Impacts will be less than significant.

c) Because the proposed Project is located in a moderate to high fire hazard area, the Project includes adequate access for emergency response vehicles and personnel. Conditions of approval related to emergency access and egress, road widths, location of entry gates (if any), turnarounds and surfacing materials of roadways will ensure that the proposed Project does not interfere with the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. Impacts will be less than significant.

d) The proposed Project is not located within one quarter mile of an existing or proposed school. The Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. There will be no impacts.

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. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-20 "Airport Locations," GIS database

Findings of Fact:

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. The closest airport is the French Valley Airport which is located approximately 5.42 miles northwest of the project site. There will be no impacts.

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. There will be no impacts.

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. The closest airport is the French Valley Airport which is located approximately 5.42 miles northwest of the project site. There will be no impacts.

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. The closest airport is the French Valley Airport which is located approximately 5.42 miles northwest of the project site. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
23. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project is located in a moderate to high fire hazard area. The Project shall adhere to all Fire Department requirements for projects located within high fire hazard areas. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, CFC, and CBC. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project				
24. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The proposed Project will develop approximately 2.14 net acres out of 8.55 net acres for the construction of the winery tasting room/wine production building and associated parking. Through this process, the site will alter the drainage from its current natural flow to Loma Ventoso Lane. Water will drain from the proposed building into bio-retention basins located next to the parking lot and existing vineyard. The water not absorbed or evaporated in the basins will drain down towards Loma Ventoso Lane. However, the Project will have to meet the latest Water Quality Management Plan (WQMP) standards and Best Management Practices (BMP) standards. With such regulations in place, it will not violate any water quality standards or waste discharge requirements.

The Project will incorporate WQMP and BMP measures that will meet the latest adopted criteria. Additionally, the site does not contain nor alter the course a stream or river in a manner that would result in substantial erosion or siltation on- or off-site. The closest river or stream or body of water is Lake Skinner; approximately 2.38 miles away to the north. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The geotechnical report for the proposed Project stated that groundwater was not observed during subsurface exploration. Data reviewed places current groundwater levels at approximately 53 and 68 feet below existing ground surface. Groundwater is not anticipate to be encountered during grading. Ultimate development of the site will require review and approval by the Building and Safety Department and will be subject to conditions of approval that will ensure that grading and construction of the winery will not interfere with any groundwater supply. Impacts will be less than significant.

d) Due to the amount of impervious surfaces within the project site, this proposal will not substantially increase flow rates on downstream property owners as the water will be captured by retention basins or existing facilities along Loma Ventoso Lane and Rancho California Road. Therefore, no new flood control facilities or water quality mitigation will be required. However, the project has been conditioned by Flood Control to pay the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) fee to address the projects incidental impact to existing drainage facilities. This is a standard condition of approval from Flood Control for ADP fees and is not considered mitigation under CEQA. This impact is considered less than significant. Impacts will be less than significant.

e) The Project site is not located within a 100 year flood zone. No housing is proposed for the Project site. The Project will consist of only a winery for tasting and production. 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. There will be no impacts.

f) The Project site is not located within a 100 year flood zone. Therefore, all construction and structures for the winery will not be placed within a 100-year flood hazard area which would impede or redirect flood flows. There will be no impacts.

g-h) The Project will not substantially degrade water quality, but will include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs). Two (2) retention basins will be installed for the proposed Project with water treated on site either by absorption into the ground or transferred to and through the existing vineyard on site. The operation of these BMP will not result in significant environmental effects (e.g. increased vectors and odors). Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

25. 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	<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
a result of the failure of a levee or dam (Dam Inundation Area)?				
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 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a) Because of the limited development of the Project site, that will generally maintain the drainage patterns, 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. The project will incorporate retention basins and will continue to allow water to drain towards Loma Ventoso Lane. Also the project will pay ADP fees that will go towards existing drainage facilities. Impacts will be less than significant.

b) Based on the proposed size of development of the Project site that has a limited area of impervious area comparable to the entire site area, the Project will not result substantially in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Impacts will be less than significant.

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 as no levees or dams are within the area of the project or its surrounding properties. Impacts will be less than significant.

d) Because of the limited development of the Project site that has a limited area of impervious area comparable to the entire site area, the project will not cause changes in the amount of surface water in any water body. The closest body of water is Lake Skinner which is approx. 2.38 miles away. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project				
26. 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 proposed use is in compliance with the current land use of Agriculture: Agriculture (AG: AG) in the Southwest Area Plan. It is also located within the Wine Country Policy Area; within the Winery

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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District. The Project will not result in the substantial alteration of the present or planned land use of an area. Impacts will be less than significant.

b) The Project is not adjacent to a city boundary and not in the sphere of influence of the City of Temecula. Therefore, the project will not be inconsistent with the cities land use designation or zoning designation. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-b) The current zoning classification of the Project site is Wine County-Winery (WC-W) which allows for wineries as a permitted uses. The Project site is surrounded by properties which are zoned Wine County-Winery (WC-W) to the north, east, and southeast and Citrus/Vineyard – 10 Acre Minimum (CV-10) to the west and southwest. The Project is consistent with the existing zoning of the project site and is compatible with the surrounding area's zoning too. Both the WC-W and C/V zones allow for farming operations of crops, orchards, groves, and vineyards. The Project site will have 6.41 acres of vineyard planting (75% planting as required per the Temecula Wine Country Policy Area) for a winery project. Also besides residential dwellings along Loma Ventoso Lane, there are existing wineries along Rancho California Road (Blossom Winery, currently under construction just a ¼ mile south of the Project site, a winery within entitlement review at the southwest corner of Rancho California Road & Monte De Oro, Monte De Oro Winery to the west of the Project site on Monte De Oro, and Wilson Creek Winery just to the northwest of the Project site down Rancho California Road) to name a few as well. Impacts will be less than significant.

c) The General Plan designation for the properties north, east, west, and south from the project site is designated as Agriculture: Agriculture (AG: AG). The proposed Project of a Class II winery consisting of a wine tasting/wine production building with associated parking is consistent with the existing general plan designation and existing commercial developments along both Rancho California Road and Monte De Oro; which consist of other various wineries (Blossom Winery, a winery within entitlement review, Monte De Oro Winery, and Wilson Creek Winery wineries) to name a few. Furthermore, the Project site is within the Temecula Wine Country Policy Area and within the Winery District section of the Policy.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project is a small wine tasting and production facility with no wedding venues or outdoor uses or events on site, disturbances to neighbors should be limited. As a result, the Project will be compatible with existing and surrounding land use of the area. Impacts will be 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. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

28. 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-6 “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 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 since the site is not designed as such. There will be no impacts.

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 since the site is not designed as such. There will be no impacts.

c) The Project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine since no such use is adjacent to the project site. There will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The Project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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

29. 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-20 "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. The closest airport (French Valley Airport) is located approximately 5.42 miles northwest of the Project site. There will be no impacts.

b) The Project is not located within the vicinity of a private airstrip and would not expose people residing on the Project site to excessive noise levels. The closest airport (French Valley Airport) is located approximately 5.42 miles northwest of the Project site. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

30. 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:

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 adjacent to or near a rail line. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Highway Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The Project site is located at the northeast corner of the Rancho California Road and Monte De Oro intersection. The closest highway is Interstate 15 which is approximately 6.80 miles west from the Project site. The next closest freeway is Interstate 215 which is approximately 7.98 miles northwest from the Project site. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Other Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

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 impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Noise Effects by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

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 after Project completion, the impacts are not considered significant within the Wine Country Policy Area and within the Winery District. There are residential dwellings located to the north; the closest dwelling is approximately 295 feet or more away from the winery building. There will be no special occasions or outdoor events on the Project site. There may be intermittent outdoor noise from people talking or vehicles, but these would not be anticipated to substantially increase the level of ambient noise to a level that doesn’t currently exist from either the other existing wineries or residential dwellings surrounding the Project site. Impacts will be less than 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. These may include but are not limited to hours of construction, hours of operation, hours of delivery, use of noise reducing equipment (e.g.: mufflers and engine shrouds), setbacks, and berms. The operation of the facility will occur mostly within the enclosed structure and will have limited noise (truck engine noise), people talking or vehicles, but these would not be anticipated to substantially increase the level of ambient noise to a level that doesn’t currently exist from either the other existing wineries or residential dwellings surrounding the Project site. The existing noise on the Project site and surrounding areas is primarily created by the amount of traffic on adjacent Rancho California Road and Monte De Oro. The expected traffic trips suggest that the noise level would be within the County of Riverside Noise Element standards. Therefore with these temporary or periodic noise level, the project will have a less than significant impact.

c) 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. 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. These may include but are not limited to hours of construction, hours of operation, hours of delivery, use of noise reducing equipment (e.g.: mufflers and engine shrouds). The operation of the facility will occur mostly within the enclosed structure and will have limited noise (truck engine noise), people talking or vehicles, but these would not be anticipated to substantially increase the noise to a level that doesn’t currently exist from either the other existing wineries or residential dwellings surrounding the Project site. Impacts will be less than significant.

d) The Project will not expose people to or generate excessive ground-borne vibration or ground-borne noises, except during the temporary construction development of the project. Once it is developed, no further ground vibrations or noises should occur. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES

34. Paleontological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 "Map My County," the Project site has been mapped as having a high potential for paleontological resources. The Project has been conditioned (Planning.-Paleo Primp/Monitor) for prior to grading permit issuance that a qualified paleontologist be retained. Additionally, the proposed Project will be located on a site which is already disturbed. Thus, the proposed Project would have a less than significant impact due to the existing conditions on the project site and conditions imposed on the Project. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The Project is a request to construct and operate a vineyard and winery facility. The Project will be constructed on an existing Wine Country-Winery zoned lot and will not displace any existing homes to necessitate any replacement housing elsewhere. There will be no impacts.

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 employ few workers as the project will be mainly operated by the property owners and family. There will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The Project will not displace any number of people, necessitating the construction of replacement housing elsewhere. Currently the subject property has no residential dwelling on it. There will be no impacts.

d) The Project will not located in a County Redevelopment Project Area. There will be no impacts.

e-f) The proposed Project will ultimately result in the construction of a winery. The land use designation for the Project site is Agriculture, which allows for one single-family dwelling unit per 10 acres, except as otherwise specified by a policy or an overlay. The proposed Project does not include housing. This project will not result in a population growth that will be inconsistent with the General Plan. Existing infrastructure and road improvements will remain as is, with acceleration and deceleration lanes included. This is to ensure that existing residences within the vicinity of the site are not impacted and the Project adequately serve customers. This Project not induce a population growth into the area that is not anticipated. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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:

Fire protection and suppression services will be available for the Project through Riverside County Fire Department. The Project is closest to both the Glen Oaks Fire Station No. 96 located approximately 2.59 miles northeast of the Project site at 37700 Glen Oaks Road and the Parkview Fire Station No. 84 located at 30650 Pauba Rd. approximately 5.62 miles southwest. Thus, the Project site is adequately served by fire protection services under existing conditions. The implementation of the proposed Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protection services. Furthermore, the project must comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significance. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department provides community policing to the Project area via the Southwest Sheriff's Station located approximately 5.05 miles northwest of the Project site at 30755 Auld Rd. Thus, the Project site is adequately served by sheriff protection services under existing conditions. The implementation of the proposed Project would not result in the need for new or physically altered sheriff station facilities, and would not exceed applicable service ratios or response times for sheriff protection services. Furthermore, the project must comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significance. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact:

The Project is a winery facility and vineyard. The closest school is a private school, St. Jeanne De Lestonnac School which is 3.19 miles south from the Project site. Also TVUSD School, Vintage Hills Elementary School, is 4.04 miles away. No housing, which could potentially increase the demand for school services, is being proposed. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries	<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 Project is a winery facility and vineyard. The closest library is the Ronald H. Roberts Temecula Public Library located at 30600 Pauba Rd. approximately 5.62 miles southwest. No housing, which could potentially increase the demand for library services, is being proposed. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services	<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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Source: Riverside County General Plan

Findings of Fact:

The Project is a winery facility and vineyard. The closest health services facility is the Temecula Valley Hospital approximately 5.65 miles away. No housing, which could increase the demand for health services, is being proposed. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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"/>
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"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

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:

a) The Project proposes a Class II Winery. 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 as there is no permanent residential dwellings a part of the Project. There will be no impacts.

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. Again as stated above in section 41a, there are no permanent residential dwellings a part of the project. There will be no impacts.

c) The Project is located within a County Service Area No. 149 (Wine Country). The Project will have no impact on recreation and park district with a Community Parks and Recreation Plan.

Mitigation: No mitigation is required.

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

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The Project will propose a 20 foot trails easement outside the road-right-of-way (ROW) along Rancho California Road and Monte De Oro. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
43. Circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 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 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, EIR No. 524 for General Plan Amendment No. 1077 for the Wine Country Policy Area, a Trip Generation Analysis, dated 12/10/14, prepared by Translutions, Inc., and a Traffic Management Plan, dated 3/22/18, prepared by applicants Jerry & Laura Paulk

Findings of Fact:

a) The Environmental Impact Report (EIR) No. 524 for General Plan Amendment No. 1077 for the Wine Country Policy Area addressed traffic congestion and the traffic circulation system existing prior to adoption of the Wine Country Community Plan (WCCP) and proposed mitigation measures to reduce traffic impacts. Local access roads, like Rancho California Road, is an east/west arterial roadway. It begins west of the City of Temecula (in the hills) and continues eastward, through the City of Temecula, and into the WCCP. Near I-15, Rancho California Road has six lanes with a center median. East of Moraga Road, it narrows to a four-lane facility with a center median to Butterfield Stage Road, where it narrows to a two-lane facility with a center two-way left-turn lane. In the WCCP, there is a multi-use pathway that generally parallels the roadway to the south, providing accessibility for pedestrians, bicycles, and equestrians; however, there are some gaps in this mixed-use path network. State Route 79 South (Temecula Parkway), a congestion management program (CMP) roadway, extends eastward through the WCCP, ultimately terminating in the Cleveland National Forest east of San Diego. SR-79S is generally a six-lane facility with a center median from I-15 to Butterfield Stage Road, where it transitions to a four-lane facility and then a two-lane facility as it extends eastward. Finally De Portola roadway begins where Jedidiah Smith Road meets Ynez Road in Temecula. It begins as a 2-lane road with a median and continues east. At Margarita Road, it expands to four lanes and maintains that section to the City limits at Butterfield Stage Road. These roadways are impacted by winery developments in the WCCP, adding additional traffic or congestion with each added winery tasting facility or resort.

EIR No. 524 studied these potential impacts and determined that additional funding would be needed to address the growth of future wineries and/or resort facilities. Currently the Riverside County Transportation Department is imposing a 'fair-share calculation' as a mitigation measure for additional funding to be used as winery facilities develop. These funds will be collected during the permit processing of a wineries construction; to be paid prior to final of the first building permit. The funds will contribute to the funds already collected through the County's Transportation Uniform Mitigation Fee (TUMF) program. Both fees will address needed road improvements, as necessary, to provide an overall mitigated reduction to the WCCP overall traffic circulation and congestion.

With the project being a Class II Winery, its fair-share contribution is determined based on the ratio of the project traffic to future traffic to the WCCP. The project's estimated share of traffic is summarized as follows: Rancho California Road at La Serena Way: 1.18% and Rancho California Road at Calle Contento: 8.16%. With this fair-share contribution and condition of approval (COA) for said fee to be paid, prior to final of the building permit, the project has been mitigated to an impact that will be less than significant with said mitigation.

Additionally, a Trip Generation Analysis Report was conducted. In this report, traffic operations were quantified through the trip generation analysis of a similar winery in project size and scope, Foot Path Winery. Foot Path Winery is a small winery (i.e. a similar Class II Winery) on a 10 acre parcel with a 1,600 square-foot boutique winery, a public restroom, a 400 square-foot gazebo, and a single family residence. The proposed project is an approximately 5,000 square-foot boutique winery building with patio and restrooms attached to it. Both projects do not have hotels or special occasion facilities or events. Their analysis was during August 19, 2014 through August 25, 2014. The maximum amount of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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trips generated during that weeks' timeframe was on Saturday August 23, 2014 of 59 trips and the minimum amount of trips generated for that week was Wednesday August 20, 2014 of 10 trips. The report determined that the average amount of weekend trips that the proposed Project would generate would be approximately 49 trips, with a daily average of about 30 trips.

Compared also with the Trip Management Plan (TMP) provided by the applicant of the proposed project with a singular access point of Loma Ventoso Lane, 33 parking spaces provided, and hours of operations for winery operations of 7 am to 6 pm (with tastings occurring from 10 am to 6 pm); it is expected that the maximum occupancy of patrons, at any one time, will be approximately 25 to 30 with a maximum daily patronage of 75 people. With less than 100 peak hour trips determined, the Project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. Additionally funds necessary for roadway improvements beyond those in the Western Riverside Council of Government Transportation Uniform Mitigation Fee (WRCOG TUMF) program, the County is in the process of establishing a funding program (a fair-share contribution) for the Wine Country Community Plan (WCCP) area, which includes this project site, in order to mitigate cumulative traffic impacts as identified in EIR No 524 for the WCCP. Impacts will be less than significant with said mitigation.

b) SR-79S is designated as a CMP roadway. The Project could conflict with the CMP if the project were to cause the CMP facility to operate at an unacceptable level of service (LOS). Accounting for the information stated within section 43a (see above); the project's distance from SR-79S (approximately 3.78 miles from the project site) and the relative small scale of the project; a Class II Winery with no special occasion, outside events, or hotel associated with it, the impacts to the CMP facility by this project is seen as less then significant.

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. There will be no impacts.

e) The development of the proposed Project site will require modifications to existing public right-of-ways (namely Loma Ventoso Lane, Rancho California Road, and Monte De Oro); but will not result in any hazardous design features such as sharp curves or dangerous intersections. A driveway currently exists providing the Project site with ingress and egress. Loma Ventoso Lane will be improved with 28 foot AC pavement north of the centerline and 4' graded section (south of the centerline) as directed by Transportation Department within the 60' full-width dedicated right-of-way, consisting of 30 foot north side of centerline and 30 foot south side of the centerline respectively. Access to the winery and tasting room will be from Loma Ventoso Lane approximately 150-200 feet to the east of the intersection of Rancho California Road. The Project is conditioned to provide an acceleration/deceleration lane on Rancho California Road at its intersection with Loma Ventoso Lane. Rancho California Road at the intersection of Loma Ventoso Lane shall be improved with 3 foot to 9 foot transition AC pavement tapering and a 4 foot minimum protected gravel shoulder. Monte De Oro is a circulation element designated as a Collector Road. Sufficient public street right-of-way along Monte De Oro Road shall be conveyed for public to provide for a 37 foot half-width right-of-way. Impacts will be less than significant.

f) The development of the Project site may result in the need for some new or altered maintenance of roads. As stated in section 43b (see above), a fair-share contribution and COA to mitigated said road impacts via payment of a fee, impacts will be less than significant.

g) The proposed Project a winery will have short- term impacts occurring on the local roadway system during grading and construction. However, compliance with Ordinance No. 457 regulating construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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hours of operation and other County of Riverside Transportation Department procedures and permits will insure that the safety of the traveling public is protected during construction. Impacts will be less than significant.

h) The Project will not cause inadequate emergency access or access to nearby uses. The County of Riverside Fire Prevention Department has reviewed and conditioned the proposed Project without requiring additional emergency access or secondary access through other uses. There will be no impacts.

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. There will be no impacts.

Mitigation: A Condition of Approval has been implemented for this project (a Class II Winery) for its fair-share contribution (COA - Transportation-Fair Share Contribution) based on the ratio of the project traffic to future traffic to the WCCP. The project's estimated share of traffic is summarized as follows: Rancho California Road at La Serena Way: 1.18% and Rancho California Road at Calle Contento: 8.16%. With this fair-share contribution and condition of approval (COA) for said fee to be paid, prior to final of the building permit, the project has been mitigated to an impact that will be less than significant with said mitigation.

Monitoring: Implementation of the mitigation measure is handled through the building permit processing as a COA prior to final condition of the first building permit (wine tasting/wine production building). No final of the building permit or certificate of occupancy will be given without this measure being satisfied.

44. Bike Trails	<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:

The Project will propose a 20 foot trails easement outside the road-right-of-way (ROW) along Rancho California Road and Monte De Oro. Non-motorized vehicle access to the site is available through said easement. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRIBAL CULTURAL RESOURCES Would the project

45. Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Staff review, Project Application Materials

Findings of Fact:

a-b) Notices regarding this Project were sent to the Pechanga Band of Luiseno Indians and the Soboba Band of Indians on December 8, 2015. A response was received from Soboba deferring to the Pechanga Band. A response was received from Pechanga on December 21, 2015. Consultation was initiated on December 21, 2015. Although no specific Tribal Cultural Resources were identified by the tribe they did express concerns for potential impacts to subsurface resources during ground disturbing activities. The project conditions of approval were provided to the tribe on December 29, 2015. The tribe sent a communication to Planning on August 24, 2017 formally concluding AB52 consultation.

Although no Tribal Cultural Resources have been identified, due to the potential for subsurface resources to be disturbed during ground disturbing activities, the project has been conditioned for archeological and tribal monitoring during grading. Tribal monitoring is applicable to all development and conditions of approval are standard and not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact:

a-b) The Project is currently served by Eastern Municipal Water District (EMWD) for irrigation of the existing vineyard. Water Quality Management Plans associated with the Santa Margarita watershed and sewer plans by the applicant were provided. The proposed Project has been conditioned by Environmental Health and Transportation Departments to meet current water availability needs. These are standard conditions of approval and are not considered mitigation for CEQA. The Project is anticipated not to 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. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<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 will connect to sewer coming from Loma Ventoso Lane directly to the project building; with conditions, approvals, and permits from the County of Riverside Environmental Health and the Building & Safety Departments are required. 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. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Solid Waste	<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
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)?	<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 Resources Department, the proposed Project has the potential to impact landfill capacity from the generation of solid waste during construction. The Project has been conditioned through Waste Resources to submit a Waste Recycle Plan prior to building permit issuance and a final report upon conclusion prior to final of the building permits. Any construction of new facilities required by the cumulative effects of this Project and surrounding projects would have to meet all applicable environmental standards. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. 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: Riverside County General Plan

Findings of Fact:

a-g) Implementation of the Project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage 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, Southern California Gas, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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potential impacts to utility systems are reduced to a less than 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 within their existing rights-of-ways. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

50. Energy Conservation

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

Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

a) The proposed Project will not conflict with any adopted energy conservation plans. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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. There will be no impacts.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact:

The Project does not have impacts which are individually limited, but cumulatively considerable. As demonstrated in Sections 1 – 50 of this Environmental Assessment. As illustrated in the EA the Project will not have any impacts that cannot be reduced to less than significant with appropriate and conditions of approval. Therefore, no cumulative impacts are anticipated to occur. The proposed Project of a winery is considerable when viewed in connection with other projects (past, current, or future) as most properties in this area and along Rancho California Road are existing wineries. There will be no impact.

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 checked="" type="checkbox"/>
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Source: Staff review, project application

Findings of Fact:

As demonstrated in Sections 1 - 50 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions of approval applied to the proposed Project, will ensure all impacts are less than significant. There will be no impact.

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:

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

The Initial Study (IS) and Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and MND represent the independent judgment of Riverside County. The documents have been circulated for public review per the State CEQA Guidelines Section 15105.

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



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

*Juan C. Perez
Agency Director*



09/21/18, 2:29 pm

PP25893

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP25893. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (Plot Plan No. 25893) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Plot Plan No. 25893 proposes to construct a Class II Winery ('the project') on 11.6 acres. The winery will consist of two (2) buildings: 1) a 2,575 square foot tasting and office building with retail, office/breakroom, and storage areas; including an attached outdoor patio. No delicatessen area is proposed. 2) a 2,369 square foot wine production building with storage and restrooms attached. A covered crush pad area is between the two (2) buildings under one roof line. Parking will consist of 33 parking spaces, including 2 ADA spaces.

The project is located at the northeast corner of the Rancho California Road and Monte De Oro.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

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

Advisory Notification. 4 AND - Exhibits

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

Exhibit A (Site Plan), dated March 23, 2018.

Exhibit B (Elevations), dated March 23, 2018.

Exhibit C (Floor Plans), dated March 23, 2018.

Exhibit G (Conceptual Grading Plan), dated March 23, 2018.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated March 23, 2018.

Exhibit S (Sign Plan), dated March 23, 2018.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]
 - Current California Building Code (CBC)
 - California Alcoholic Beverage Control License (ABC 42 license)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

4. Mitigation Fee Ordinances:

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

Advisory Notification. 6 AND - Winery Development Standards

The following standards shall apply to all wineries as stated in Ordinance No. 348 Section 14.93.E:

A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery.

Vineyards used to meet the planting requirement shall have a minimum average density of 450 vines per acre.

The seventy-five (75%) planting requirement shall be maintained for the life of the permit.

A minimum of seventy-five percent (75%) of the grapes utilized in wine production and retail wine sales shall be grown in Riverside County, except during the following: a) When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption. b) The first two years from the plot plan's or conditional use permit's effective date.

For winery entitlements and revised entitlements approved after the effective date of Ordinance No. 348.4818, at least fifty percent (50%) of the wine sold by a winery shall be produced on the winery site. A Class II Winery shall be at least fifteen hundred (1,500) square feet and shall produce at least three thousand five hundred (3,500) gallons of wine annually as determined by the County Agricultural Commission.

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

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

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

ACCESSIBLE PATH OF TRAVEL:

Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include:

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to all building(s).
2. Connect to all accessible parking loading/unloading areas.
3. Connect to accessible sanitary facilities.
4. Connect to areas of public accommodation. Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

ACCESSIBLE PARKING: Please provide total parking count, along with number of standard and van accessible spaces. Provide details of accessible spaces, including dimensions, composition, cross-slope, signage, etc.

PERMIT ISSUANCE: Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property. The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure. At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In commercial and residential applications, each separate structure will require a separate building permit.

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

ADVISORY NOTIFICATION DOCUMENT

Fire

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

All buildings shall be constructed in accordance with chap. 7A of California Building Code.

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

Super fire hydrants (6"x4"x 2-2 1/2") shall be located not more than 400 feet from any portion of the building as measured along approved vehicular travel ways.

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

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, 460, CFC and CBC.

Fire. 4 0010-Fire-USE #50-BLUE DOT REFLECTOR

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

Fire. 5 0010-Fire-USE #88A-AUTO/MAN GATES

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.

Fire. 6 0010-Fire-USE #89-KNOX BOX

Rapid entry key storage (KNOX) box shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1

0010-Flood-USE FLOOD HAZARD REPORT

Plot Plan (PP) 25893 is a proposal to construct a winery with associated structures and amenities on an 11.8-acre site in the Rancho California area. The site is located on the northeast corner of Rancho California Road and Monte De Oro Road. This project is being processed concurrently with Change of Zone (CZ) 7887, which is proposal to change the current land-use zoning from Citrus Vineyard (C/V) to Wine Country - Winery (WC-W). The District has previously reviewed a similar proposal for this site as PP 22194.

The topography of the area is hilly, rolling terrain. The site is impacted by a natural watercourse, which has a tributary drainage area of approximately 570 acres from the east. The grading of the project site shall be designed in a manner that perpetuates the existing natural drainage patterns. There shall be no grading within the existing natural watercourse. The natural watercourses shall be kept free of buildings and obstructions and grading shall perpetuate the natural drainage patterns of the area. The proposed buildings appear to be located on high ground well above the water surface elevation for the natural watercourse. The proposed buildings should be considered free from ordinary storm flood hazard. However, a storm of unusual magnitude may cause damage. All new construction should comply with all applicable ordinances.

There are no District maintained facilities, either existing or proposed, associated this project. Therefore, the Transportation Department will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP). No additional mitigation for increased runoff should be required if compliance with the Santa Margarita Region Hydro-modification Plan (SMR-HMP) requirements in the WQMP are met.

The site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley 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 the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-USE - CAUSES FOR REVOCATION

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

Planning. 2 0010-Planning-USE - CEASED OPERATIONS

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

Planning. 3 0010-Planning-USE - EXTERIOR NOISE LEVELS

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

Outdoor amplified sounds were not approved under this Plot Plan.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 0010-Planning-USE - FEES FOR REVIEW

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

Planning. 5 0010-Planning-USE - GEO02475 ACCEPTED

County Geologic Report GEO No. 2475, submitted for the project APN 942-090-016 (PP25893), was prepared by Earth-Strata, Inc. The report is titled; "Preliminary Geotechnical Interpretive Report, Proposed Paulk AG Building, Assessor's Parcel Number 942-090-016, Located on Rancho California Road at Loma Ventosa Lane, City of Temecula, Riverside County, California," dated August 20, 2014. In addition, the applicant has submitted the following report: "Response to County of Riverside Review Comments Regarding County Geologic Report 2475, Proposed Paulk AG Building, Assessor's Parcel Number 942-090-016, Located on Rancho California Road at Loma Ventosa Lane, City of Temecula, Riverside County, California," dated March 4, 2016.

This document is herein incorporated in GEO02475. GEO02475 concluded:

1. No active faults are known to traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone:
2. The northeastern corner of the property lies within a mapped Riverside County fault zone; however, the project area is located over 100 feet from the southwestern edge of the fault zone, and based on site mapping and aerial photography review the likelihood of an active fault traversing the site is very low to remote.
3. Landslide debris was not observed during our subsurface exploration and no ancient landslides are known to exist on site.
4. The building pad area is underlain by Pauba Formation sandstone, which is not prone to collapse, hydro-consolidation, or liquefaction potential.
5. When properly constructed, fill slopes up to 20 feet high with inclinations of 2:1 (h:v) or flatter are considered to be grossly stable.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 0010-Planning-USE - GEO02475 ACCEPTED (cont.)
GEO02475 recommended:

1. Vegetation including trees, grasses, weeds, brush, shrubs, and any other debris should be stripped from the areas to be graded and properly disposed of offsite.

2. For each area to receive compacted fill, the removal of low density, compressible earth materials, such as topsoil, upper alluvial materials, and undocumented fill, should continue until firm competent bedrock is encountered.

3. Remedial grading should extend beyond the perimeter of the proposed structures a horizontal distance equal to the depth of excavation or a minimum of 5 feet, whichever is greater.

4. Sub-drain systems should be installed in all canyon areas, buttresses, fill-over-cut slopes, and/or stabilization fills.

5. Keyways are required at the toe of all fill slopes higher than 5 feet and steeper than 5:1 (h:v), and should be a minimum 10 feet wide and 2 feet into bedrock, as measured on the downhill side.

GEO No. 2475 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2475 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

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

The hours of operation for this winery approved through Plot Plan No. 25893 shall be limited to 9:00 a.m. to 7:00 p.m., Monday through Sunday. Shipping facility hours associated with the winery is also limited to 9:00 a.m. to 7:00 p.m.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7

0010-Planning-USE - IF HUMAN REMAINS FOUND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site. Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed the landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following: "The nondestructive removal and analysis of human remains and items associated with Native American human remains. "Preservation of Native American human remains and associated items in place. "Relinquishment of Native American human remains and associated items to the descendants for treatment. "Other culturally appropriate treatment. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures. Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following: "Record the site with the commission or the appropriate Information Center. Utilize an open-space or conservation zoning designation or easement. "Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. 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 Archaeologist.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Planning. 9 0010-Planning-USE - LIMIT ON SIGNAGE

On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements. Two (2) monument signs are proposed as a part of this Project. One (1) will be at the corner of Rancho California Road and Loma Ventoso Lane surrounded by landscaping and the other one (1) will be at the corner of Rancho California Road and Monte De Oro surrounded by vineyards and/or landscaping. Each monument sign is six feet high by eleven feet wide (6' x 11') or under and match the proposed design look of the winery; plus meet the Temecula Valley Wine Country Design Guidelines for business establishment signage. APPROVED EXHIBIT A (Site Plan) and EXHIBIT S (Monument Signage) shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 10 0010-Planning-USE - MAINTAIN LICENSING

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

Planning. 11 0010-Planning-USE - MT PALOMAR LIGHTING AREA

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

Planning. 12 0010-Planning-USE - NO OUTDOOR ADVERTISING

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

Planning. 13 0010-Planning-USE - NO RESIDENT OCCUPANCY

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14 0010-Planning-USE - PDA5050 UPDATE APPROVED

County Archaeological Report (PDA) No. 5050 submitted for this project (PP25893) was prepared by Bai "Tom" Tang and Michael Hogan with CRM Tech and is entitled: "Update to Historical/Archaeological Resources Survey (APN 942-090-016) Paulk Winery Project, Rancho California Area, Riverside County California, dated April 12, 2016.

PDA05050 concludes: RIV-008262 was not relocated during the present survey. However, two new isolated artifacts were identified. .

PDA05050 recommends: No further cultural resources investigation is necessary.

These documents are herein incorporated as a part of the record for project.

Planning. 15 0010-Planning-USE - PDP01521 ACCEPTED

County Paleontological Report (PDP) No. 1521, submitted for this case (PP25893), was prepared by Principe and Associates, and is entitled: "Paleontological Assessment, Paulk Winery, Plot Plan 25893, APNs 942-090-011 and 942-090-016", dated July 15, 2016.

PDP01521 provides guidelines for conducting required paleontological resources monitoring and mitigation during proposed site earthmoving activities.

PDP01521 satisfies the requirement for a paleontological resource impact mitigation program (PRIMP) and is hereby approved for grading operations performed for the construction of PP25893. Verification of this PDP's applicability to future submitted grading plans shall be confirmed prior to issuance of grading permits.

Planning. 16 0010-Planning-USE - RECLAIMED WATER

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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-USE - HOLD HARMLESS (cont.)

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Transportation

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

The developer/ permit holder shall:

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

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

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.

Transportation. 2 0010-Transportation-USE - LC LANDSCAPE SCREENING

Landscape screening shall be designed to ensure full, opaque, coverage up to the height proposed in the conceptual landscape plans at maturity *[except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.]*

Transportation. 3 R-O-W EXCEEDS/VACATION

Monte De Oro Road is a circulation element designated as a Collector Road (Standard No. 103, Ordinance 461). If the existing right-of-way along Monte De Oro Road exceeds that which is required for this project, the project proponent may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of- way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange. NOTE: All proposed 20' Trail easements shall be outside Rancho California Road and Monte De Oro Road right-of-way.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 STD INTRO (ORD 461)

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

Transportation. 5 Traffic Management Plan

Plot Plan 25893 Paulk Winery Project

Jerry and Laura Paulk

35911 Rancho California Road Temecula, CA 92592

Traffic Management Plan

1. Introduction:

Jerry & Laura Paulk propose to construct and operate a winery and tasting room, to be located in the Temecula Wine Country.

2. Project Description/Location:

The winery and wine tasting room will consist of a single building approximately 5000 square feet in size. The location is 35911 Rancho California Road, which is on the east side of Rancho California Road, to the south of Loma Ventoso Road and to the north of Monte De Oro Road. The project is on 10 gross acres and is currently vacant.

3. Ingress/Egress:

Access to the winery and tasting room will be from Loma Ventoso Road approximately 150-200 feet to the east of the intersection of Rancho California Road. The project will be conditioned to provide an acceleration/deceleration on Rancho California Road at its intersection with Loma Ventoso Road.

4. Parking:

Thirty three (33) parking spaces will be provided adjacent N.W. of the winery/tasting room building. These spaces will be sufficient for the expected customer base as well as for the employees working in the tasting room. If capacity is expected to exceed maximum then provisions will be made for off-site parking with shuttle services provided.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5 Traffic Management Plan (cont.)

5. Hours of Operation. Number of Visitors:

The planned hours of operation of the winery will be approximately 7:00 am to 6:00 pm. However this will be for winery operations only. Planned hours of operation for the tasting room will be 10:00 am to 5 pm.

We expect that the maximum occupancy of guests and patrons, at any one time will be approximately 25-30 with a maximum daily occupancy of approximately 75.

The winery expects to have a total of 6-8 employees. However 4-6 of these employees will be part time and we only expect that 2-3 of these serving at any one time. The expected breakdown is as follows:

Winery Manager - 1

Tasting Room Supervisor - 1

Servers - 6

6. Special Events:

No special events are planned at this time.

7. Signage:

Monuments will be located at the intersections of Monte de Oro and Rancho California Road and Loma Ventoso and Rancho California Road to provide advanced notice to motorists. The street address will be included on the monuments. A stop sign will be placed on the access driveway where the driveway meets with Loma Ventoso.

Waste Resources

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

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

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

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with waste hauler.
- Provide recycling service to tenants (where applicable).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

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

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

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

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

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

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

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

Plan: PP25893

Parcel: 942090016

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-USE - EASEMENTS/PERMISSION Not Satisfied

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

060 - BS-Grade. 2 0060-BS GRADE-USE - IF WQMP IS REQUIRED Not Satisfied

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

060 - BS-Grade. 3 0060-BS GRADE-USE - IMPROVEMENT SECURITIES Not Satisfied

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

Flood

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

The County Board of Supervisors has adopted the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood Mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas. Plot Plan 25893 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.50 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

Planning

060 - Planning. 1 0060-Planning-USE - NATIVE AMERICAN MONITOR Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with a Native American Monitor from the Pechanga tribe.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor, the Native American 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. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

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

County Paleontological Report (PDP) No. 1521, submitted for this case (PP25893), was prepared by Principe and Associates, and is entitled: "Paleontological Assessment, Paulk Winery, Plot Plan 25893, APNs 942-090-011 and 942-090-016", dated July 15, 2016.

Plan: PP25893

Parcel: 942090016

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD - EPD MBTA SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

060 - Planning-EPD. 3 0060-Planning-EPD - EPD FUEL MODIFICATION Not Satisfied

Prior to issuance of a grading permit EPD shall review the grading plans to ensure that no impacts from fuel modification zones for fire clearance or any grading shall occur within any conservation or other biologically constrained areas indicated, as discussed in the biological report, "Update Western Riverside County Multiple Species Habitat Conservation Plan consistency Analysis Paulk Winery PP25893". All fuel modification zones and conservation or biologically constrained areas shall be clearly delineated on the grading plans.

Transportation

060 - Transportation. 1 PRIOR TO ROAD CONSTRUCT Not Satisfied

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

060 - Transportation. 2 REVISE STREET IMP. PLAN Not Satisfied

Prior to the submittal of the required street improvement plan per Transportation condition of approval, obtain the existing street improvement plan and profile and show the revision on the plan. Please process a plan revision through the Plan Check Section per Section I, Part "E", page 15 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at :

<http://rctlma.org/trans/General-Information/Pamphlets-Brochures> If you have any questions, please call the Plan Check Section at (951) 955-6527.

060 - Transportation. 3 SUBMIT FINAL WQMP Not Satisfied

This project is located in the Santa Margarita watershed. Prior to the issuance of a grading permit, the project-proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R9-2013-0001 (Santa Margarita) et seq.) to the Transportation Department for review and approval. The project-proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department.

Plan: PP25893

Parcel: 942090016

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 3 SUBMIT FINAL WQMP (cont.) Not Satisfied

All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

060 - Transportation. 4 SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

060 - Transportation. 5 WQMP ACCESS AND MAINT EASEMENT Not Satisfied

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

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-USE - ARTIFACT DISPOSITION Not Satisfied

Prior to Grading Permit Final: The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following method. A curation agreement with the Pechanga Band of Luiseno Indians. The agreement shall state that the collection will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received.

070 - Planning. 2 0070-Planning-USE - PALEO MONITORING REPORT Not Satisfied

PRIOR TO GRADING FINAL:

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

070 - Planning. 3 0070-Planning-USE - PHASE IV CULTURAL REPORT Not Satisfied

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

Plan: PP25893

Parcel: 942090016

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-USE - ROUGH GRADE APPROVAL Not Satisfied

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

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

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

080 - BS-Grade. 2 0080-BS GRADE-USE -NO BUILDING PERMIT WITHOUT GRADING PE Not Satisfied

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

E Health

080 - E Health. 1 0080-E Health-USE - WATER/SEWER SERVICE Not Satisfied

Provide documentation showing that water and sewer service has been established from the appropriate agency.

Fire

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

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Plans shall 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."

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

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

Flood

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

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

Plan: PP25893

Parcel: 942090016

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN Not Satisfied

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

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

When applicable, plans shall include the following components:

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

NOTE:

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

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

080 - Transportation. 2 CORNER CUT-BACK I Not Satisfied

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

080 - Transportation. 3 ESTABLISH WQMP MAINT ENTITY Not Satisfied

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

080 - Transportation. 4 IMPLEMENT WQMP Not Satisfied

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

Plan: PP25893

Parcel: 942090016

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 R-0-W DEDICATION 1 Not Satisfied

Sufficient public street right-of-way along Loma Ventoso Lane shall be conveyed for public to provide for a 30 foot half-width right-of-way per County Standard No. 106, Section "A, Ordinance 461. Sufficient public street right-of-way along Monte De Oro Road shall be conveyed for public to provide for a 37 foot half-width right-of-way per County Standard No. 103, Ordinance 461.

Waste Resources

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

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

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

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-USE -PRECISE GRADE APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
 2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Plan: PP25893

Parcel: 942090016

90. Prior to Building Final Inspection

Planning

090 - Planning. 5 0090-Planning-USE - ACCESSIBLE PARKING Not Satisfied

A minimum of two (2) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of 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. Towed vehicles may be reclaimed at ___ or by telephoning ___"

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

090 - Planning. 6 0090-Planning-USE - INSTALL BIKE RACKS Not Satisfied

A bicycle rack with a minimum of two (2) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 7 0090-Planning-USE - ORD 810 O S FEE Not Satisfied

Prior to the issuance of a certificate of occupancy upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25893 is calculated to be 2.14 net acres.

090 - Planning. 8 0090-Planning-USE - PARKING PAVING MATERIAL Not Satisfied

A minimum of thirty-three (33) 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 decomposed granite (DG) with asphaltic concrete or concrete for ADA parking and path of travel to current standards as approved by the Department of Building and Safety.

090 - Planning. 9 0090-Planning-USE - SKR FEE CONDITION Not Satisfied

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.14 acres (gross) of the project's active area of disturbance. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

Plan: PP25893

Parcel: 942090016

90. Prior to Building Final Inspection

Planning

090 - Planning. 10 0090-Planning-USE - TRASH ENCLOSURES Not Satisfied

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block 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.

090 - Planning. 11 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

090 - Planning. 12 0090-Planning - Vineyard Planting Inspection Not Satisfied

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

Transportation

090 - Transportation. 1 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

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

090 - Transportation. 2 0090-Transportation-USE - LC LNDSCP INSPECT DEPOST Not Satisfied

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

090 - Transportation. 3 0090-Transportation-USE LNDSCPE INSPCTN RQRMENTS Not Satisfied

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

Plan: PP25893

Parcel: 942090016

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 0090-Transportation-USE LANDSCAPE INSPCTN RQRMNTS (cont.) Not Satisfied

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

090 - Transportation. 4 FAIR-SHARE CONTRIBUTION Not Satisfied

To fund necessary roadway improvements beyond those in the WRCOG TUMF program, the County is in the process of establishing a funding program for the Wine Country Community Plan (WCCP) area, which includes this project site, in order to mitigate cumulative traffic impacts. Since the development of the funding program is ongoing, the applicant will be required to pay the proportionate fair share attributable to this project prior to issuance of 50% of the building permits on the project.

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

- 1. Rancho California Road at La Serena Way: 1.18%
- 2. Rancho California Road at Calle Contento: 8.16%

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

090 - Transportation. 5 IMPROVEMENT Not Satisfied

Loma Ventoso Lane along project boundary is designated as a Local Road privately maintained road and shall be improved with 28' AC pavement north of the centerline and 4' graded section (south of the centerline) as directed by the Director of Transportation within the 60' full-width dedicated right-of-way (30' north side of centerline and 30' south side of the centerline). NOTE: Rancho California Road at the intersection of Loma Ventoso Lane shall be improved with 3' to 9' transition AC pavement tapering and a 4' minimum protected gravel shoulder with the following parameters: a) A minimum 150' long transition AC pavement tapering (south of Loma Ventoso Lane) and a minimum 75' long transition AC pavement tapering (north of Loma Ventoso Lane). b) Curb return radius shall be 35', minimum. c) Sight distance shall meet County Standard 821, Ordinance 461. d) Monuments/signs shall be installed outside the road right-of-way. e) The proposed 20' Trail easements shall be located outside Rancho California Road and Monte De Oro Road right-of-way.

090 - Transportation. 6 SIGNING & STRIPING Not Satisfied

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

090 - Transportation. 7 WQMP COMPLETION Not Satisfied

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

090 - Transportation. 8 WQMP REGISTRATION Not Satisfied

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

Plan: PP25893

Parcel: 942090016

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 9

WROCG TUMF

Not Satisfied

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

Waste Resources

090 - Waste Resources. 1

0090-Waste Resources-USE - WASTE REPORTING FORM

Not Satisfied

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

DATE: March 23, 2018

TO:

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

Riv. Co. Trans. Dept. – Landscape Section
Board of Supervisors - Supervisor: 3rd District-
Washington
Planning Commissioner: 3rd District- Taylor-
Berger

PLOT PLAN NO. 25893, 3rd Submittal – EA42843 – Applicant: Jerry and Laura Paulk – Engineer/Representative: Studio2G Architects, LLP - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG: AG) within the Temecula Valley Wine Country Policy Area (20 Acre Minimum). – Location: Northeast corner of the Rancho California Road and Monte De Oro intersection – 11.8 Acres - Zoning: Citrus/Vineyard Zone - **REQUEST:** Plot Plan No. 25893 proposes to construct a Class II Winery on 11.8 acres. The winery will consist of two (2) buildings: 1) a 2,575 square foot tasting and office building with retail, office/breakroom, and storage areas; including an attached outdoor patio. No delicatessen area proposed. 2) a 2,369 square foot wine production building with storage and restrooms attached. A crush pad area is between the buildings. Parking will consist of 33 parking spaces, including 2 ADA spaces. – APN: 942090016 – Related case: PP21194.
BBID: 732-300-764

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

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: April 26, 2017

TO:

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

Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section

P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.

PLOT PLAN NO. 25893, 2nd Submittal – EA42843 – Applicant: Jerry and Laura Paulk – Engineer/Representative: Studio2G Architects, LLP - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG: AG) within the Temecula Valley Wine Country Policy Area (20 Acre Minimum). – Location: Northeast corner of the Rancho California Road and Monte De Oro intersection – 11.8 Acres - Zoning: Citrus/Vineyard Zone - **REQUEST: The plot plan proposes to construct a Class II Winery on 11.8 acres. The Class II Winery will consist of a 3,154 square foot metal building facility that will include a tasting room, barrel storage, retail area, an office, breakroom, outdoor patio and production area. Parking will consist of 33 parking spaces, including 2 ADA spaces. No dwelling(s) or delicatessen area proposed. – APN: 942090016 – Concurrent Cases: CZ07887, previous case PP21194. **BBID: 732-300-764 UPROJ: PP25893****

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC comment on May 4, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

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

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: November 20, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health
Riv. Co. Surveyor
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Division
Riv. Co. Waste Management Resources

Riv. Co. Land Use Commission
Riv. Co. Sheriff's Department
P.D. Landscape Architect
County Service Area No. 149
Riv. Co. Geology Section
P.D. Archaeology Section
Riv. Co. Regional Parks & Open Space
Eastern Municipal Water District

Rancho California Water District
Southern California Edison Co.
Southern California Gas Co.
San Diego Regional Water Quality Control Board
South Coast Air Quality Management District
3rd District Supervisor
3rd District Planning Commissioner

PLOT PLAN NO. 25893 – EA42843 – Applicant: Jerry and Laura Paulk – Engineer/Representative: Studio2G Architects, LLP - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG: AG) within the Temecula Valley Wine Country Policy Area (20 Acre Minimum). – Location: Northeast corner of the Rancho California Road and Monte De Oro intersection – 11.8 Acres - Zoning: Citrus/Vineyard Zone - **REQUEST:** The plot plan proposes to construct a Class II Winery on 11.8 acres. The Class II Winery will be constructed in two phases. Phase I will include a 2,322 SF Facility that will include a tasting room, barrel storage, retail area, an office, break room, outdoor patio and production area. Phase I will also include 28 parking spaces, 2 accessible spaces, and three minibus parking spaces. Phase II will include a 7,500 SF Facility that will be used for wine production and include additional 11 parking spaces and solar installation. – APN: 942090016 – Related Cases: CZ07887, previous case PP21194

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a LDC meeting on December 3, 2015. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go to the Department's webpage at: <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>
Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

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

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Charissa Leach
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

May 16, 2017

Pages 3 (including this cover)

Earth-Strata, Inc.
Attn: Gadalla Gadalla "Gugu"
Email: gadalla@earth-strata.com

RE: Conditions of Approval
County Geologic Report No. 2475
"Preliminary Geotechnical Interpretive Report, Proposed Paulk AG Building,
Assessor's Parcel Number 942-090-016, Located on Rancho California Road at
Loma Ventosa Lane, City of Temecula, Riverside County, California," dated
August 20, 2014

Please see the attached conditions of approval pertaining to the subject report.

Please call me at (951) 955-6187 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, Assistant TLMA Director

Daniel P. Walsh, CEG No. 2413
Associate Engineering Geologist, TLMA-Planning

Attachments: Conditions of Approval

cc: Planner: Phayvanh Nanthavongdouangsy, Riverside Office Hand Deliver
Applicant: Jerry Paulk (jpaulk@paulklaw.com)
Eng./Rep.: Aaron Wood (awood@earth-strata.com)

File: GEO02475, PP25893, APN 942-090-016

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Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

Wheeler, Timothy

From: Thomson, Heather
Sent: Tuesday, December 08, 2015 9:50 AM
To: Anna Hoover
Subject: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25893)
Attachments: PP25893 EXHIBIT G_112015.pdf; Topo map.pdf

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25893)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

The plot plan proposes to construct a Class II Winery on 11.8 acres. The Class II Winery will be constructed in two phases. Phase I will include a 2,322 SF Facility that will include a tasting room, barrel storage, retail area, an office, break room, outdoor patio and production area. Phase I will also include 28 parking spaces, 2 accessible spaces, and three minibus parking spaces. Phase II will include a 7,500 SF Facility that will be used for wine production and include additional 11 parking spaces and solar installation. – APN: 942090016 – Related Cases: CZ07887, previous case PP21194.

Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

email cc:

Attachment: Project Vicinity Map, grading plan

Heather Thomson, Archaeologist
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-2873 office
(951) 955-1811 fax
hthomson@rctlma.org



Wheeler, Timothy

From: Thomson, Heather
Sent: Tuesday, December 08, 2015 9:52 AM
To: JValdez@soboba-nsn.gov; Joseph Ontiveros
Subject: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25893)
Attachments: PP25893 EXHIBIT G_112015.pdf; Topo map.pdf

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25893)

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Project Description:

The plot plan proposes to construct a Class II Winery on 11.8 acres. The Class II Winery will be constructed in two phases. Phase I will include a 2,322 SF Facility that will include a tasting room, barrel storage, retail area, an office, break room, outdoor patio and production area. Phase I will also include 28 parking spaces, 2 accessible spaces, and three minibus parking spaces. Phase II will include a 7,500 SF Facility that will be used for wine production and include additional 11 parking spaces and solar installation. – APN: 942090016 – Related Cases: CZ07887, previous case PP21194.

Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

email cc:

Attachment: Project Vicinity Map, grading plan

Heather Thomson, Archaeologist
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-2873 office
(951) 955-1811 fax
hthomson@rctlma.org

December 10, 2015

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



Re: AB 52 Consultation; PP 25893

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

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

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

Sincerely,

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

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

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



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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

December 21, 2015

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

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

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

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

Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for the PP 25893

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe” and/or “Payómkawichum”), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated December 8, 2015 and received in our office December 8, 2015.

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

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

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

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 RE PP 25893
December 21, 2015
Page 2

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

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

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

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Anna Hoover. Please contact her at 951-770-8104 or at a Hoover@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

July 25, 2017

Pages 7 (including this cover)

CRM Tech
Email: ftang@crmtech.us
Attn: Bai "Tom" Tang and Michael Hogan

RE: Conditions of Approval
County Archaeological Report No. 5050
"Update to Historical/Archaeological Resources Survey (APN 942-090-016)
Paulk Winery Project, Rancho California Area, Riverside County California, dated
April 12, 2016.

Please see the conditions of approval pertaining to the subject report. If you have any questions call me at (951) 955-2873.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, Assistant TLMA Director

Heather Thomson, M.A., RPA
County Archaeologist, TLMA-Planning

Enc: Conditions of Approval

File: PDA05050, PP25893
Email cc: Tim Wheeler, Project Planner (twheeler@rivco.org)

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Wheeler, Timothy

From: Ebru Ozdil <eozdil@pechanga-nsn.gov>
Sent: Thursday, August 24, 2017 3:31 PM
To: Thomson, Heather
Cc: Andrea Fernandez; Tina Thompson Mendoza; Michele Hannah; Analyst Intern
Subject: Pechanga Tribe AB 52 Closure - PP 25893
Attachments: PP25893 conditions.pdf

Dear Ms. Thomson;

The Pechanga Band of Luiseño Indians ("Tribe") thanks the County of Riverside for working with us to develop appropriate mitigation measures/conditions of approvals to be implemented during development of the PP 25893 project. With this e-mail and the inclusion of the measures/conditions included in the attached letter, we consider our AB 52 consultation complete. Please forward us a copy of the final MND when it is available. The Tribe would like the County to be aware that should additional measures or conditions be applied/deleted/modified that could impact cultural and archaeological resources during the public hearing(s), the Tribe and the County should meet and discuss the revisions, prior to going to public hearing.

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

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

Office:(951)-770-6313*
Fax:(951)-693-2314
eozdil@pechanga-nsn.gov

****Please update my number – last 4 digit changed***

This message, and any documents or files attached to it contains confidential information and may be legally privileged. Recipients should not file copies of this message and/or attachments with publicly accessible records. If you are not the intended recipient or authorized agent for the intended recipient, you have received this message and attachments in error, and any review, dissemination, or reproduction is strictly prohibited. If you are not the intended recipient, please immediately notify us by reply email or by telephone at (951) 770-6113, and destroy the original transmission and its attachments without reading them or saving them.



December 22, 2015

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Randy A. Record

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Joseph J. Kuebler, CPA
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**Chairman of the Board,
The Metropolitan Water
District of So. Calif.**
Randy A. Record

Legal Counsel
Lemieux & O'Neill

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

Subject: Plot Plan No. 25893 – Paulk Winery; APN: 942-090-016
Location: NE corner of Rancho California Road/Monte De Oro Intersection

The subject project is located in EMWD's sewer service area. The nearest EMWD sewer pipeline is fronting this property, along Rancho California Road. The project's "Exhibit A" (Plot Plan) indicates in Note No. 17, that the project is proposing to extend a sewer pipeline along Loma Ventoso Lane, to connect to the Rancho California sewer system. Accordingly, details of said service connection points will be further detailed in a separate document known as EMWD's Plan of Service (POS), to be developed by the project proponent.

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

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

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

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

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

Sincerely, 

Maroun El-Hage, M.S., P.E., Senior Civil Engineer
Business Phone: 951-928-3777 Extension x4468
e-mail: El-hagem@emwd.org

Mailing Address: Post Office Box 8300 Perris, CA 92572-8300 Telephone: (951) 928-3777 Fax: (951) 928-6177
Location: 2270 Trumble Road Perris, CA 92570 Internet: www.emwd.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Winery w/Tasting Room

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

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

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Jerry and Laura Paulk E-Mail: jpaulk@paulklaw.com

Mailing Address: 23445 Carancho Road
Temecula CA 92590
Street City State ZIP

Daytime Phone No: (951) 506-4779 Fax No: () _____

Engineer/Representative's Name: Wilfredo Ventura E-Mail: ventura_engineering@

Mailing Address: 27315 Jefferson Ave.
Temecula CA 92592
Street City State ZIP

Daytime Phone No: (951) 252-7632 Fax No: () _____

Property Owner's Name: Jerry and Laura Paulk E-Mail: lpaulk@paulklaw.com

Mailing Address: 23445 Carancho Road
Temecula CA 92590
Street City State ZIP

Daytime Phone No: (951) 506-4779 Fax No: () _____

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

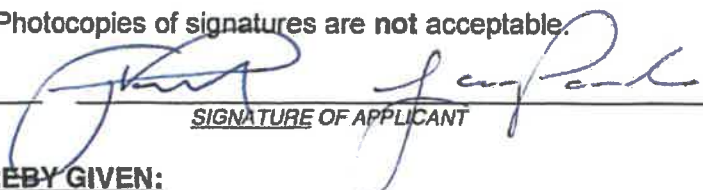
The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional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

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

Jerry and Laura Paulk

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.

Jerry Paulk


PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Laura Paulk

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:

942-090-016

Assessor's Parcel Number(s):

Section: 24

Township: T75

Range: R2W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 11.8

General location (nearby or cross streets): North of Monte De Oro, South of Loma Ventoso Lane, East of Rancho Calif. Road, West of _____.

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)
Construct a 2322 sq.ft. Winery which includes 1444 sq.ft. tasting room, 602 sq.ft. barrel room and 276 sq.ft. restroom. No special Events are proposed.

Related cases filed in conjunction with this application:

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

If yes, provide Case No(s). Plot plan 22194 (Parcel Map, Zone Change, etc.)
41081
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
Traffic, Geo, Paleo, MSHCP, GHG & WQMP
If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

3740
Estimated amount of cut = cubic yards: _____

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 3740

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

Import _____ Export _____ Neither X

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

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

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 18K sq. ft.

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

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

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

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

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

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

Santa Ana River Santa Margarita River Whitewater River

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

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

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

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

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

Name of Applicant:

Address:

Phone number:

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


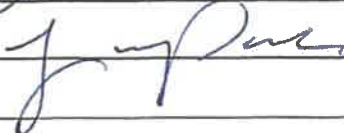
Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1)	Jerry Paulk 	Date	10/12/15
Applicant (2)	Laura Paulk 	Date	10/12/15

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

Yes No

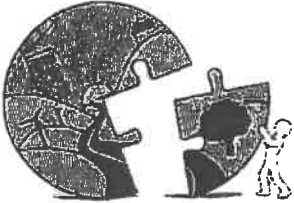
APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes No

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

Owner/Authorized Agent (1)	Jerry Paulk 	Date	<u>10/12/15</u>
Owner/Authorized Agent (2)	Laura Paulk 	Date	<u>10/12/15</u>

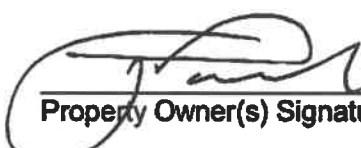

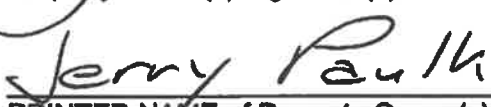



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

 _____ Property Owner(s) Signature(s) and Date	 _____ Property Owner(s) Signature(s) and Date
 _____ PRINTED NAME of Property Owner(s)	 _____ PRINTED NAME of Property Owner(s)

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

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

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

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(951) 955-3200 • Fax (951) 955-1811

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Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

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INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

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

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

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

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

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

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

PLOT PLAN NO. 25893 – Intent to Adopt a Mitigated Negative Declaration – EA42843 – Applicant: Jerry and Laura Paulk – **Engineer/Representative:** Studio2G Architects, LLP – **Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan:** Agriculture: Agriculture (AG-AG) within the Temecula Valley Wine Country Policy Area (20 Acre Minimum) – **Location:** Northeasterly corner of the Rancho California Road and Monte De Oro – 11.8 Acres – **Zoning:** Wine Country-Winery (WC-W) – **REQUEST:** Plot Plan No. 25893 proposes to construct a Class II Winery on 11.6 acres. The winery will consist of a total 4,944 square-foot building in two (2) sections: Section one (1) is a 2,575 sq. ft. tasting and office area with retail, office/breakroom, and storage areas. Attached is an outdoor patio area. No delicatessen is proposed. Section two (2) is a 2,369 sq. ft. wine production building with storage and restrooms attached. Between the sections is a covered crush pad area. The applicant currently has a 02 ABC license as a winegrower. Additionally a 42 ABC license for on-sale of wine will be acquired for the Class II Winery. Parking will consist of 33 parking spaces, including two (2) ADA spaces and bike racks.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: **OCTOBER 29, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

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

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing.

The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 26, 2018,

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

APN (s) or case numbers PP25893 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1200'

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

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

TITLE: GIS Analyst

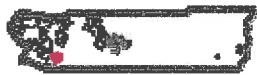
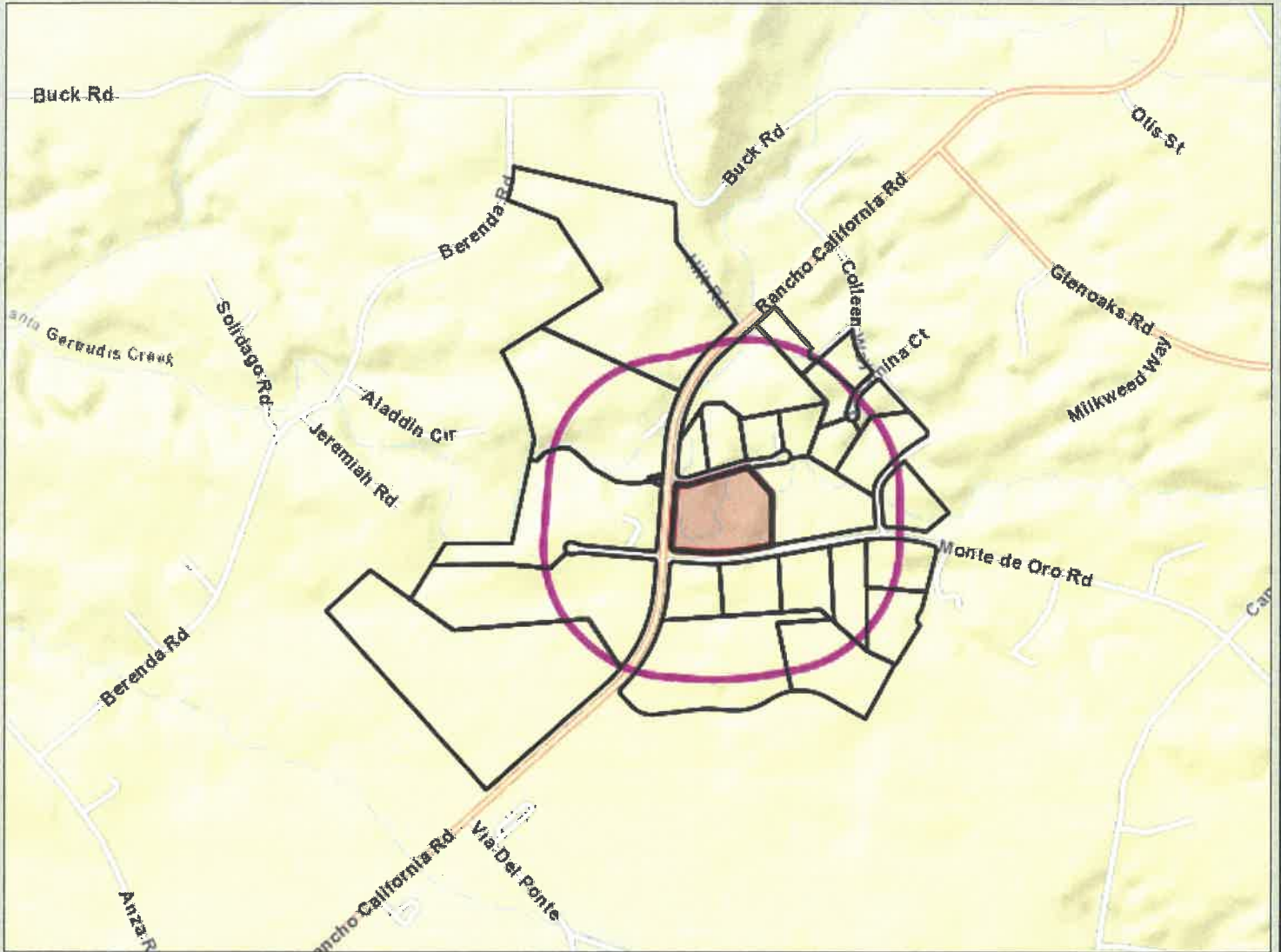
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS

APN: 942-090-016 (1200 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 6/26/2018 12:12:08 PM

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942080025
ROBERT WHITESIDE
LOLA WHITESIDE
P O BOX 891838
TEMECULA CA 92589

942090011
JERRY PAULK
LAURA PAULK
42100 PARADO DEL SOL DR
TEMECULA CA 92592

942080031
JUDY MARIE PALTSITS
ANTHONY J BERTRAND
CRYSTAL R BERTRAND

942090014
SANDRA A BACA
ROBBY J BACA
35300 LOMA VENTOSO LN
TEMECULA CA. 92592

35479 BALSAMINA CT
TEMECULA CA. 92592

942090001
RICHARD CHEN
3812 KIRKWOOD AVE
ORANGE CA 92869

942080032
CRAIG M HAAS
GLENDA L HAAS
39433 COLLEEN WAY
TEMECULA CA. 92592

942090018
WILSON CREEK MANOR
35960 RANCHO CALIFORNIA
TEMECULA CA 92591

942090016
JERRY PAULK
LAURA PAULK
42100 PARADO DEL SOL DR
TEMECULA CA 92592

942170008
WILSON CREEK FAMILY
35960 RANCHO CALIFORNIA
TEMECULA CA 92591

942090017
WILSON CREEK MANOR
35960 RANCHO CALIFORNIA
TEMECULA CA 92591

942190013
MICHAEL D URMAN
35555 MONTE DE ORO RD
TEMECULA CA. 92592

942180005
L A LIFE
2600 MICHELSON DR 17TH
IRVINE CA 92612

942170010
EASTERN MUNICIPAL WATER DISTRICT
C/O C/O RIGHT OF WAY DEPT
P O BOX 8300
PERRIS CA 92572

942170011
EASTERN MUNICIPAL WATER DIST
C/O C/O RIGHT OF WAY DEPT
P O BOX 8300
PERRIS CA 92572

942170013
OGB PARTNERS
C/O C/O KEN ZIGNORSKY
35820 RANCHO CALIF RD
TEMECULA CA 92591

942170009
WILSON CREEK FAMILY
35960 RANCHO CALIFORNIA RD
TEMECULA CA. 92591

942190011
BRIDGET GRIFFIN LANFLISI
LANFLISI II
C/O SOUTH TOWER NO 2011
2170 CENTURY PARK E
LOS ANGELES CA 90067

942090015
SCOTT DUNCAN
THERESA DUNCAN
35350 LOMA VENTOSA LN
TEMECULA CA 92592

942190014
JAMES MICHAEL LORAH
MAY ISSA LORAH
35767 VIA LAS RAMBLAS
TEMECULA CA. 92592

942080033
JOHN K SWEENEY
ROBIN SWEENEY
39570 COLLEEN WAY
TEMECULA CA. 92592

942190012
BRIDGET GRIFFIN LANFLISI
LANFLISI II
C/O SOUTH TOWER NO 2011
2170 CENTURY PARK E
LOS ANGELES CA 90067

942080029
JAMES MITCHELL BRAY
SUSAN MARIE BRAY
39485 COLLEEN WAY
TEMECULA CA 92592

942190009
SOUTHERN CALIFORNIA EDISON CO
14799 CHESTNUT ST
WESTMINSTER CA 92683

942210010
GRAPEROAD
C/O C/O CLAUDIO PONTE
725 W VENTURA BL NO F
CAMARILLO CA 93010

942080024
MICHAEL ANDERSON
JESSICA WILSON
DWAYNE ANDERSON

49344 BLACK MOUNTAIN CT
AGUANGA CA 92536

942080030
CHARLES JOSEPH BLACK
MICHELLE LENEER BLACK
35475 BALSAMINA CT
TEMECULA CA. 92592

942210009
GRAPEROAD
C/O C/O CLAUDIO PONTE
725 W VENTURA BL NO F
CAMARILLO CA 93010

942180002
SELINA J CAVALETTO
LASSALETTE ENTERPRISES
CECILIA E VILLINES
C/O GARY MCMILLIAM
29379 RANCHO CALIF RD 201
TEMECULA CA 92591

942190010
BRIDGET GRIFFIN LANFLISI
LANFLISI II
C/O SOUTH TOWER NO 2011
2170 CENTURY PARK E
LOS ANGELES CA 90067

Jerry & Laura Paulk
23445 Carancho Rd.
Temecula, CA 92590

Studio2G Architects, LLP
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San Luis Obispo, CA 93401

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

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

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

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

Lorraine F. Harrington
35820 Pauba Rd.
Temecula CA 92592

Terilee Hammett
40540 Chaparral Drive
Temecula, CA 92592

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

Larry Smalley
35725 Los Nogales Rd.
Temecula CA 92592

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

**INVOICE (PLAN-CFG06218)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Jerry and Laura Paulk

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



23445 Carancho Rd
Temecula, Ca 92590

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06218	10/13/2015	10/13/2015	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06218	0452 - CF&G TRUST: RECORD FEES	\$50.00
35911 Rancho California Rd Temecula,		SUB TOTAL
		\$50.00

TOTAL \$50.00

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

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

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

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



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.2

Director's Hearing: October 29, 2018

PROPOSED PROJECT

Case Number(s): Plot Plan 17870, Revised Permit No. 1

Applicant(s): Fred Abdi

No Further Environ. No New Environmental Doc. Req'd

Area Plan: Elsinore

Representative(s): Sake Engineering

Zoning Area/District: Temescal Area

Supervisory District: First District

Project Planner: Tim Wheeler

Project APN(s): 393-080-009 & 393-110-002, 006


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

This Revised Permit to Plot Plan No. 17870 (the "project") proposes to extend the life span of an existing permitted RV and vehicle storage business to July 25, 2030 (the original project, PP17870, was approved July 25, 2005 for a 5 year life span). Additionally this project will consist of removing the existing storage unit/office, with metal structure and install a new 504 square foot office trailer. The existing project size of 6.27 acre will be fully used for parking stalls, landscaping, and the construction of a water quality basin. Total parking will consist of 180 parking stalls with 4 employee/customer stalls. Upgraded landscaping surrounding the existing project perimeter will be installed. Awnings will be installed over 50 parking stalls along the south and west perimeters. No other changes to the project are proposed.

The project is east of the I-15 Freeway, west of Temescal Canyon Road, and north of Horsethief Canyon Road. The project's address is 13071 Temescal Canyon Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously adopted **MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 38675**, pursuant to applicable legal standards, and have been avoided, pursuant to that earlier initial study, and none of the conditions described in the CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE PLOT PLAN 17870, REVISED PERMIT NO. 1, subject to the attached Advisory Notification Document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Community Development: Light Industrial (CD: LI)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Warm Springs Policy Area
Surrounding General Plan Land Uses	
North:	Community Development: Light Industrial (CD: LI)
East:	Community Development: Light Industrial (CD: LI)
South:	I-15 Freeway
West:	Community Development: Light Industrial (CD: LI)
Existing Zoning Classification:	Manufacturing – Service Commercial (M-SC)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Manufacturing – Service Commercial (M-SC)
East:	Manufacturing – Service Commercial (M-SC)
South:	I-15 Freeway
West:	Manufacturing – Service Commercial (M-SC)
Existing Use:	RV and vehicle storage facility
Surrounding Uses	
North:	Vacant Land
South:	I-15 Freeway
East:	Industrial/Manufacturing Complex
West:	Industrial Complex (Heavy Equipment Rentals)

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Existing Project Site (Acres):	6.49 gross ac / 6.27 net ac	N/A
Existing Building Area (SQFT):	50 x 20 office trailer (1000sqft) – to be removed-	N/A
Proposed Building Area (SQFT):	12 x 42 office trailer (504 sqft) & awnings over 50	N/A

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
	parking stalls (est. 19,150 sqft.)	
Building Height (FT):	For proposed office trailer the height is 10 ft.	40 ft. max.

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
RV/vehicle storage (originally with PP17870)	0	N/A	N/A	80 RV/vehicle storage spaces + 3 spaces for employees or customers
RV/Vehicle storage (proposed with Revised Permit)	0	N/A	N/A	An additional 100 RV/vehicle storage spaces
Office trailer	504 sqft.	N/A	N/A	4 spaces for employees or customers
TOTAL:	504 sqft.	N/A	N/A	180 RV/vehicle storage spaces + 4 spaces for employees or customers

Located Within:

City's Sphere of Influence:	Yes – In the sphere of influence of the City of Lake Elsinore
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Liquefaction potential is Moderate
Subsidence Area:	Yes – Project is Susceptible
Fault Zone:	No
Fire Zone:	Yes – Project is located in a Very High Fire Area (SRA)
Mount Palomar Observatory Lighting Zone:	Yes – Project is located in Zone B for Ord. 655
WRMSHCP Criteria Cell:	Yes – In Cell Group E, Cell # 3549 (HANS00162-JPR Approved)
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

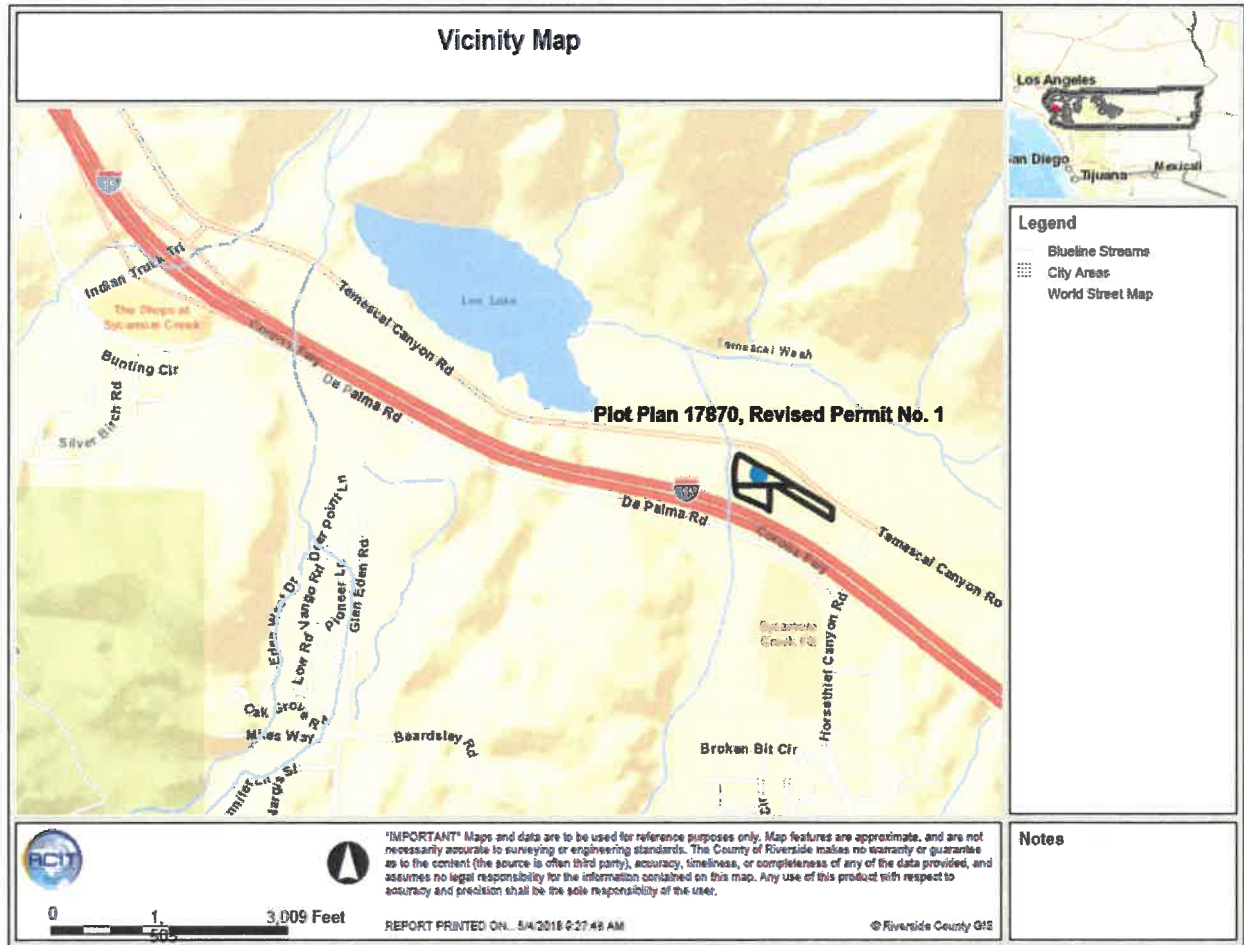


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The original entitlement (PP17870) was approved on July 25, 2005. It consisted of a total project site equaling 6.27 net acres. Eighty (80) parking stalls for RV and vehicle storage were installed on 2.70 acres of the overall project site. A thousand square-foot (1000 sqft.) storage unit/office was also installed with three (3) standard parking spaces. The original entitlement was also conditioned with a life span of five (5) years to July 1, 2010.

The revision for this entitlement (“the project”); Plot Plan No. 17870, Revised Permit No. 1, was timely filed for on June 16, 2010. The revision will incorporate extending the projects parking stall area to include an additional 1.10 net acres. The remaining of the project will consist of the existing entry access, upgraded landscaping around the total perimeter project site, and the construction of a water quality basin.

Additionally the thousand square-foot (1000 sqft.) storage unit/office is being removed and replaced with a five hundred and four square-foot (504 sqft.) office trailer.

The project has been through various modifications early within its development review stage as the owner/applicant wanted to incorporate an additional parcel (APN: 393-080-008) to expand the business. After many discussions with the owner of the parcel, no agreement could be reached and the additional parcel was removed from the project.

Discussions were had regarding an upgraded look of the existing fencing and increasing the density of the landscaping to screen the project properly and fully from public view. After many plan proposals with staff and the applicant's engineer on the subject, the final proposal allows for the existing fencing to remain. The applicant will upgrade the landscaping with mature and robust trees and bushes surrounding the total project area. In addition, the life of the permit will be extended to July 25, 2030. If approved, the life of permit would end on July 25, 2030. The owner/applicant would need to make a timely application for an extension of the life of the permit prior to its expiration.

The project is located within the Warm Springs Policy Area of the Elsinore Area Plan. The Policy requires commercial and industrial uses to be sensitive to environmental hazards (i.e. flooding) and not substantially impact environmental resources (i.e. biological and water quality). The project is not within a flood hazard area and a water quality basin has been incorporated into the project; plus parking areas are comprised of asphalt or decomposed granite (DG).

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This project requires No New Environmental Review is required because all potentially significant effects have been adequately analyzed in the previously adopted Mitigated Negative Declaration and none of the conditions described in State CEQA Guidelines section 15162 exist based on no substantial changes are proposed or have occurred with respect to circumstances under the original initial study. The project is performing minor alternations to the existing facility without expanding beyond the total acreage of the original entitlement and initial study at the time of the lead agency's (the County's) determination of the project. The minor alterations to occur are: parking expansion, alterations and designs within the original total project area from the previous entitlement; upgraded landscaping, and the removal of a previously existing storage unit/office to a smaller office trailer are being incorporated into the existing RV/vehicle storage facility. A water quality basin is also being constructed. No other alterations, restorations, rehabilitations, or additions are to occur as a part of this revised permit project. Therefore, no further environmental assessment or review is required.

FINDINGS AND CONCLUSIONS

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

Plot Plan Findings

1. The Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The Project is consistent with the Riverside County General Plan Land Use Designation of Community Development: Light Industrial (CD: LI) which allows for a wide variety of industrial uses and related uses, including, but not limited to, assembly and light

manufacturing, repair and other service facilities, warehousing, distribution centers and supporting retail uses. The Project's proposal is to continue servicing the community with its RV and vehicle storage service for the residents. This revised permit is to allow the existing use to continue until July 25, 2030 and make minor alterations and upgrades to the site to better conform to the vastly increasing development of the surrounding Temescal Canyon area. The Project is also within the Warm Springs Policy Area along an industrial developed corridor next to the Interstate 15 freeway. The Warm Springs Policy Area requires that contiguous areas designated as Light Industrial be designed in a coordinated manner. It requires commercial and industrial uses to be sensitive to environmental hazards (i.e. flooding) and not substantially impact environmental resources (i.e. biological and water quality). The Project is not within a flood hazard area and a WQMP basin is incorporated into the project and all parking areas are comprised of decomposed granite (DG). Therefore, the project has met requirements for the General Plan land use designation and Warm Springs Policy Area.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The Project has been designed and screened by robust and mature landscaping (per Condition of Approvals 080 Transportation 1, 2, and 3 for prior to building permit issuance) and continues its existing use of an RV and vehicle storage facility. A WQMP basin has been incorporated into the project with asphalt or decomposed granite (DG) continued for parking stall designs and the access to the project site remains as it was originally.

3. The Project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as industrial and commercial uses, such as storage yards (RV, vehicle, heavy equipment, or otherwise) are needed uses in the surrounding area. To the south of the subject site is an industrial or manufacturing complex. To the north is a heavy equipment storage yard and the rest of the surrounding area varied in other industrial or commercial uses. Furthermore, the project has again been imposed with a life span timeframe of 20 years, to account for potential changes to the surrounding area.

4. The development plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The traffic congestion will remain the same to the project site even with the additional parking stalls added. Currently the expanded area is being used without being entitled, but the Transportation Department did not see the need for a Traffic Study on this revised permit project. They have conditioned the project for a signing and striping plan prior to final inspection of a building permit (Condition of Approval 90 Transportation 4). No additional street or drainage improvements will be necessary.

5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The scope of this Project does not include the subdivision of any land. However, should the site or any portion thereof, be proposed for sale in the future and a subdivision would be required, further analysis will be conducted to ensure compliance with Ordinance No. 460.

6. The Project site has a zoning classification of Manufacturing – Service Commercial (M-SC). The Project permitted or revised within the (M-SC) zoning classification, is subject to Plot Plan approval, as provided

in Section 11.2.k.7 & 8; Vehicle storage and impoundment, and Trailer and boat storage, respectively, of Ordinance No. 348.

Development Standards:

The Project meets the development standards for the M-SC Zone based on the following:

1. The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development. The Project size is 6.49 acres, greater than the minimum lot size allowed, and has a project width of 1,003 feet. Furthermore, the Project does not propose to subdivide as it was certified by a Certificate of Land Division Compliance (COC#7085 recorded in 2014 – DOC#2014-0008974).

2. Where the front, side, or rear yard adjoins a lot with a zoning classification other than R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, there is no minimum setback. As the Project site only adjoins another M-SC zone, there is no minimum setback required. The only structures on site are an office trailer and parking stall awnings. The office trailer is approximately 112 feet from Temescal Canyon Road (front). The parking stall awnings are approximately 50 feet from Temescal Canyon Road (front) and approximately 10 feet from the side and rear property lines.

3. The height of structures, including buildings, shall not exceed 40 feet at the yard setback line; or buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34 of Ordinance No. 348; or structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to Section 18.34 of Ordinance No. 348. The only structures or buildings proposed for the Project is an office trailer at 10 feet high and the awnings over the parking stalls at 14 feet high. Broadcasting antennas are not a part of this Project.

4. The Project is not an industrial use and is not subject to the masonry wall requirements. The Project has existing fencing, both with a mixture of retaining walls and chain-link fencing, from its original approval by a hearing body in July 2005. Additionally, mature and robust landscaping for screening from public view will be installed per this projects approval.

5. Required landscaping for the M-SC zone is ten percent (10%) of the site proposed for development (landscaping and irrigation). A minimum of ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access way. Said landscaping strip shall not include landscaping located within the street right-of-way. The Project has an approximate 20 foot landscaping perimeter along the front property line and surrounding the project, with additional landscaping as well. This at least meets or exceeds the M-SC landscaping requirements.

6. The Project site is an RV and vehicle storage facility with 180 parking stalls on DG and four (4) spaces provided for employees or customers and is therefore consistent with the parking requirements as provided in Section 18.12 of Ordinance No. 348.

7. The Project's trash collection area is screened by landscaping in such a manner as not to be visible from a public street or from any adjacent residential area.

8. The Project's outside storage area is screened by mature and robust landscaping around the entire perimeter of the Project site.

9. The Project's utilities are currently installed underground except electrical lines rated at 33kV or greater as per its original approval by a hearing body from July 2005.

10. The Project does not have any mechanical equipment for manufacturing process or roof-mounted accessory equipment on the office trailer.

11. The Project will not require any outside lighting fixtures, spot lights, electrical reflectors, or other means of illumination for signs, structures, and landscaping, parking, loading, unloading, and similar areas.

Other Findings:

1. The project site is located within Criteria Cell 3549 of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). This project fulfills the plan requirements as it was previously reviewed under its original approved entitlement (PP17870) per HANS00162 that was approved in March 2005. The HANS determined no conservation on the project site just not to disturb with Flood Channel next to the project site. The revised permit project is still within the original projects boundaries and still outside the Flood Channel. No additional WRMSHCP determination is required.
2. The project site is located within the City of Lake Elsinore Sphere of Influence. This project was provided to the City of Lake Elsinore for review and comment on July 14, 2010. No comments were received either in favor or opposition of the project by the city.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. As the revised permit is categorically exempt per CEQA Section 15301 (Existing Facilities), AB 52 consultations are not required for this project.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Section 4.D.1. of

Riverside County Ordinance No. 787 states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation. This revised permit is for the continued land use of an RV and vehicle storage facility. No subdivision is proposed. However, this project has been reviewed by the Riverside County Fire Department, who found the design to be in compliance with standard defensible space and fire code regulations.
- b. The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project is closest to the Sycamore Creek Fire Station No. 64 located approximately 1.58 miles west of the Project site at 25310 Campbell Ranch Road. Thus, the Project site is adequately served by fire protection services under existing conditions.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by the installation of blue dot reflectors, a fire hydrant, knox box on the gate entry of the site, standards for signs identifying streets, roads and buildings, fire sprinklers, water supply reserves for emergency fire use, and other.

Conclusion:

- 1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1200 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public indicating support/opposition to the proposed revised permit project.

APPEAL INFORMATION




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

Vicinity Map



Plot Plan 17870, Revised Permit No. 1

Legend

-  Blueline Streams
-  City Areas
-  World Street Map



Notes

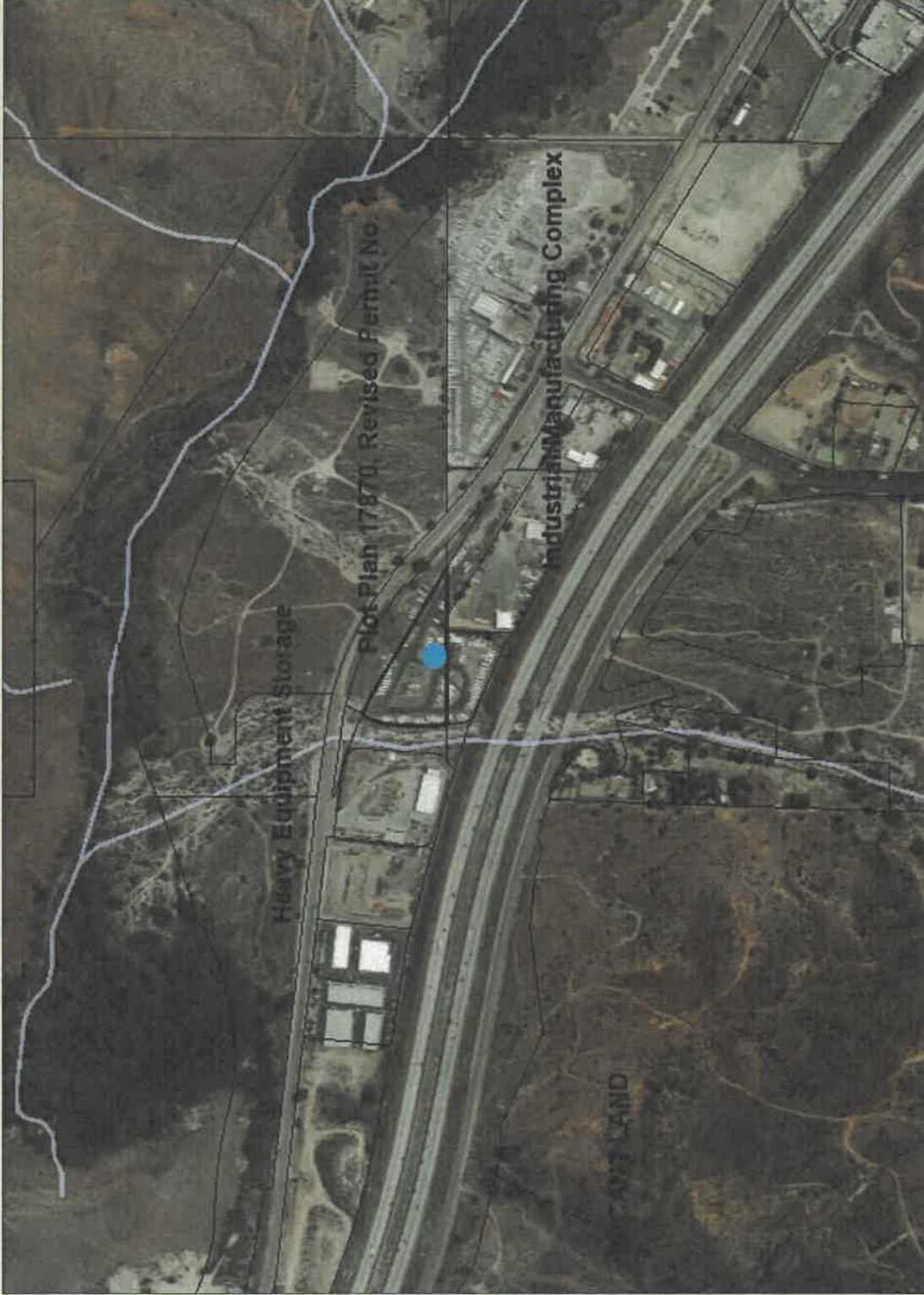
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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



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Land Use Map



- Legend**
- Parcels
 - Blue line Streams
 - City Areas
 - World Street Map

Notes

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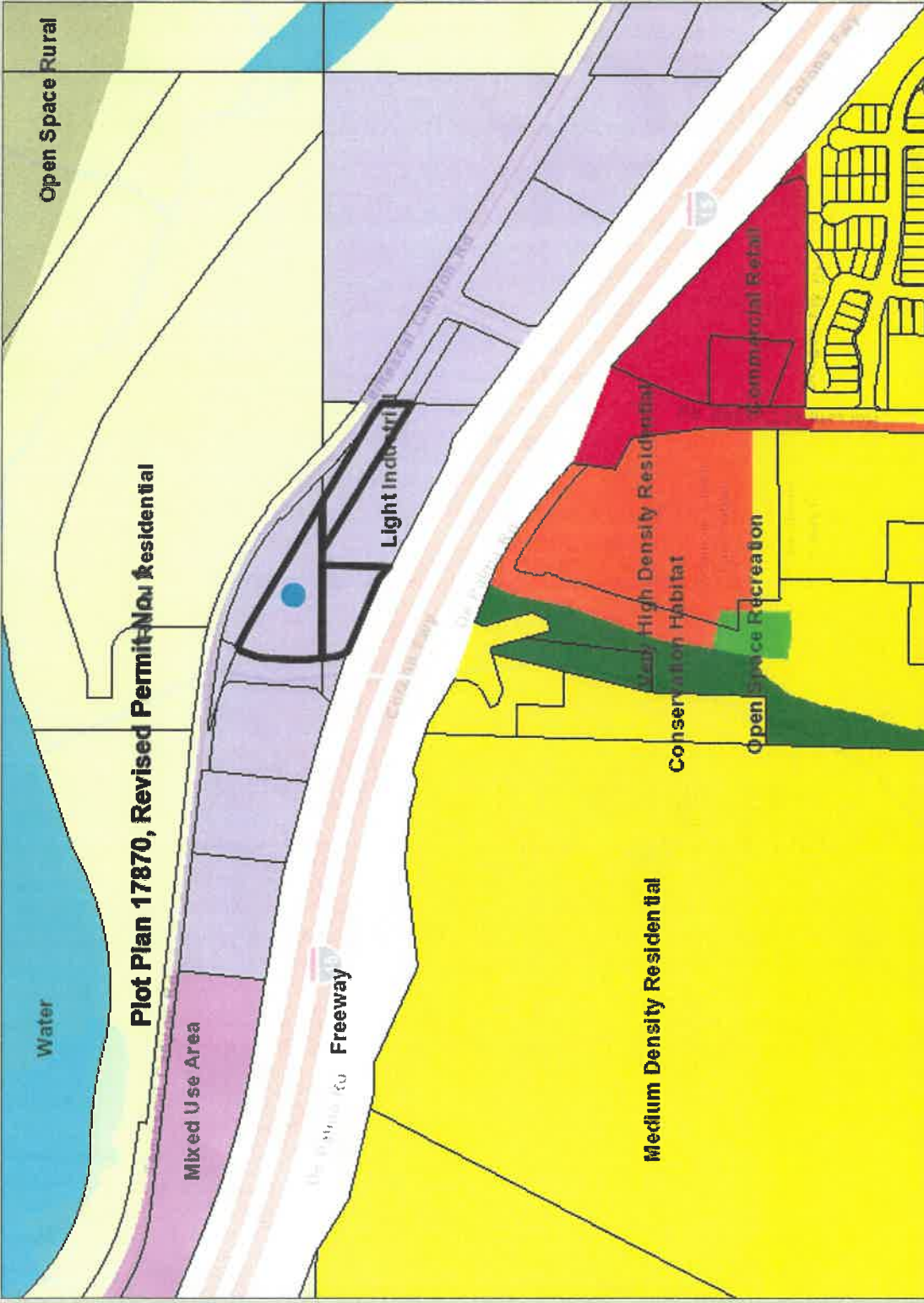


0 752 1,505 Feet

REPORT PRINTED ON... 5/4/2018 9:57:02 AM

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General Plan Map



Legend

- Parcels
- General Plan Land Use
 - Rural Community - Estate Density Residential
 - Rural Community - Very Low Density Residential
 - Rural Community - Low Density Residential
 - Estate Density Residential
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Medium High Density Residential
 - High Density Residential
 - Very High Density Residential
 - Highest Density Residential
 - Commercial Retail
 - Commercial Tourist
 - Commercial Office
 - Community Center
 - Light Industrial
 - Heavy Industrial
 - Business Park
 - Public Facilities
 - Mixed Use Area
 - Rural Residential
 - Rural Mountainous
 - Rural Desert
 - Agriculture
 - Conservation

Notes

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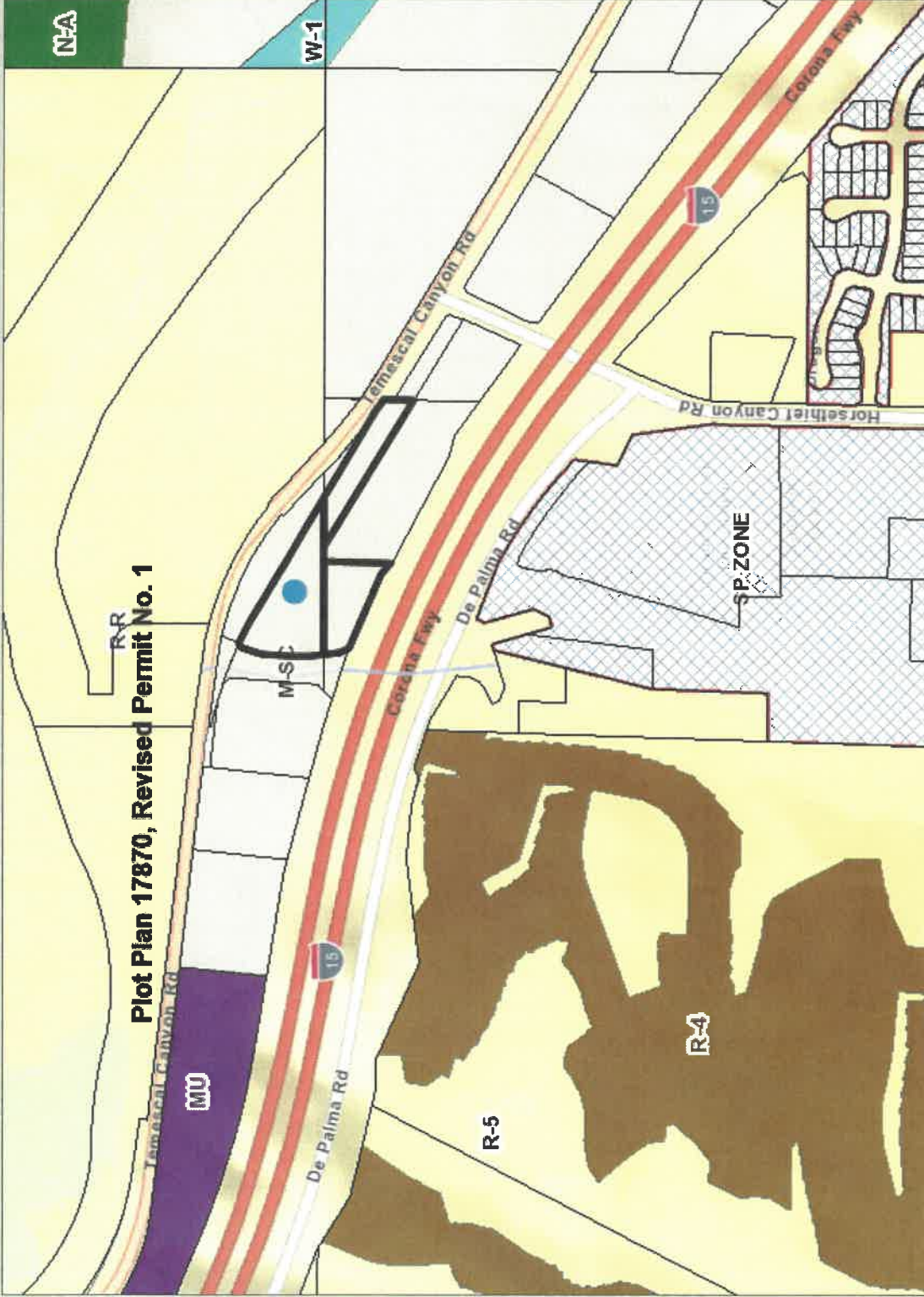
0 752 1,505 Feet

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Zoning Map

Plot Plan 17870, Revised Permit No. 1



Legend

- Parcels
- OTHER ZONING
- A-1
- A-1-1
- A-1-1 1/2
- A-1-1/2
- A-1-10
- A-1-15
- A-1-2
- A-1-2 1/2
- A-1-2 1/4
- A-1-20
- A-1-30000
- A-1-4
- A-1-40
- A-1-5
- A-2
- A-2-1
- A-2-10
- A-2-2
- A-2-2 1/2
- A-2-20
- A-2-5
- A-D
- A-P
- A-P-10

Notes

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REPORT PRINTED ON... 5/4/2018 9:51:10 AM

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IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

PLOT PLAN 17870R1

PARCEL D OF LOT LINE ADJUSTMENT NO. 4018 RECORDED SEPTEMBER 17, 1988, AS INSTRUMENT NUMBER 394169 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AUGUST, 2018

APPLICANT/OWNER:
SAKE ENGINEERS, INC.
3377 RIVERSIDE AVENUE
RIVERSIDE, CA 92506
(951) 794-4400

LEGAL DESCRIPTION:
PARCEL D OF LOT LINE ADJUSTMENT NO. 4018 RECORDED SEPTEMBER 17, 1988, AS INSTRUMENT NUMBER 394169 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL NO.:
303-100-008

U.S. GEOLOGICAL SURVEY QUAD MAPS:
SECTION 4, 4 & 14, T11N, R10E, S20W
70N, 4000E

DATE: 8/24/18

ZONING AND LAND USE:
RIVERSIDE COUNTY ZONING MAP NO. 13000
ZONING: R-10
LAND USE: RESIDENTIAL SINGLE-FAMILY

ENGINEER'S STATEMENT:
I, THE ENGINEER, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA AND THAT I AM THE DESIGNER OF THE ABOVE PLOTTED PLAN.

RECORDING INFORMATION:
RECORDING FEE: \$150.00
RECORDING DATE: 8/24/18

PLANNING NOTES:

1. THE APPLICANT HAS SUBMITTED THIS PLAN TO THE RIVERSIDE COUNTY ENGINEER'S OFFICE FOR REVIEW AND APPROVAL.
2. THE APPLICANT HAS PROVIDED ALL NECESSARY INFORMATION TO SUPPORT THIS PLAN.
3. THE APPLICANT HAS PROVIDED ALL NECESSARY INFORMATION TO SUPPORT THIS PLAN.
4. THE APPLICANT HAS PROVIDED ALL NECESSARY INFORMATION TO SUPPORT THIS PLAN.
5. THE APPLICANT HAS PROVIDED ALL NECESSARY INFORMATION TO SUPPORT THIS PLAN.
6. THE APPLICANT HAS PROVIDED ALL NECESSARY INFORMATION TO SUPPORT THIS PLAN.

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REFERENCES:

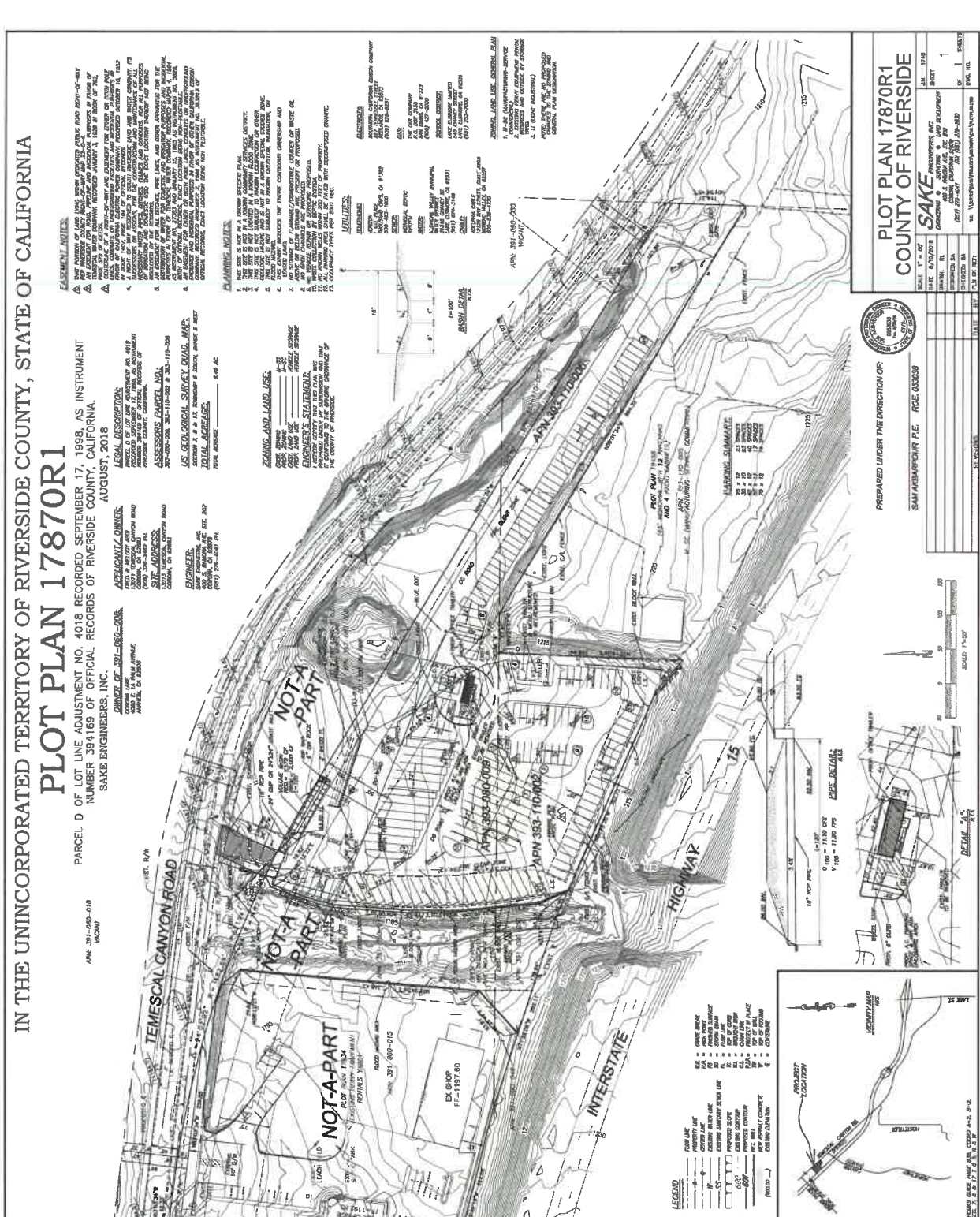
- 1. RIVERSIDE COUNTY ZONING MAP NO. 13000
- 2. RIVERSIDE COUNTY ENGINEER'S OFFICE
- 3. RIVERSIDE COUNTY ENGINEER'S OFFICE
- 4. RIVERSIDE COUNTY ENGINEER'S OFFICE
- 5. RIVERSIDE COUNTY ENGINEER'S OFFICE
- 6. RIVERSIDE COUNTY ENGINEER'S OFFICE

GENERAL LAND USE ZONING PLAN:

- 1. RESIDENTIAL SINGLE-FAMILY
- 2. RESIDENTIAL MEDIUM-DENSITY
- 3. RESIDENTIAL HIGH-DENSITY
- 4. COMMERCIAL
- 5. INDUSTRIAL
- 6. OFFICE
- 7. PUBLIC USE
- 8. OPEN SPACE
- 9. OTHER

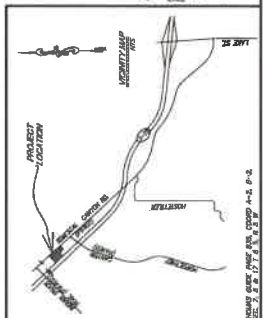
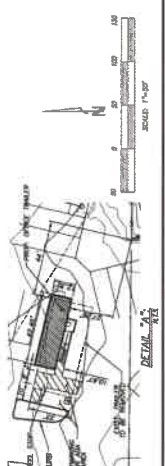
LEGEND:

- TOP LINE: 1/8" = 1' (AS SHOWN)
- OTHER LINES: 1/8" = 1' (AS SHOWN)
- EXISTING BUILDING FOOTPRINT: 1/8" = 1' (AS SHOWN)
- EXISTING DRIVEWAY: 1/8" = 1' (AS SHOWN)
- EXISTING SIDEWALK: 1/8" = 1' (AS SHOWN)
- EXISTING DRIVEWAY: 1/8" = 1' (AS SHOWN)
- EXISTING SIDEWALK: 1/8" = 1' (AS SHOWN)
- EXISTING DRIVEWAY: 1/8" = 1' (AS SHOWN)
- EXISTING SIDEWALK: 1/8" = 1' (AS SHOWN)
- EXISTING DRIVEWAY: 1/8" = 1' (AS SHOWN)
- EXISTING SIDEWALK: 1/8" = 1' (AS SHOWN)



LANDING SUMMARY:

AS SHOWN	12
AS SHOWN	12
AS SHOWN	12
AS SHOWN	12
AS SHOWN	12
AS SHOWN	12



PREPARED UNDER THE DIRECTION OF:
SAM ARBAKAPPOUR P.E. RCE 050309

SAKE ENGINEERS, INC.
1300 RIVERSIDE AVENUE
RIVERSIDE, CA 92506
(951) 794-4400

DATE: 8/24/18
SHEET: 1 OF 1
SCALE: AS SHOWN



CONCEPTUAL PLANTING PLAN

**COUNTY OF RIVERSIDE
CONCEPTUAL LANDSCAPE PLAN
RV STORAGE
1300 TEMESCAL CANYON ROAD
CORONA, CA 92889**

DESIGNED BY	STA
CHECKED BY	
DATE	06/17/17
SCALE	1" = 20'
SHEET	13
SHEET	

SYMBOL	QUANT.	SIZE	PROPOSED PLANTING / COMMON NAMES	NOTES / NUMBERS
	8	15 DIL	ACCENT TREES CORDON ROSE / MIMULUS / PAID VORDE	TREE FORM / 2
	23	15 DIL	UPRIGHT / SUBLIMAS TREES EUCALYPTUS / EUCALYPTUS / EUCALYPTUS	TREE FORM / 4
	36	15 DIL	LOW BRANCHED DENSE CANOPY TREES EUCALYPTUS / MIMULUS / PAID VORDE	LOW BRANCHED / 2
	7	5 DIL	ACCENT FLOWERING SHRUBS LANTANA SPICATA / SENSITIVE / YELLOW LANTANA	PROVIDE MIMULUS TUS / 2
	56	5 DIL	TALL FLOWERING SCREENING SHRUBS LEUCOPHYLLUM F. / OTHER GLOBE / GC / FIVE FINGER	PROVIDE MIMULUS TUS / 2
	17	5 DIL	TALL CALIFORNIA NATIVE SHRUBS PROVIDE CALIFORNIA NATIVE SHRUBS	PROVIDE MIMULUS TUS / 2
	1,500 SF+	PLANTS	GROUND COVERS LONICERA L. / JAPANESE HEMLOCK	PLANT # 2 GC / 2
	30,000 SF+	MULCH	MULCH ON ROAD CURBS DRIVING MULCH	1" DEEP IN DRIVE BAYS AND 2" DEEP IN LANDSCAPE COVER AREAS

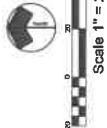
NO EXISTING TREES ON SITE

1 Maximum Annual Water Allowance (MAWA)
 INPUT the total square footage of landscape = 30,010 SF.
 INPUT the P.E.C. for the area = 35.7 gal / yr
 MAWA = 1,102 gal / yr

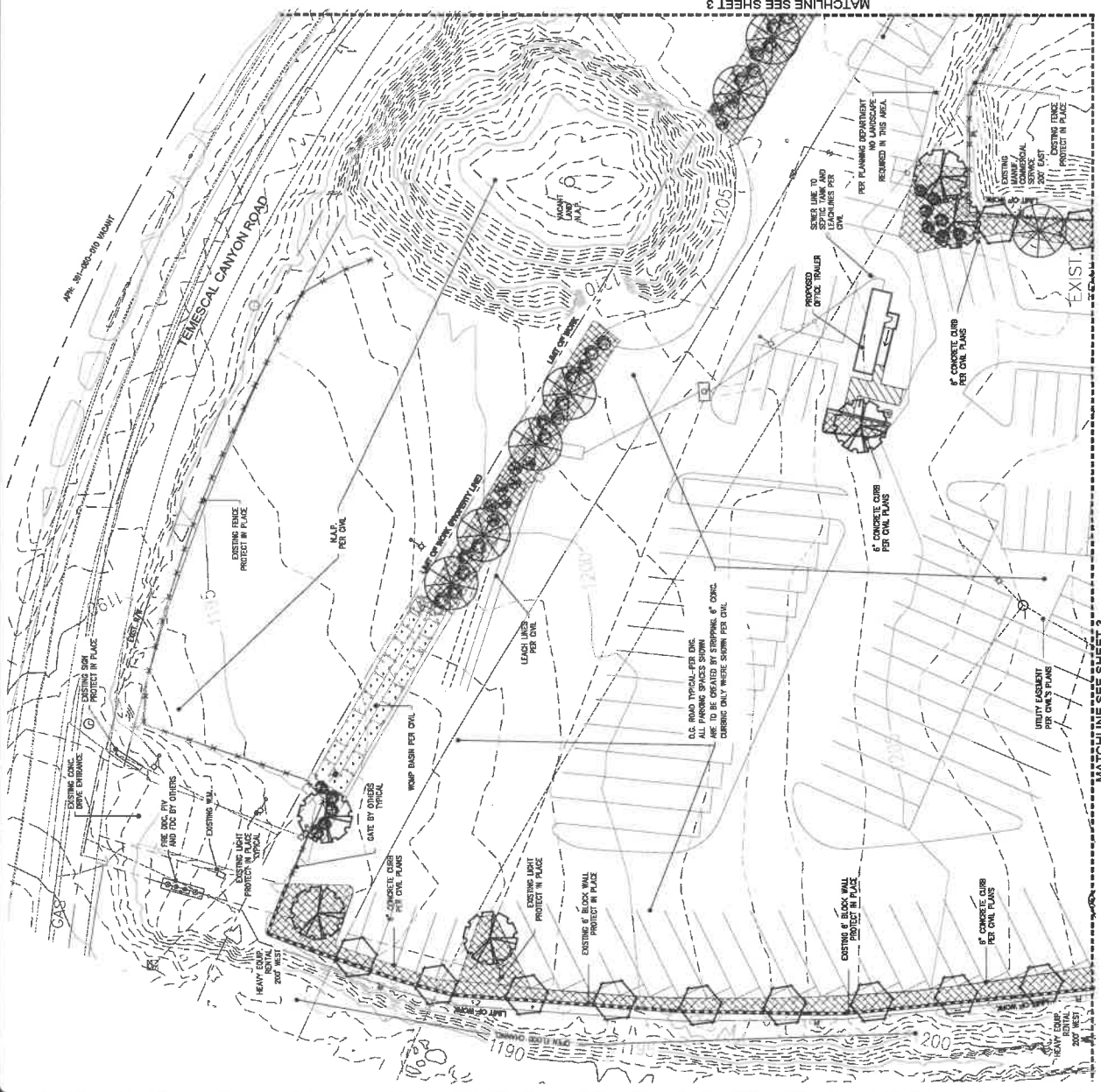
2 Estimated Annual Water Use (EAWU)

Hydrone #1	TREES	INPUT Plant Factor = 0.4	(low)
INPUT square footage of Hydrone	300		
INPUT Hydrone Irrigation efficiency = 0.75			
EAWU =	107.1	gal / yr	
Hydrone #2	TREES	INPUT Plant Factor = 0.3	(low)
INPUT square footage of Hydrone	700		
INPUT Hydrone Irrigation efficiency = 0.75			
EAWU =	161.7	gal / yr	
Hydrone #3	SHRUBS	INPUT Plant Factor = 0.3	(low)
INPUT square footage of Hydrone	1,170		
INPUT Hydrone Irrigation efficiency = 0.75			
EAWU =	257.7	gal / yr	
Hydrone #4	NON-IRR	INPUT Plant Factor = 0	
INPUT square footage of Hydrone	27,000		
INPUT Hydrone Irrigation efficiency = 0.75			
EAWU =	0	gal / yr	

Site Total EAWU = 526.5 gal / yr
 Input Irrigation System Operation Factor = 0.65
 Total EAWU = 342 gal / yr
 EAWU < MAWA = 1,112 gal / yr
 (this number must be positive)



PRELIMINARY-NOT FOR CONSTRUCTION



MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 3

CALL: TOLL FREE 811
 800-451-9211



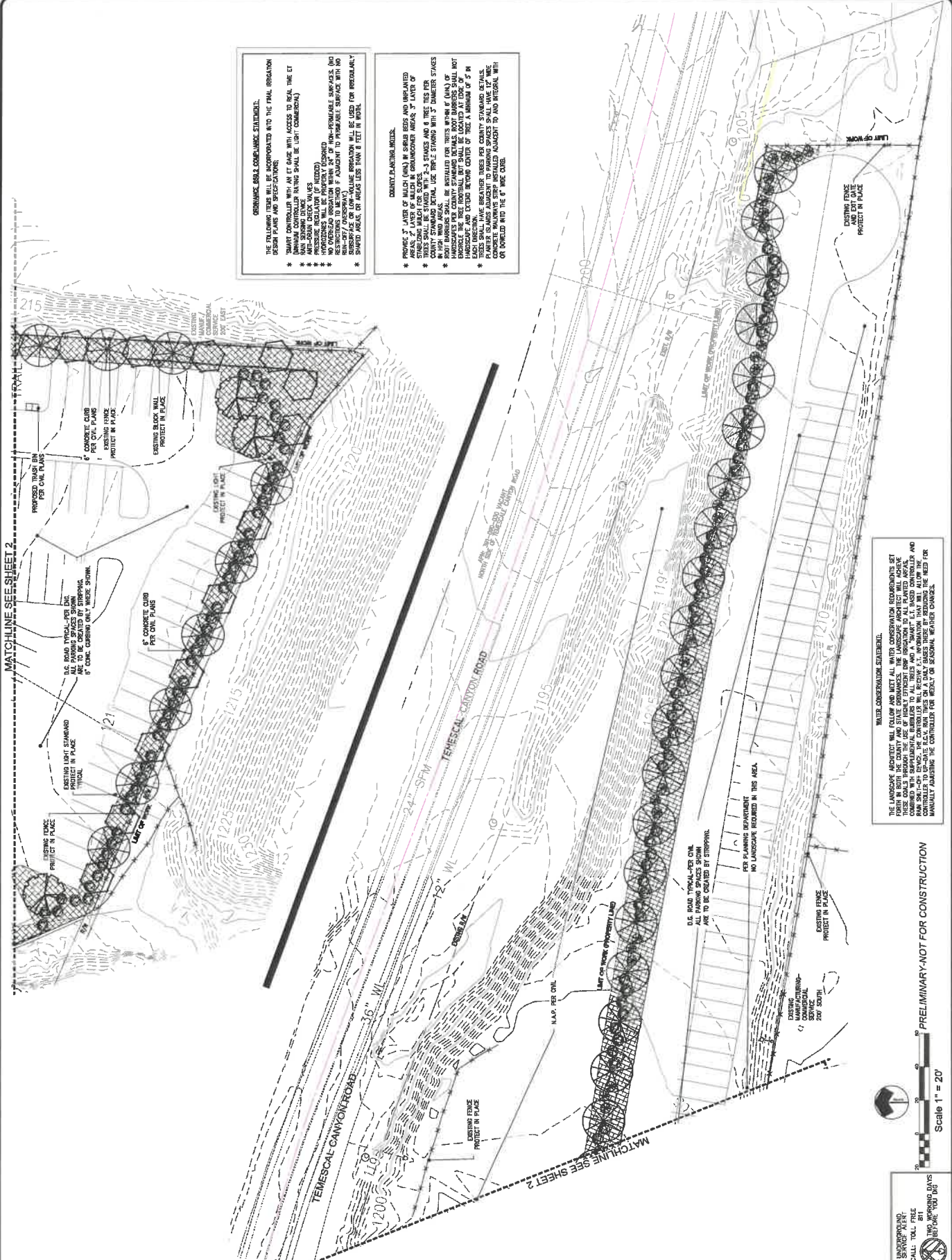
CONCEPTUAL PLANTING PLAN

COUNTY OF RIVERSIDE
CONCEPTUAL LANDSCAPE PLAN
FOR
RV STORAGE
3605 TEMESCAL CANYON ROAD
CORONA, CA 92883

DATE:	
REVISION:	

DRAWN BY:	GD
DESIGNED BY:	GD
CHECKED BY:	SB
SHEET NO.:	9/4/17
TOTAL SHEETS:	3
SCALE:	1" = 20'
SHEET:	

OF 3 SHEETS



MATCHLINE SEE SHEET 2

Scale 1" = 20'



MATCHLINE SEE SHEET 2

UNDERSTANDING AND WORKING DAYS BEFORE 10:00 AM

CALL: TOLL FREE

800-333-3333



REVISIONS	BY	DATE

PXT, INC. - RV & BOAT STORAGE at
13071 TEMESCAL CANYON RD., CORONA, CA

DETAILS
 1400 N. 10th St.
 Corona, CA 92625
 (951) 261-2800

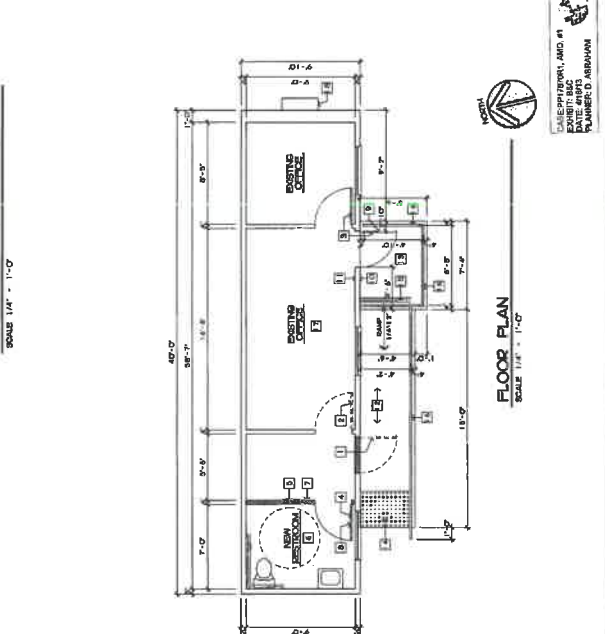
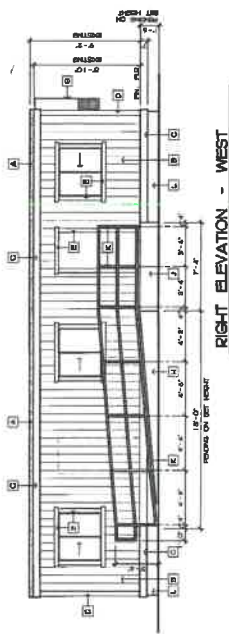
Norman V. Paves

FLOOR PLAN & EXTERIOR ELEVATIONS

DATE: 08/11/11
 DRAWN BY: [Signature]
 CHECK BY: [Signature]
 DATE: 08/11/11
 SCALE: 1/4" = 1'-0"

A.1

- LEGEND**
- PLANNING DEPARTMENT COMMENTS
 - TRANSPORTATION DEPARTMENT COMMENTS
 - ENVIRONMENTAL DEPARTMENT COMMENTS
 - PERMITS DEPARTMENT COMMENTS
 - PLANNING DEPARTMENT COMMENTS
 - TRANSPORTATION DEPARTMENT COMMENTS
 - ENVIRONMENTAL DEPARTMENT COMMENTS
 - PERMITS DEPARTMENT COMMENTS
 - PLANNING DEPARTMENT COMMENTS
 - TRANSPORTATION DEPARTMENT COMMENTS
 - ENVIRONMENTAL DEPARTMENT COMMENTS
 - PERMITS DEPARTMENT COMMENTS

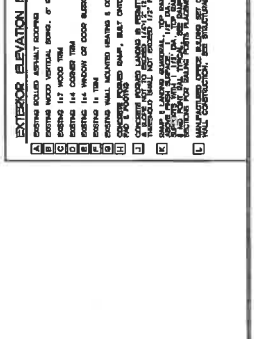
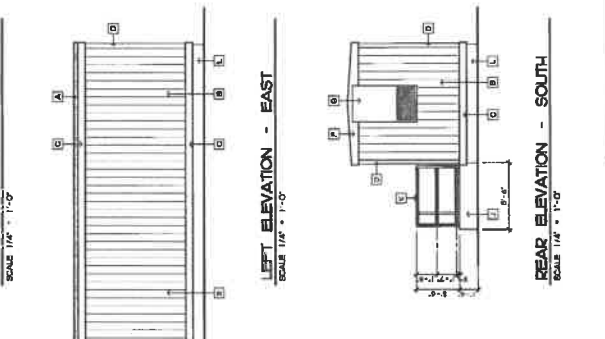
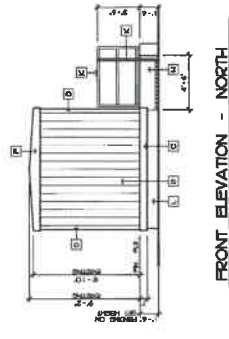


FLOOR PLAN LEGEND

1. EXISTING WALL TO REMAIN
 2. NEW WALL TO REMAIN
 3. NEW WALL TO BE DEMOLISHED
 4. NEW WALL TO BE CONCRETE
 5. NEW WALL TO BE WOOD
 6. NEW WALL TO BE METAL
 7. NEW WALL TO BE GLASS
 8. NEW WALL TO BE BRICK
 9. NEW WALL TO BE STUCCO
 10. NEW WALL TO BE OTHER

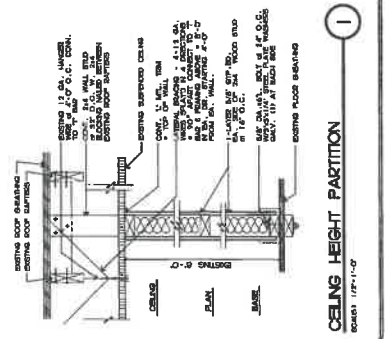
AREA TABULATION

OFFICE AREAS	319 S.F.
RESTROOM	74 S.F.
TOTAL AREA	393 S.F.



- FLOOR PLAN NOTES**
- EXISTING WALL TO REMAIN
 - NEW WALL TO REMAIN
 - NEW WALL TO BE DEMOLISHED
 - NEW WALL TO BE CONCRETE
 - NEW WALL TO BE WOOD
 - NEW WALL TO BE METAL
 - NEW WALL TO BE GLASS
 - NEW WALL TO BE BRICK
 - NEW WALL TO BE STUCCO
 - NEW WALL TO BE OTHER

- EXTERIOR ELEVATION NOTES**
- EXISTING WALL TO REMAIN
 - NEW WALL TO REMAIN
 - NEW WALL TO BE DEMOLISHED
 - NEW WALL TO BE CONCRETE
 - NEW WALL TO BE WOOD
 - NEW WALL TO BE METAL
 - NEW WALL TO BE GLASS
 - NEW WALL TO BE BRICK
 - NEW WALL TO BE STUCCO
 - NEW WALL TO BE OTHER



CASE NUMBER AND NO. 2
 DATE: 08/11/11
 PLANNING DEPARTMENT



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

*Juan C. Perez
Agency Director*



10/05/18, 9:21 am

PP17870R1

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP17870R1. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PP17870R1) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

This Revised Permit to Plot Plan No. 17870 (the "project") proposes to extend the life span of an existing permitted RV and vehicle storage business to July 25, 2030 (the original project, PP17870, was approved July 25, 2005 for a 5 year life span). Additionally this project will consist of removing the existing storage unit/office, with metal structure and install a new 504 square foot office trailer. The existing project size of 6.27 acre will be fully used for parking stalls, landscaping, and the construction of a water quality basin. Total parking will consist of 180 parking stalls with 4 employee/customer stalls. Upgraded landscaping surrounding the existing project perimeter will be installed. Awnings will be installed over 50 parking stalls along the south and west perimeters. No other changes to the project are proposed.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
 - Temescal Valley (Adopted 3/20/2007)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Exhibits

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

Exhibit A (Site Plan), dated July 9, 2018.

Exhibits B & C (Elevations & Floor Plans), dated July 9, 2018.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated July 9, 2018.

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - Current California Building Code (CBC)
 - School District Impact Compliance

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 915 (Regulating Outdoor Lighting)

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

BS-Grade

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

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 2 0010-BS-Grade-USE - DRAINAGE & TERRACING

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

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

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

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

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

BS-Grade. 5 0010-BS-Grade-USE - GENERAL INTRODUCTION

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

BS-Grade. 6 0010-BS-Grade-USE - MINIMUM DRNAGE GRADE

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

BS-Grade. 7 0010-BS-Grade-USE - NPDES INSPECTIONS

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.

ADVISORY NOTIFICATION DOCUMENT**BS-Grade**

BS-Grade. 7 0010-BS-Grade-USE - NPDES INSPECTIONS (cont.)

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.

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.

BS-Grade. 8 0010-BS-Grade-USE - RETAINING WALLS

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 9 0010-BS-Grade-USE - SLOPES IN FLOODWAY

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.

E Health

E Health. 1 0010-E Health-EVMWD POTABLE WATER SERVICE

The project site is currently connected to Elsinore Valley Municipal Water District (EVMWD) and is proposing to continue utilizing EVMWD as a source for potable water. It is the responsibility of this facility to ensure that all requirements to continue receiving potable water service are met with EVMWD as well as all other applicable agencies.

E Health. 2 0010-E Health-INDUSTRIAL HYGIENE-NOISE

A noise study is not required based on the submitted plot plan diagram and the surrounding zoning around the existing RV parking facility. However, this facility still needs to follow:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

For any questions, please contact Industrial Hygiene at (951) 955-8980.

ADVISORY NOTIFICATION DOCUMENT**Flood**

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

Offsite flows from the Wash may overflow and cause some damage during storms of large magnitude. However the applicant is placing the trailer on the far east end of the property away from the flood hazard area.

The developer has delineated the flood hazard area per the underlying PM 36256. This area shall not restrict the current use of vehicular/equipment storage (which could be relocated if necessary during periods of heavy runoff) but will preclude any permanent structures from being constructed within this area.

Since no grading or significant new impervious area is proposed with this revised permit increase runoff mitigation is not required but the runoff from the existing drive isles, proposed office trailer and the parking spaces shall be mitigated for water quality. A preliminary project-specific Water Quality Management Plan (WQMP) dated June 13, 2011 was submitted and approved by the District. It appears from the amended 2 exhibit that the proposed impervious area is less than the minimum required for WQMP therefore no final WQMP is required at this time. Water quality mitigation will be reviewed by Transportation Department for any future proposals.

Planning

Planning. 1 0010-Planning-GEN - IF HUMAN REMAINS FOUND

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.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-USE - HOLD HARMLESS (cont.)

the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning-EPD

Planning-EPD. 1 0010-Planning-EPD-EPD - MSHCP LANDSCAPE STANDARD

Any landscaping installed shall avoid the use of invasive species identified in the MSHCP as those species to be avoided adjacent to the MSHCP Conservation Area. (MSHCP Final in Volume I, Section 6 in Table 6.2 on page 6-44 through 6-64)

Transportation

Transportation. 1 0010-Transportation-USE - ALL CONDITIONS APPLY

The applicant shall comply with all conditions of approval for PP17870.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-USE - LC LANDSCAPE REQUIREMENT

The developer/ permit holder shall:

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

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

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 3 0010-Transportation-USE - STD INTRO 3(ORD 460/461)

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

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60. Prior To Grading Permit Issuance

BS-Grade

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

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

060 - BS-Grade. 2 0060-BS-Grade-USE - DRAINAGE DESIGN Q100 Not Satisfied

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

060 - BS-Grade. 3 0060-BS-Grade-USE - GEOTECH/SOILS RPTS Not Satisfied

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

060 - BS-Grade. 4 0060-BS-Grade-USE - GRADING SECURITY Not Satisfied

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

060 - BS-Grade. 5 0060-BS-Grade-USE - IMPORT / EXPORT Not Satisfied

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

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

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 5 0060-BS-Grade-USE - IMPORT / EXPORT (cont.) Not Satisfied

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

060 - BS-Grade. 6 0060-BS-Grade-USE - NOTARIZED OFFSITE LTR Not Satisfied

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.

060 - BS-Grade. 7 0060-BS-Grade-USE - NPDES/SWPPP Not Satisfied

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

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

060 - BS-Grade. 8 0060-BS-Grade-USE - PRE-CONSTRUCTION MTG Not Satisfied

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

060 - BS-Grade. 9 0060-BS-Grade-USE - SWPPP REVIEW Not Satisfied

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

060 - BS-Grade. 10 0060-BS-Grade-USE- BMP CONST NPDES PERMIT Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 10 0060-BS-Grade-USE- BMP CONST NPDES PERMIT (cont.) Not Satisfied

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.

Planning

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

Prior to the issuance of grading permits for Plot Plan No. 17870R1, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 2 0060-Planning-USE*- SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 6.49 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.

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

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

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80. Prior To Building Permit Issuance

BS-Grade

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

Rough Grade approval can be accomplished by complying with the following:

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

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

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

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1 0080-E Health-A2 - RV DUMP STATION DISCONN Not Satisfied

Prior to building permit issuance, the Department of Environmental Health (DEH) must verify that the RV dump station is no longer connected to the existing on-site wastewater treatment system (OWTS) and that an approved method of wastewater disposal is provided for the RV dump station. Please contact DEH for any further questions at (951)955-8980.

Planning

080 - Planning. 1 0080-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

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

080 - Planning. 2 0080-Planning-USE*- FEE STATUS Not Satisfied

Prior to issuance of building permits for Plot Plan No. 17870R1, 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.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 0080-Planning-USE*- SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 4 0080-Planning-USE*- WASTE MGMT. CLEARANCE Not Satisfied

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance 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.

Regional Parks and Open Space

080 - Regional Parks and Open Sp. 0080-Regional Parks & Open Space-USE - DESIGN GUIDELINE TRAIL Not Satisfied

Prior to building permit issuance, the applicant shall meet with the Transportation Department regarding the Design Guideline Trail located in Temescal Canyon Road. The design guidelines show a class II bike lane located in the road on the south side of Temescal Canyon Road. The Transportation Department shall determine implementation of this trail.

Transportation

080 - Transportation. 1 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN Not Satisfied

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

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

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN (cont.) Not Satisfied

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

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

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

080 - Transportation. 2 0080-Transportation-USE - LC LANDSCAPE SECURITIES Not Satisfied

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

NOTE:

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 0080-Transportation-USE - LC LANDSCAPE SECURITIES (cont.) Not Satisfied

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.

080 - Transportation. 3 0080-Transportation-USE - LC LNDSCPNG PROJ SPECIFC Not Satisfied

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed: 1. Project screening, landscaping, and irrigation shall be consistent with the LCP submitted and dated September 2017

080 - Transportation. 4 Dedication Not Satisfied

Sufficient public street right-of-way along Temescal Canyon Road shall be conveyed for public use to provide for a 64 foot half width right-of-way.

080 - Transportation. 5 Geometrics Not Satisfied

The intersection of Temescal Canyon Road/Project Driveway

90. Prior to Building Final Inspection

BS-Grade

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

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

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

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

090 - BS-Grade. 3 0090-BS-Grade-USE - PRECISE GRDG APPROVAL Not Satisfied

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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3 0090-BS-Grade-USE - PRECISE GRDG APPROVAL (cont.) Not Satisfied

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

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

090 - BS-Grade. 4 0090-BS-Grade-USE - WQMP BMP CERT REQ'D Not Satisfied

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

090 - BS-Grade. 5 0090-BS-Grade-USE - WQMP BMP INSPECTION Not Satisfied

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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 5 0090-BS-Grade-USE - WQMP BMP INSPECTION (cont.) Not Satisfied
treatment control BMPs for your project before a building final can be obtained.

E Health

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

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

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

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

090 - E Health. 3 0090-E Health-USE - HAZMAT REVIEW Not Satisfied

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

Planning

090 - Planning. 1 0090-Planning-USE - CURBS ALONG PLANTERS Not Satisfied

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

090 - Planning. 2 0090-Planning-USE - EXISTING STRUCTURES Not Satisfied

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

090 - Planning. 3 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

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

090 - Planning. 4 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 5

0090-Planning-USE* - ORD NO. 659 (DIF)

Not Satisfied

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 17870, Revised Permit No. 1 has been calculated to be 6.49 acres net acres.

090 - Planning. 6

0090-Planning-USE*- ACCESSIBLE PARKING

Not Satisfied

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of 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. Towed vehicles may be reclaimed at ___ or by telephoning ___."

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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 7 0090-Planning-USE*- ORD 810 O S FEE Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP) whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 17870, Revised Permit No. 1 is calculated to be 6.49 net acres.

090 - Planning. 8 0090-Planning-USE*- SKR FEE CONDITION Not Satisfied

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 6.49 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

090 - Planning. 9 0090-Planning-USE*- TRASH ENCLOSURES Not Satisfied

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

090 - Planning. 10 0090-Planning-USE*- WALL & FENCE LOCATIONS Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

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

090 - Transportation. 2 0090-Transportation-USE - LC LNDSCP INSPECT DEPOST Not Satisfied

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

090 - Transportation. 3 0090-Transportation-USE - LNDSCPE INSPCTN RQRMNTS Not Satisfied

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

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

Plan: PP17870R1

Parcel: 391090023

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4

Signing and Striping Plan

Not Satisfied

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

090 - Transportation. 5

WRCOG TUMF

Not Satisfied

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

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

DATE: July 14, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Trails Section-k. Lovelady

P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. EDA - Redevelopment
1st District Supervisor
1st District Planning Commissioner
Valley-Wide Recreation & Parks Dist.

City of Lake Elsinore
Lake Elsinore Unified School Dist.
Western Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
AT&T
Time Warner Cable

PLOT PLAN NO. 17870 Revised Permit No. 1- EA42332 – CFG 5694 – Applicant: Fred Abdi – Engineer/Representative: Sake Engineers, Inc. - First Supervisorial District – Elsinore Area Plan - Community Development: Light Industrial (CD:LI) (0.25 to 0.60 floor area ratio) – Location: Easterly of the I-15 Freeway, Westerly of Temescal Canyon and Notherly of Horsethief Canyon – 11.45 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST: This Plot Plan proposes to extend the permit life an additional 20-years (2030). There is a 1,000 square-foot mobile trailer and currently no permanent structures within the property. The project operates an existing vehicle and RV storage business. – APN: 391-060-014, 391-090-023, 391-090-047**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on August 19, 2010**. 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 **Wendell Bugtai, Project Planner**, at **(951) 955-2419** or email at **WBUGTAI@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: July 23, 2012

TO

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

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

P.D. Geology Section-D. Jones
P.D. Landscaping Section-R Dyo
P.D. Archaeology Section

PLOT PLAN NO. 17870, REVISED PERMIT NO. 1, AMENDED NO. 1 – EA42332 – Applicant: Fred Abdi – Engineer/Representative: Sake Engineers, Inc. - First/First Supervisorial District – Elsinore Area Plan - Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor Area Ratio) – Location: Easterly of the I-15 Freeway, westerly of Temescal Canyon and northerly of Horsethief Canyon – 4.12 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST: The Revised Permit proposes to extend the permit life an additional 20-years (2030). The project proposes to remove an existing trailer and install a new 400 square foot office trailer. The project operates an existing vehicle and RV storage business. – APNs: 391-060-008, 391-060-016, 391-090-023, and 391-090-049**

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 **August 30, 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 **Damaris Abraham**, Project Planner at (951) 955-5719 or e-mail at **dabraham@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: April 29, 2013

TO

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

PLOT PLAN NO. 17870, REVISED PERMIT NO. 1, AMENDED NO. 1 – EA42332 – Applicant: Fred Abdi – Engineer/Representative: Sake Engineers, Inc. - First/First Supervisorial District – Elsinore Area Plan - Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor Area Ratio) – Location: Easterly of the I-15 Freeway, westerly of Temescal Canyon and northerly of Horsethief Canyon – 4.12 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The Revised Permit proposes to extend the permit life an additional 20-years (2030). The project proposes to remove an existing trailer and install a new 400 square foot office trailer. The project operates an existing vehicle and RV storage business. – APNs: 391-060-008, 391-060-016, 391-090-023, and 391-090-049

Please provide all comments or clearance. Should you have any questions regarding this item, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at dabraham@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: January 22, 2014

TO

Riv. Co. Trans – Landscaping
Section

PLOT PLAN NO. 17870, REVISED PERMIT NO. 1 – EA42332 – Applicant: Fred Abdi – Engineer/Representative: Sake Engineers, Inc. - First/First Supervisorial District – Elsinore Area Plan - Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor Area Ratio) – Location: Easterly of the I-15 Freeway, westerly of Temescal Canyon and northerly of Horsethief Canyon – 4.12 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST: The Revised Permit proposes to extend the permit life an additional 20-years (2030). The project proposes to remove an existing trailer and install a new 400 square foot office trailer. The project operates an existing vehicle and RV storage business. – APNs: 391-060-008, 391-060-016, 391-090-023, and 391-090-049**

Please provide all comments or clearance. Should you have any questions regarding this item, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at dabraham@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: June 16, 2015

TO

Riv. Co. Transportation

PLOT PLAN NO. 17870, REVISED PERMIT NO. 1 – EA42332 – Applicant: Fred Abdi – Engineer/Representative: Sake Engineers, Inc. - First/First Supervisorial District – Elsinore Area Plan - Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor Area Ratio) – Location: Easterly of the I-15 Freeway, westerly of Temescal Canyon and northerly of Horsethief Canyon – 4.12 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST: The Revised Permit proposes to extend the permit life an additional 20-years (2030). The project proposes to remove an existing trailer and install a new 400 square foot office trailer. The project operates an existing vehicle and RV storage business. – APNs: 391-060-016, 391-090-023, and 391-090-049**

Please provide all comments or clearance. Should you have any questions regarding this item, please do not hesitate to contact **Mark Corcoran**, Project Planner, at **(951) 955-3025** or email at mcorcora@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE (LDC)
3RD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: February 9, 2016

TO

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

Riv. Co. Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
Riv. Co. Archaeology
Riv. Co. Landscape

1st District Supervisor
1st District Commissioner
Surveyor

PLOT PLAN NO. 17870, REVISED PERMIT NO. 1, AMENDED NO. 2 – EA42332 – Applicant: Fred Abdi – Engineer/Representative: Sake Engineers, Inc. - First Supervisorial District – Elsinore Area Plan - Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor Area Ratio) – Location: Easterly of the I-15 Freeway, westerly of Temescal Canyon and northerly of Horsethief Canyon – 4.12 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – REQUEST: The Revised Permit proposes to extend the permit life an additional 20-years (2030). The project proposes to remove an existing trailer and install a new 400 square foot office trailer. The project operates an existing vehicle and RV storage business. – APNs: 391-060-008, 391-060-016, 391-090-023, and 391-090-049

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the **Amended** map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This project has been placed on the **Comment portion of the LDC Agenda scheduled on February 25, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Should you have any questions regarding this item, please do not hesitate to contact Timothy Wheeler, (951) 955-6060, Interim Urban/Regional Planner, or e-mail at TWheeler@rctlma.org / MAILSTOP #: 1070

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

fm

RINCON BAND OF LUISEÑO INDIANS

Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082 ·
(760) 297-2635 Fax:(760) 749-2639



March 3, 2016

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

Re: Plot Plan No. 17870, Revised Permit No. 1, Amended No. 2 EA42332 Project

Dear Ms. Thomson:

This letter is written on behalf of Rincon Band of Luiseño Indians. We have received your notification regarding the Plot Plan No. 17870, Revised Permit No. 1, Amended No. 2 EA42332 Project and we thank you for the continued consultation notification. The location you have identified is within the Territory of the Luiseño people.

Embedded in the Luiseño Territory are Rincon's history, culture and identity. The project is within the Luiseño Aboriginal Territory of the Luiseño people but, is not within Rincon's Historic Boundaries. We do not have any additional information regarding this project but, we defer to the Pechanga Band of Luiseño Indians or Soboba Band of Luiseño Indians who are closer to your project area.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Vincent Whipple", written over a light blue horizontal line.

Vincent Whipple
Manager
Rincon Cultural Resources Department

Bo Mazzetti
Tribal Chairman

Stephanie Spencer
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Alfonso Kolb
Council Member

TIM
March 22, 2016

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



RE: AB 52 Notification; PP17870 R1A2

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

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

Sincerely,

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

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

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> PLOT PLAN | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT |
| <input checked="" type="checkbox"/> REVISED PERMIT | <input type="checkbox"/> PUBLIC USE PERMIT | <input type="checkbox"/> VARIANCE |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 17870 DATE SUBMITTED: 6-25-05

APPLICATION INFORMATION

Applicant's Name: FRED ABDI E-Mail: polymerf@^{gmail.com}yahoo.com

Mailing Address: 13013 Temescal Canyon Road
Corona Ca 92883
City State ZIP

Daytime Phone No: (909) 376 2462 Fax No: ()

Engineer/Representative's Name: Sake Engineers Inc E-Mail: sam@sakeengineers.com

Mailing Address: 400 S. Ramona Ave Suite 202
Corona Ca 92879
City State ZIP

Daytime Phone No: (951) 279 4041 Fax No: (951) 279 2830

Property Owner's Name: Fred Abdi E-Mail: polymerf@yahoo.com

Mailing Address: 13013 Temescal Canyon Road
Corona ca 92883
City State ZIP

Daytime Phone No: (909) 376 2462 Fax No: ()

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

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

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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.

FRED ABDI

PRINTED NAME OF APPLICANT

[Signature]
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.

[Signature]
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

FRED ABDI
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
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): 391-090-023, ~~023,024~~, 014, 047

Section: 17 Township: 5S Range: 5W

Approximate Gross Acreage: ~~2.5~~ 2.7

General location (nearby or cross streets): North of Horsethief Canyon, South of _____, East of I-15, West of _____.

Thomas Brothers map, edition year, page number, and coordinates: B-2, 2000 Edition

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):

This is a revised plot plan for an existing vehicle storage/ RV storage, which has been approved per PP17870 on July 25 2005, and due to the condition 20.planning.2 the life of plot plan will be expire on July 1,2010.

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). PP 17870 (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes No

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

Will the 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) _____

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

Import N/A Export N/A Neither _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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

How many anticipated truckloads? N/A truck loads.

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

Is the 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.tma.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) *J. J. Adams* Date 6/14/10

Owner/Representative (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region ¹		
Project File No.		
Project Name:	Polymer Storage	
Project Location:	13205 Temescal canyon road, Corona Ca 92880	
Project Description:	RV Storage	
Project Applicant Information:	Fred Abdi, 909 376 2462	
Proposed Project Consists of, or includes:		
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area ² represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ³ as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ⁴ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
¹ Includes San Jacinto River watershed. ² Land area is based on acreage disturbed. ³ The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf . ⁴ The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html .		
DETERMINATION: Circle appropriate determination.		
If any question answered "YES"	Project requires a project-specific WQMP.	
If all questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	

APPLICATION FOR LAND USE AND DEVELOPMENT

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP)
within the Santa Margarita River Region**

Project File No.	
Project Name:	Polymer Storage
Project Location:	1320 S TAMESCAL CANYON RD, CORONA CA 92880
Project Description:	RV STORAGE
Project Applicant Information:	

Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops. (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmentally Sensitive Areas (ESAs)¹. All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from www.swrcb.ca.gov/rwqcb9/programs/basinplan.html. The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

If any question answered "YES"	Project requires a project-specific WQMP.
If all questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region		
Project File No.		
Project Name:	PP 17870	
Project Location:		
Project Description:		
Project Applicant Information:		
Proposed Project Consists of, or includes:		
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DETERMINATION: Circle appropriate determination.		
If any question answered "YES"	Project requires a project-specific WQMP.	
If all questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County** Director's Hearing to consider the project shown below:

PLOT PLAN NO. 17870, REVISED PERMIT NO. 1 – No New Environmental Document is Required – EA38675 – Applicant: Fred Abdi – Engineer/Representative: Sake Engineers, Inc. – First Supervisorial District – Elsinore Area Plan – Community Development: Light Industrial (CD-LI) – Location: Easterly of Interstate 15, westerly of Temescal Canyon Road, and northerly of Horsethief Canyon Road – 6.27 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** This Revised Permit to Plot Plan No. 17870 (the “project”) proposes to extend the life span of an existing permitted RV and vehicle storage business to July 25, 2030 (the original project, PP17870, was approved July 25, 2005 for a 5 year life span). Additionally this project will consist of removing the existing storage unit/office, with metal structure and install a new 504 sq. ft. office trailer. The existing project size of 6.27 acre will be fully used for parking stalls, landscaping, and the construction of a water quality basin. Total parking will consist of 180 parking stalls with four (4) employee/customer stalls. Upgraded landscaping surrounding the existing project perimeter will be installed. No other changes to the project are proposed.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **AUGUST 13, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

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

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

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on May 08, 2018,

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

APN (s) or case numbers PP17870R1 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1200'

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

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

TITLE: GIS Analyst

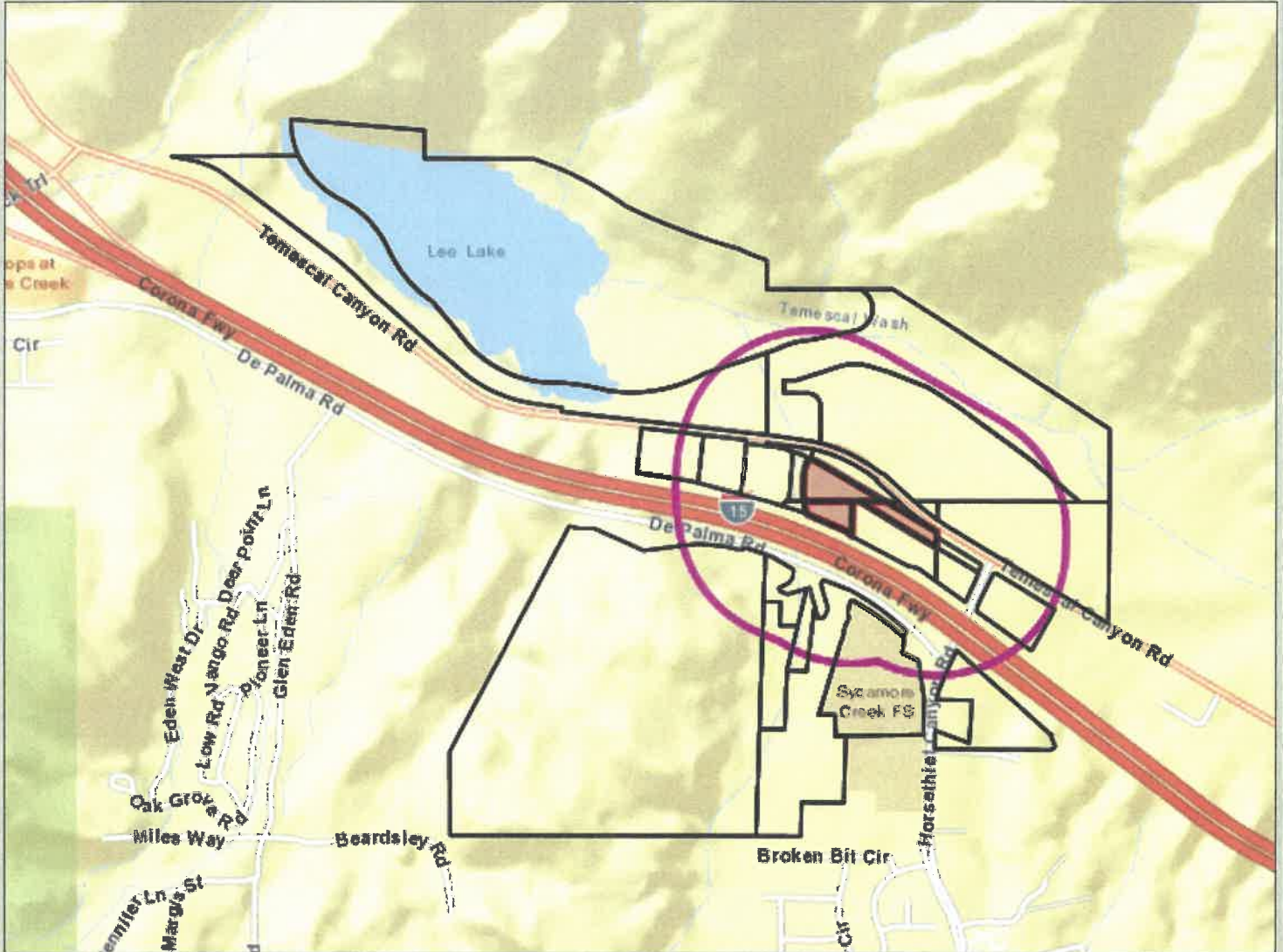
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS

PP17870R1 (1200 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 5/8/2018 12:18:13 PM

© Riverside County RCIT

NOTICE OF PUBLIC HEARING

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

PLOT PLAN NO. 17870, REVISED PERMIT NO. 1 – No New Environmental Review Required – Applicant: Fred Abdi – Engineer/Representative: Sake Engineers, Inc. – First Supervisorial District – Elsinore Area Plan – Community Development: Light Industrial (CD-LI) – Location: Easterly of the Interstate 15 Freeway, westerly of Temescal Canyon Road, and northerly of Horsethief Canyon Road – 6.27 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** This Revised Permit to Plot Plan No. 17870, proposes to extend the life span of an existing permitted RV and vehicle storage business to July 25, 2030 (the original project, PP17870, was approved July 25, 2005 for a 5 year life span). Additionally this project will consist of removing the existing storage unit/office, with metal structure and install a new 504 sq. ft. office trailer. The existing project size of 6.27 acres will be fully used for parking stalls, landscaping, and the construction of a water quality basin. Total parking will consist of 180 parking stalls with four (4) employee/customer stalls. Upgraded landscaping surrounding the existing project perimeter will be installed. Awnings will be installed over 50 parking stalls along the south and west perimeters. No other changes to the project are proposed.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **OCTOBER 29, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

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

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

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

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

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

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

393070016
ROBERT BLEDSOE
9300 HUNT RD
CORONA CA 92883

393110003
MARIANA MOHYLYN
1661 11TH AVE
BROOKLYN NY 11215

393110012
SAM HORSETHIEF
PO BOX 10638
EUGENE OR 97440

393110004
MARIANA MOHYLYN
1661 11TH AVENUE
BROOKLYN NY 11215

393120013
ACKER STONE INDUSTRIES INC
13296 TEMESCAL CANYON RD
CORONA CA 92883

393070017
TEMESCAL TERRA
13013 TEMESCAL CANYON RD
CORONA CA 92883

393080008
EHOF II LAKESIDE
C/O C/O HECTOR CALDERON
1 LETTERMAN DR BLG C 3800
SAN FRANCISCO CA 94129

393110011
SAM HORSETHIEF
1399 FRANKLIN BLV
EUGENE OR 97403

393110005
NICHOLAS GOLDMANN
P O BOX 892383
TEMECULA CA 92589

393110010
SAM HORSETHIEF
1399 FRANKLIN BLV
EUGENE OR 97403

393110001
WESTERN RIVERSIDE COUNTY REG CON
C/O C/O REAL ESTATE DIVISION
3403 TENTH ST STE 500
RIVERSIDE CA 92502

393080007
WESTERN RIVERSIDE COUNTY REG CON
C/O C/O REAL ESTATE DIVISION
3403 TENTH ST STE 500
RIVERSIDE CA 92502

393070004
EHOF II LAKESIDE
C/O C/O HECTOR CALDERON
1 LETTERMAN DR BLD C 3800
SAN FRANCISCO CA 94129

393070003
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

393110006
FRED ABDI
MELODY ABDI
28297 CORTE OCASO
TEMECULA CA 92592

393120004
NICHOLAS L GOLDMANN
DANIELA R GOLDMANN
PO BOX 892383
TEMECULA CA 92589

393110008
ANN NUGENT
13005 DE PALMA RD
CORONA CA. 92883

393120007
DWIGHT LYLE BUSCHLEN
3605 BUCHANAN ST
RIVERSIDE CA 92503

393110009
ANN NUGENT
13005 DE PALMA RD
CORONA CA 92883

393090007
TEMESCAL VALLEY LAND
C/O C/O ASHLEY WRIGHT
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

393120006
NICHOLAS L GOLDMANN
DANIELA R GOLDMANN
P O BOX 892383
TEMECULA CA 92589

393080011
EHOF II LAKESIDE
C/O C/O HECTOR CALDERON
1 LETTERMAN DR BLG C 3800
SAN FRANCISCO CA 94129

393120010
WILLIAM L BROWN
SANDRA BROWN
26320 HORSETHIEF CYN RD
CORONA CA 92883

393080004
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET ST
RIVERSIDE CA 92501

393080005
TEMESCAL TERRA
13013 TEMESCAL CANYON RD
CORONA CA 92883

393110002
FRED ABDI
MELODY ABDI
28297 CORTE OCASO
TEMECULA CA 92592

393080006
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET ST
RIVERSIDE CA 92501

393080009
FRED ABDI
MELODY ABDI
28297 CORTE OCASO
TEMECULA CA 92592

Fred Abdi
13013 Temescal Canyon Rd
Corona, CA 92883

Sake Engineering
400 S. Ramona Ave. Suite 202
Corona, CA 92879
Attn: Jose Cobian

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530

Ackerstone
ATTN: Steve Schamp, Controller
13296 Temescal Canyon Rd.
Corona, CA 92883



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA 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.: PP17870R1

Project Location: In the unincorporated area of Riverside County, more specifically located east of the I-15 Freeway, west of Temescal Canyon Road and north of Horsethief Canyon Road. The project's address is 13071 Temescal Canyon Road.

Project Description: This Revised Permit to Plot Plan No. 17870 (the "project") proposes to extend the life span of an existing permitted RV and vehicle storage business to July 25, 2030 (the original project, PP17870, was approved July 25, 2005 for a 5 year life span). Additionally this project will consist of removing the existing storage unit/office, with metal structure and install a new 504 square foot office trailer. The existing project size of 6.27 acre will be fully used for parking stalls, landscaping, and the construction of a water quality basin. Total parking will consist of 180 parking stalls with 4 employee/customer stalls. Upgraded landscaping surrounding the existing project perimeter will be installed. Awnings will be installed over 50 parking stalls along the south and west perimeters. No other changes to the project are proposed

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Fred Abdi 13017 Temescal Canyon Road Corona, CA 92883

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption Section 15301 (Existing Facilities)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), as the project is performing minor alterations to the existing facility without expanding beyond the total acreage of the original entitlement at the time of the lead agency's (the County's) determination of the project. The minor alterations to occur are: parking alterations and designs, upgraded landscaping, the removal of a previously existing office trailer to a smaller office trailer, and awnings over existing parking stalls are being incorporated into the existing RV/vehicle storage facility. A water quality basin is also being installed. No other alterations, restorations, rehabilitations, or additions are to occur as a part of this revised permit project. Therefore, the proposed project meets the requirements for CEQA exemption 15301.

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

Signature Title Date
Urban Regional Planner III October 29, 2018

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42332 ZCFG No.05694 - **SELECT**

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

N* REPRINTED * R0516565

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

82675 Highway 111
Room 209
Indio, CA 92201
(760) 863-8271

Received from: ABDI FRED \$1,314.00
paid by: CK 2944/0400
FISH & GAME FOR EA38675 (PP17870)
paid towards: CFG03722 CALIF FISH & GAME - NEG DECL
at parcel:
appl type: CFG1

By _____ Aug 12, 2005 09:53
CYUHAS posting date Aug 12, 2005

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,250.00
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

**INVOICE (PLAN-CFG05694)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Fred Abdi

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



13013 Temescal Canyon Rd
Corona, Ca 92883

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG05694	06/16/2010	06/16/2010	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG05694	0452 - CF&G TRUST: RECORD FEES	\$64.00
13205 Temescal Canyon Rd Corona, SUB TOTAL		\$64.00

TOTAL **\$64.00**

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

Credit Card Payments By Phone:
760-863-8271

For Questions Please Visit Us at the Following Locations:

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

Desert Permit Assistance Center
77588 El Duna Ct., Ste 14
Palm Desert, CA 92211



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.

3.3

Director's Hearing: October 29, 2018

PROPOSED PROJECT

Case Number(s):	Plot Plan No. 26360	Applicant(s): Handle It MMS, LLC.
CEQA Exempt	15301 (Existing Facilities)	
Area Plan:	Southwest	Representative(s): Walter R, Allen &
Zoning Area/District:	Rancho California Area	Assoc. c/o Christopher Campbell
Supervisory District:	Third District	
Project Planner:	Tim Wheeler	
Project APN(s):	927-160-049	



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 26360 proposes a Class II Winery for Wine Production Only in conjunction with the existing vineyard on site ("the project"), which includes converting an existing garage/barn/guest quarters into wine production building with caretakers units. The first floor will consist of wine production (vats, tanks, fermenters, wine lab, cold storage, and wine barrel storage). The second floor will consist of two (2) caretaker units. No tasting room, customer tasting events, activities, or tours are proposed on site. No appurtenant or incidental commercial uses or events (indoors or outdoors) are permitted in conjunction with this Class II Winery. Additionally a type 02 ABC license (Winegrower) and/or other ABC type licenses will be required for the Class II Winery.

The project is located south of Los Corralitos Road, north of Temecula Parkway, west of Pauba Road, and east of Maggie Weed Lane. The project address is 38831 Pauba Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), based upon the findings and conclusions in the staff report; and,

APPROVE **Plot Plan No. 26360**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural: Rural Residential (R: RR) (5 Acre Minimum)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Temecula Valley Wine Country Policy Area
Surrounding General Plan Land Uses	
North:	Rural: Rural Residential (R: RR)
East:	Agricultural (AG)
South:	Rural: Rural Residential (R: RR)
West:	Rural: Rural Residential (R: RR)
Existing Zoning Classification:	Wine County – Equestrian (WC-E)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Wine County – Equestrian (WC-E)
East:	Light Agricultural – 10 Acre Min. (A-1-10)
South:	Wine County – Equestrian (WC-E)
West:	Rural Residential (R-R)
Existing Use:	Planted Vineyard and Horse Ranch
Surrounding Uses	
North:	Horse Ranch
South:	Ranch with Residential Dwelling
East:	Farmland and Ranch
West:	Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	14.05 Gross Ac / 13.7 Net Ac	10.00 Gross Ac Min.
Existing Building Area (SQFT):	6,075 sq. ft.	1,500 sq. ft. min.
Building Height (FT):	35 ft.	40 ft. max.
Building Setback (FT):	279 ft. from Pauba Road	100 ft. min. from Pauba Road
Vineyard Planting Area:	86.5% of Net Ac (11.86 ac)	75% of the Net Ac

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Wine Production	6,075 sq. ft.	Office area use 1 space per 250 sqft. of office area, Storage area use 1 space per 1,000 sqft. of storage area, Production/barrel fermentation area (fabrication) use 1 space per 500 sqft.	11	11 (including 1 for ADA)
Caretaker's Units			2	2
TOTAL:	6,075 sq. ft.		13	13

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Very Low to Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	Yes – Located in a County Faults Zone
Fire Zone:	Yes – Moderate to Very High Fire Hazard Classification
Mount Palomar Observatory Lighting Zone:	Yes – Zone A
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

Plot Plan No. 26360 - Class II Winery (Production Only)

Vicinity Map



PROJECT BACKGROUND AND ANALYSIS

Background:

Plot Plan No. 26360 was submitted to the County of Riverside on October 13, 2017. Originally, the subject property and the neighboring property to the north were both used as horse ranches, which are under common ownership. While the property to the north is still being used as a horse ranch, more recently the subject property was converted to vineyard farmland. Conversion of the existing garage/barn/guest quarters building on the subject property to a wine production facility with caretaker units, will allow the project to become a Class II Winery. Currently, the owner desires to only 'produce' wine on site and not open a tasting room or the facility to the public. Both the wine selling and tasting will be conducted off site. Additionally there are permitted agricultural registered and/or certificated structures (permit # 123085/0000302 in May 1986) on the Project site that will remain and be used in conjunction with the

vineyard and wine production of the Class II Winery. No other uses or events will occur on the Project site.

This Project is located in the Temecula Valley Wine Country Community Plan (WCCP) – Equestrian District. Horse ranches with residential dwellings are to the north and south of the Project site. To the east is also vineyard farmland and a ranch and to the west is vacant land.

On June 15, 2017, the applicant had applied for a lot-line adjustment (LLA05592) to create a 5-acre parcel for which to place a Class I Winery (which is for production only). However, since the existing building they want to use is larger than what is permitted for a Class I Winery, they revised their LLA to 10 acres and proceeded with this proposal for a Class II Winery (still for production only).

A Class II Winery is allowed within the Equestrian District zone with an approved plot plan. This property is currently within the Temecula Valley Wine Country Policy Area, Equestrian District (WC-E). The project meets the WCCP policies, zoning, and development standards as listed below in this report. The project meets the design standards for the WCCP. As a Class II Winery, there will be no special occasions, outdoor events, or hotel accommodations permitted. The Project is not open to the public for any purpose for sales or services at this time. If in the future the applicant wants to open to the public, a revised plot plan or a new use permit will be required depending upon the proposed use.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), Class 1 and Section 15303c (New Construction or Conversion of Small Structures), Class 3. Additionally Article 5 – Preliminary Review of Projects & Conduct of Initial Study and Review for Exceptions, Section 15061b3 applies and has relevance.

Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Examples of this exemption include but are not limited to:

- a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.
- b) Additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.
- c) Demolition and removal of individual small structures such as a single-family residence and accessory structures including garages, carports, patios, swimming pools, and fences.
- d) Conversion of a single family residence to an office use.

The applicant is proposing the conversion of an existing 6,075 square foot garage/barn/guest quarters building into a Class II winery for wine production only. There will be no expansion of the building square footage. Interior modification of the first floor will occur to allow for the operation of a Class II winery, which will include equipment such as fermenters, air/water stations, de-stemmer/crusher, presser, corker, tanks and barrels. All equipment and machinery will be stored inside the building. The conversion will also include cold storage, wine lab, and existing restroom(s) in the building. The second story will be the

caretaker units (formerly the guest quarters). The exterior alteration will only be to enclose some roll-up doorways with wall sections.

Grading will not occur on the project site and will remain as it currently exists. The proposed Project will not be open to the public and no other ancillary uses or events will occur on site. Deliveries will be limited to exporting the wine made off site to be sold or tasted. Activity on the site will be similar to what is currently existing with minimal increase of traffic into the area due to Project development.

Section 15303c allows for 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. Examples of this exemption include but are not limited to:

- a) A store, motel, office, restaurant, or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding approximately 2500 square-feet of floor area.

The applicant is proposing the conversion of the first floor (approximately 2500 square feet) of the existing garage/barn/guest quarters building into the wine production facility. There will be no expansion of the building square footage. Interior modification of the first floor will occur to allow for the operation of a Class II winery, which will include equipment such as fermenters, air/water stations, de-stemmer/crusher, presser, corker, tanks and barrels. All equipment and machinery will be stored inside the building. The conversion will also include cold storage, wine lab; with existing restroom(s).

Additionally Section 15061b3 states; a project is except from CEQA if the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The activity on the Project site is a vineyard farming operation; with the vineyard crop being made into wine and shipped and sold off the subject property. The Project will not be open to the public for wine tastings or tours. No other uses or ancillary commercial activities will occur on-site other than the vineyard farming and the vineyard crop made into wine. All wine making processing will occur in an existing building permitted on site as a garage/barn/guest quarters.

Because all aspects of the project are consistent with Sections 15301, Section 15303, and Section 15061b3; Plot Plan No. 26360 is exempt from CEQA and no further environmental review is required. In addition, based on the following, no exceptions pursuant to the State CEQA Guidelines 15300.2 apply:

- a. The project is not located in a particularly sensitive environmental area. The proposed project site is not located within a Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP) cell group. Surrounding the project site are equestrian, residential and agricultural uses. The property is located within an area of High Paleontological Sensitivity, as noted on the County of Riverside's Map My County Parcel Report. However, since the proposed project is already developed and no grading or expansion or construction of new structures will occur, the County's Geologist has determined that the potential for encountering these resources are low. In an abundance of caution, a Condition of Approval (COA), 60. PLANNING 2 will be applied to the project to ensure that in the unlikely event any fossils are found, work will cease until the proper steps are taken to ensure protection of the resource.

- b. Additional projects of this same type will not result in a cumulative impact that would result in significant impacts within the project vicinity. The Project site is located within the Temecula Valley Wine Country Policy Area – Equestrian District, where wineries can occur. The primary purpose of the Equestrian District is to promote the establishment of equestrian activities, limited animal keeping, and agricultural uses. A secondary purpose of the Equestrian District is to recognize additional activities such as commercial equestrian establishments and/or allowance of a Class I or II Winery; which can be an integral part of the Temecula Valley Wine Country economy.
- c. The Project site is located approximately 0.39 miles northeast of the County Eligible Scenic Highway 79. However, due to the topography of the surrounding area and given that no new construction will occur there will be no impact on this County Eligible Scenic Highway. The project site is located in a scenic area with rolling hills, large lots with either horse ranches or vineyard farmland or groves. No hazardous materials will be onsite other than those typical for cleaning of winery production or farming. Therefore, the activity on-site will not create a significant effect on the environment due to unusual circumstances existing on or near the project site.
- d. The project is not on a hazardous waste site. As provided in the applicant's application packet, a signed Hazardous Waste and Substances Statement has been submitted stating the project is not included on any list compiled pursuant to Section 65962.5 of the Government Code.
- e. No impacts to historical resources will occur on-site in that no grading or demolition of structures will occur and the project site has already been disturbed by the existing vineyard farming and permitted structures. However, Advisory Notice Document (AND) 15. PLANNING 29 states that for the life of this permit if any ground disturbance activities result in the finding of unanticipated cultural resources, all activity shall cease and the applicant shall call the County Archaeologist immediately upon discovery.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Rural: Rural Residential (R: RR) (5 Acre Minimum).
2. The Project site is located within the Temecula Valley Wine Country Policy Area – Equestrian District
3. The proposed use, a Class II Winery, is allowed within the Wine Country-Equestrian (WC-E) Zoning Classification with an approved Plot Plan.
4. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The General Plan Land Use Designation of Rural: Rural Residential (R: RR) allows single-family dwellings on minimum lots sizes if 10 acres. It also allows for limited animal keeping, agricultural, and recreational uses. Agricultural uses include crops, citrus groves, vineyards, and other related agricultural related uses. Required for all

wineries within the Temecula Valley Wine Country Policy Area is a vineyard. The Project is located within the Wine Country-Equestrian District of the Temecula Valley Wine Country Policy Area. The Wine Country-Equestrian District of the policy area allows for only Class I or II winery types. The proposed Project is a Class II Winery and can only occur on parcels of land of a gross acreage of 10 acres minimum. The Project sites acreage is 14.05 gross acres. Therefore, the project is consistent with the General Plan.

5. The Project site has a Zoning Classification of Wine Country-Equestrian (WC-E) consistent with the Temecula Valley Wine Country Policy Area. The Zoning Classification of WC-E allows for a Class II Winery on a parcel of 10 gross acres. Associated uses with a Class II Winery are a wine tasting area, wine club activity and events, retail wine sales, eight (8) Winegrowers Trade Association Events per year, gift sales within the tasting area only, and a delicatessen not to exceed 500 square feet in size. The Project is for production use only and will not be open to the public. No tastings or winery activities of any kind will occur on site. No ancillary uses or events will occur on site. Any proposal in the future to accommodate these types of activities will require a revised plot plan or a new use permit depending upon the proposed use. Therefore, the project is consistent with the Zone Classification WC-E.

6. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The Project is designed to meet Temecula Valley Wine Country Policy Area and County Design guideline standards. The winery is on the northeast section of the subject property. As the Project's site abuts Pauba Road, it needs to meet the required setback distance of one hundred feet (100') from the road. The Project's building is approximately two hundred seventy-nine feet (279') from Pauba Road; it's front setback. With not being open to the public and no special occasions or events (for example weddings) as a part of Plot Plan No. 26360, noise levels will meet Riverside County Noise Standards. As for lighting, the project is within Zone A for Ordinance No. 655. All lighting proposed, shall be shielded and directed down as to not interfere with Mt. Palomar Observatory and prevent light spillage to neighbors.

7. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding properties because the subject property is currently zoned Wine Country-Equestrian (WC-E) located within the Equestrian District of the Temecula Valley Wine Country Policy Area. It is surrounded by other existing horse ranches or farmland that have existing vineyards on them. It is compatible with the surrounding area (be it equestrian or residential) through its design and its comparable landscaping and location on the property. As stated previously above, the Project will not be open to the public and no special occasion facilities or events will occur site as the Project is a small Class II Winery for production only. Therefore, the project is consistent with the compatible or logical development in the area.

8. The proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks or curbs, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The Project will have its entry access on Pauba Road. As the proposed Project is a winery for production only and not open to the public, no additional improvements to Pauba Road are required. Should in the future the applicant want to open the winery to the public, a revised plot plan permit will be required. The Project will use the existing septic system on site and use existing water services provided by Rancho California Water District (RCWD). Therefore, the project is consistent with street improvements.

Development Findings:

General Standards

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

1. The subject parcel is 14.05 gross acres (13.7 net acres) and meets the minimum lot size, 10 gross acres, for a Class II Winery.
2. The minimum lot average width is two hundred feet (200'). The subject parcel's width is over seven hundred eighty feet (780') and exceeds the minimum lot width requirement.
3. The minimum lot average depth is one hundred feet (100'). The subject parcel's depth is over twelve hundred feet (1,200') and exceeds the minimum lot depth requirement.
4. The minimum road right of way (front) setback for buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum road right of way setback shall be one hundred feet (100'). The subject property is located off of Pauba Road and is required to meet a setback of 100' on this specific road. The Project's building or structure is located approximately 279 feet from Pauba Road (the front setback). The proposed project exceeds this setback standard.
5. The minimum side setback for buildings and structures shall be thirty feet (30') from the property line. The closest building or structure to a side property is the existing agricultural structure (permit # 123085/0000302 in May 1986) approximately 5 feet away from the north side property line. This property line abuts the neighboring horse ranch also owned by the applicant of the proposed project. All other buildings or structures associated with the Class II Winery meet or exceed the 30 foot requirement, including the proposed wine production building at over 85 feet away. The other buildings, on the project site, are approximately 400 feet from the adjacent side property line. The project meets the required minimum side setback.
6. The minimum rear setback for buildings and structures shall be thirty feet (30') from the property line. The closest building or structure to the rear property line is the agricultural structure and it is approximately 960 feet from the rear property line; exceeding the setback requirement. The structure is also approximately 180 feet from the adjacent side property line. The project meets the required minimum rear setback.
7. No building for the proposed project exceeds the number of habitable stories of two (2). The proposed wine production building is a two-story building.
8. The maximum height for a building shall not exceed forty feet (40'). Architectural elements such as spires, minarets, chimneys or similar structures may exceed the prescribed height limits where such structures do not provide additional floor space. The tallest building of the proposed Project is the wine production building and its maximum height is thirty-five feet (35'), below the maximum of 40 feet.
9. The Project on the subject property is using an existing building garage/barn/guest quarters for the wine production. It is currently used as part of the farming operation of the existing vineyard on site. The design of the proposed wine production building has been developed to minimize noise impacts on surrounding

properties and to comply with Ordinance No. 847. The wine production building is 279 feet from the front property line (Pauba Road). It is 320 feet away to the nearest residential dwelling (the neighboring horse ranch owned by the applicant of the proposed project). Separately from that property, the nearest residential dwelling is over 730 feet from the wine production building towards the northwest.

10. Drainage channels shall be constructed to avoid undermining or eroding the roadbed. A long cement drainage channel currently exists along Pauba Road. It runs from approximately 330 feet from the intersection of Temecula Parkway and Pauba Road, down Pauba Road 3,225 feet to the end of the subject property and its neighboring parcel, and beyond. There is currently a driveway access crossing over the drainage channel that allows ingress and egress to the Project site. There will be no alterations or construction needed from what currently exists for this proposed Class II Winery for wine production only.

11. Curbs, gutters and streetlights shall be constructed in accordance with Temecula Valley Wine Country Design Guidelines. No alterations or construction of curbs, gutters, or streetlights are proposed along Pauba Road due to this Project.

12. Site layout and design shall be consistent with existing and planned recreational trails and bike paths set forth in the Riverside County General Plan and the Temecula Valley Wine Country Design Guidelines. The Project is not making any changes to the existing roadways, trails, or bike paths that may already currently exist. Since this Project is for only wine production and not open to the public, no further requirements are imposed. Should the applicant want the Project site to be open to the public in the future, it would require a revised plot plan permit and trails and bike paths maybe further addressed at that time.

13. All utilities shall be installed underground except electrical lines rated at 33kV or greater which may be installed above ground. Overhead electrical lines rated above 33kV (estimated at 115kV) are located along Pauba Road within the road-right-of-way. All other electrical lines will be placed underground for the Project.

14. All exterior lighting shall comply with applicable requirements of Ordinance Nos. 655 and 915. All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining properties. No additional lighting for the proposed Project is proposed from what currently exists. All lighting will be shielded and directed down towards the ground so as not to illuminate into Pauba Road or the neighboring properties. No light standards (poles) are proposed for the Project. Lighting is attached to the wine production building.

15. On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements. No signage is proposed for this Class II Winery for production only that is not open to the public. There is an existing entry archway over the access driveway that states "Sweet Oaks Ranch" that will remain. If in the future the Project will be opened to the public, a revised plot plan permit will be required and signage will be addressed at that time.

16. All residential developments shall record a Right-to-Farm covenant, pursuant to Ordinance No. 625 to protect the vineyard and equine uses from residential encroachment and conflicting land uses. There are no residential dwellings proposed for this Project, only caretaker units (formerly guest quarters).

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

1. This Project does not have special occasion facilities as a part of the proposed project.

Class II Equestrian Establishment Standards - In addition to the General Standards, the following standards shall apply to all Class II equestrian establishments in the WC-E zone:

1. This Project does not have a Class II equestrian establishment as a part of the proposed project.

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

1. A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery. To achieve the seventy-five (75%) percent requirement, fifteen percent (15%) of the net project area may include the planting of olive trees and the remaining sixty percent (60%) of the net project area shall be planted in vineyards. The seventy-five (75%) planting requirement shall not include water features, natural or manmade lakes or the planting of grapevines in parking lots, but may include planting in the road right of way as may be approved by the Director of Transportation or their designee. The Project will have eighty-six percent (86%) of net acres planted in vineyards or olive trees; exceeding the vineyard planting requirement. Seventy-one percent (71%) of the eighty-six percent (86%) of the total vineyard planting will be in vineyards, the remaining fifteen percent (15%) will be in olive trees. There are no water features, natural or manmade lakes, or planting of grapevines in the parking lot(s) for the Project. No vineyard planting is within the road right of way.

2. Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre and the seventy-five (75%) vineyards planted will be maintained for the life of the permit. Olive trees used to meet the above planting requirement shall have a minimum average density of 100 olive trees per acre. This is satisfied by a field inspection prior to a building permit's issuance.

3. No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved. The Project site is not open to the public and no special occasion facilities or events are proposed that would have amplified sound.

4. Prior to obtaining a Certificate of Occupancy, a winery operator shall obtain all applicable permits or licenses required by the California Department of Beverage Control (at least an ABC 42 license).

5. A minimum of seventy-five percent (75%) of the grapes utilized in wine production and retail wine sales shall be grown in Riverside County, except during the following: a) When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption. b) The first two years from the plot plan's or conditional use permit's effective date. The Project proposes to have all wine made via the wine production building on site. Since the proposed Project is not open to the public, retail sales will not occur on site (off site sales only), but all wine sold will be from Riverside County.

6. For winery entitlements and revised entitlements approved after the effective date of Ordinance No. 348.4818, at least fifty percent (50%) of the wine sold by a winery shall be produced on the winery site. A Class II Winery shall be at least fifteen hundred (1,500) square feet and shall produce at least three

thousand five hundred (3,500) gallons of wine annually as determined by the County Agricultural Commissioner.

7. Prior to the issuance of a building permit and prior to a certificate of occupancy for any incidental commercial use, the winery shall be constructed and operational. The Project will convert or modify an existing building on site into the wine production building. No other buildings or incidental commercial uses are a part of this Project will be constructed or modified.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is not located within any city's Sphere of Influence.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. The proposed Project is exempt from CEQA, therefore the project is not subject to AB52 notification.
5. The project site is located within Zone A of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone A.
6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. The project site is located within a CAL FIRE State Responsibility Area ("SRA") and is within a Moderate to Very High Fire Hazard Severity Zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. Plot Plan No. 26360 is for the conversion of an existing permitted garage/barn/guest quarters into a Class II Winery for wine production only (not open to the public) and caretaker units. The Class II Winery is in compliance with sections 4290 and 4291 of the Public Resources Code in that conditions of approval have been applied regarding, emergency access, installation of a Knox Box at building, blue dot pavement marker, fire hydrants, installation of portable fire extinguishers, and construction materials. Fire protection services can easily access the site through Pauba Road.
 - b. Fire protection and suppression services will be available for the Project through Riverside County Fire Department. The Project is closest to the Parkview Fire Station No. 84 located

at 30650 Pauba Rd. approximately 5.41 miles west. Thus, the Project site is adequately served by fire protection services under existing conditions.

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

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 2400 feet of the project site. As of the date of this report, Planning Staff have not received written communication/phone calls from the public indicating support/opposition to the proposed project.

APPEAL INFORMATION

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

Plot Plan No. 26360 - Class II Winery (Production Only)

Vicinity Map



Legend

- Parcels
- Blue/line Streams
- ⋯ City Areas
- World Street Map

Notes

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

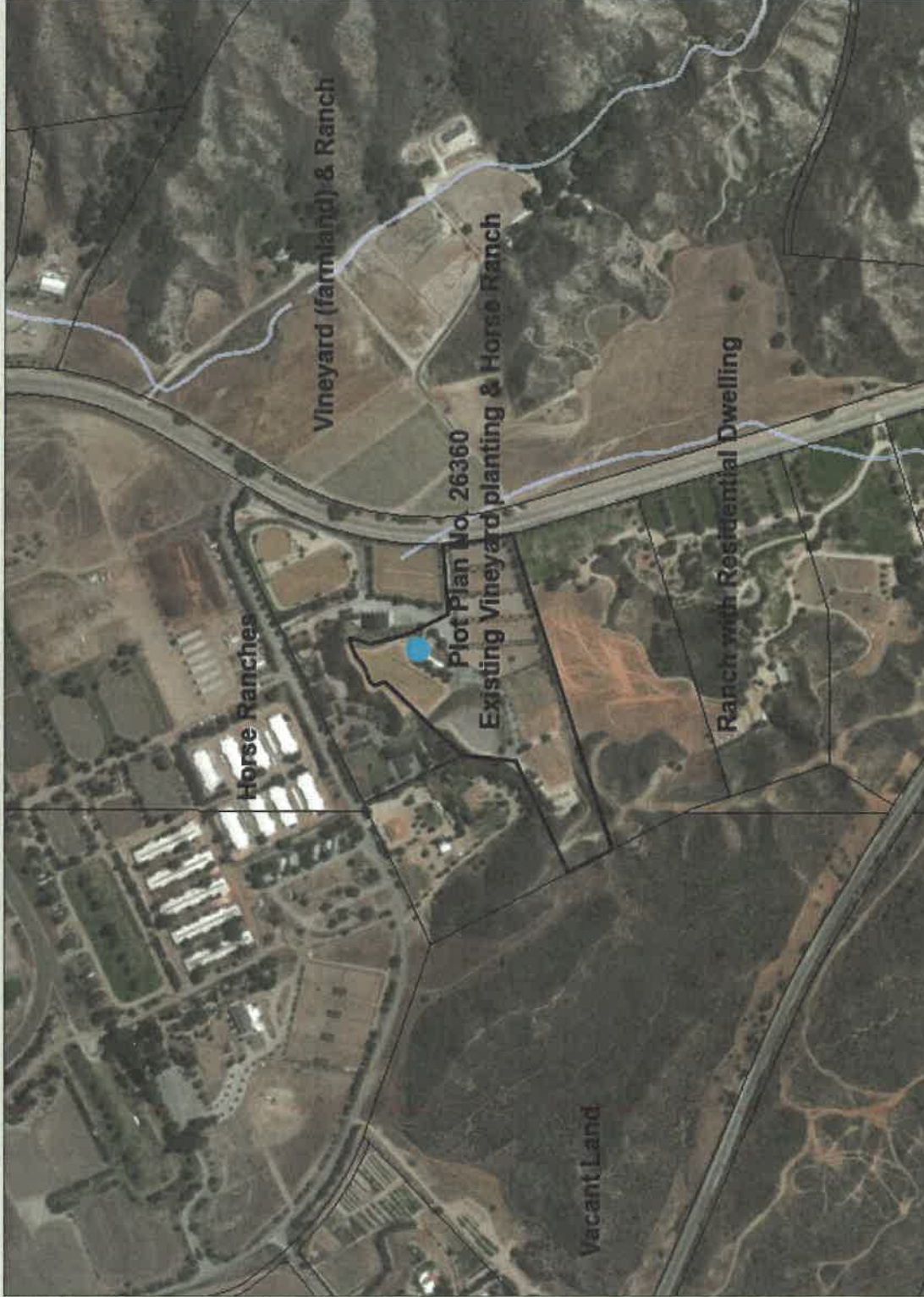


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Plot Plan No. 26360 - Class II Winery (Production Only) Land Use Map



- Legend**
- Parcels
 - Blueline Streams
 - ⋯ City Areas
 - World Street Map

Notes

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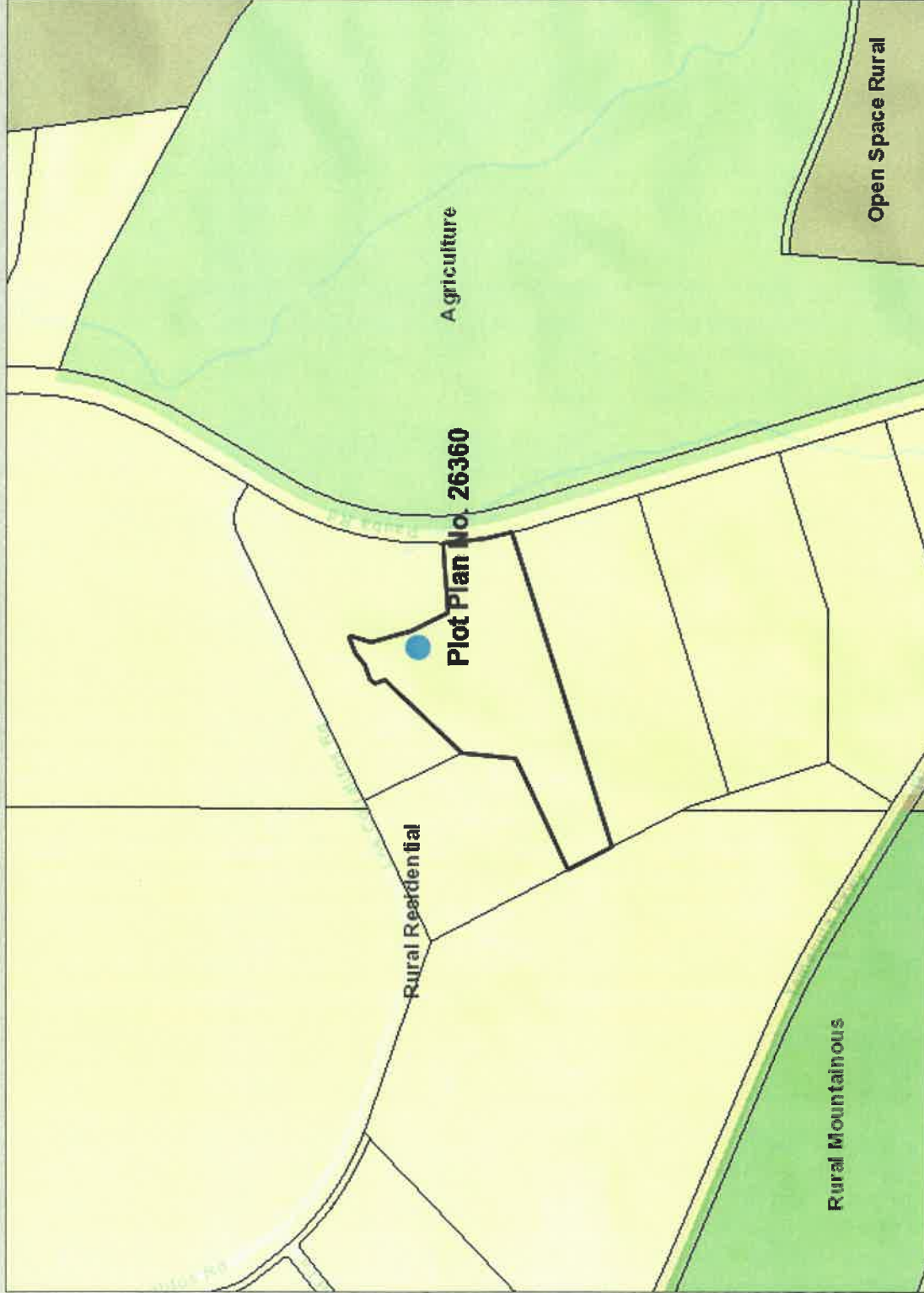



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Plot Plan No. 26360 - Class II Winery (Production Only)

General Plan Map



Legend

□ Parcels

General Plan Land Use

- Rural Community - Estate Density Residential
- Rural Community - Very Low Density Residential
- Rural Community - Low Density Residential
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Mixed Use Area
- Rural Residential
- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation

Notes

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0 752 1,505 Feet

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Plot Plan No. 26360 - Class II Winery (Production Only)

Zoning Map



Legend

- Parcels
- Zoning
- OTHER ZONING
- A-1
- A-1-1
- A-1-1 1/2
- A-1-1/2
- A-1-10
- A-1-15
- A-1-2
- A-1-2 1/2
- A-1-2 1/4
- A-1-20
- A-1-30000
- A-1-4
- A-1-40
- A-1-5
- A-2
- A-2-1
- A-2-10
- A-2-2
- A-2-2 1/2
- A-2-20
- A-2-5
- A-D
- A-P
- A-P-10

Notes

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



0 752 1,505 Feet

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PROJECT INFORMATION

OWNER: HERSHEY, INC.
 2000 EAST PARK DRIVE, SUITE 300
 COSTA MESA, CALIFORNIA 92626
 CONTRACT NUMBER: 18-0000000000

ARCHITECT: WALTER R. ALLEN, AIA
 2500 EAST PARK DRIVE, SUITE 300
 COSTA MESA, CALIFORNIA 92626
 PHONE: (714) 440-0000
 FAX: (714) 440-0001

PROJECT DESCRIPTION:

DESIGN AND CONSTRUCTION OF THE PRODUCTION FACILITY FOR THE CLASS II WINERY, INCLUDING THE 100,000 GALLON STORAGE TANKS, FERMENTATION TANKS, AND BOTTLING FACILITY.

DATE: 10/29/2018

SCALE: AS SHOWN

PROJECT NUMBER: PP 26360

DATE: 10/29/2018

SCALE: AS SHOWN

PROJECT NUMBER: PP 26360

DATE: 10/29/2018

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SCALE: AS SHOWN

PROJECT NUMBER: PP 26360

DATE: 10/29/2018

SCALE: AS SHOWN

PROJECT NUMBER: PP 26360

UTILITY PERMITS:

DESIGN AND CONSTRUCTION OF THE PRODUCTION FACILITY FOR THE CLASS II WINERY, INCLUDING THE 100,000 GALLON STORAGE TANKS, FERMENTATION TANKS, AND BOTTLING FACILITY.

RELATED PERMITS:

DESIGN AND CONSTRUCTION OF THE PRODUCTION FACILITY FOR THE CLASS II WINERY, INCLUDING THE 100,000 GALLON STORAGE TANKS, FERMENTATION TANKS, AND BOTTLING FACILITY.

SITE ANALYSIS:

DESIGN AND CONSTRUCTION OF THE PRODUCTION FACILITY FOR THE CLASS II WINERY, INCLUDING THE 100,000 GALLON STORAGE TANKS, FERMENTATION TANKS, AND BOTTLING FACILITY.

PROJECT INFORMATION:

OWNER: HERSHEY, INC.
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 CONTRACT NUMBER: 18-0000000000

ARCHITECT: WALTER R. ALLEN, AIA
 2500 EAST PARK DRIVE, SUITE 300
 COSTA MESA, CALIFORNIA 92626
 PHONE: (714) 440-0000
 FAX: (714) 440-0001

CASE: PP26360
EXHIBIT A: Site Plan
PLANNER: T. Wheeler
DATE: October 29, 2018

SCALE: AS SHOWN

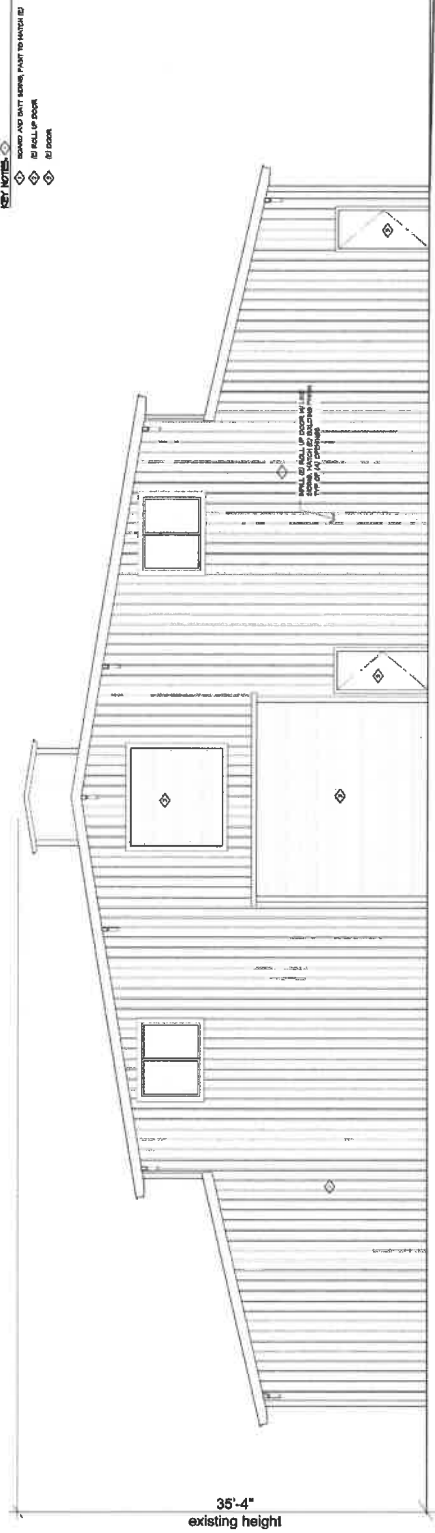
DATE: 10/29/2018

PROJECT NUMBER: PP 26360

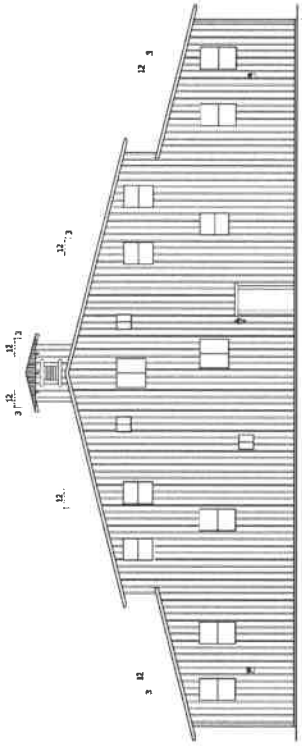


DATE	DESCRIPTION

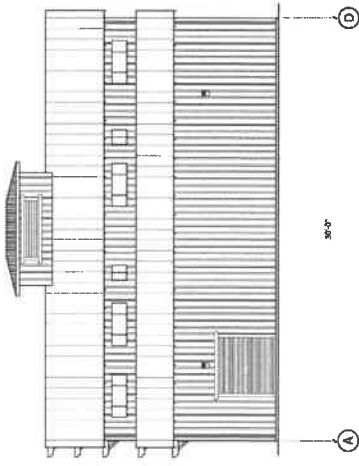
B



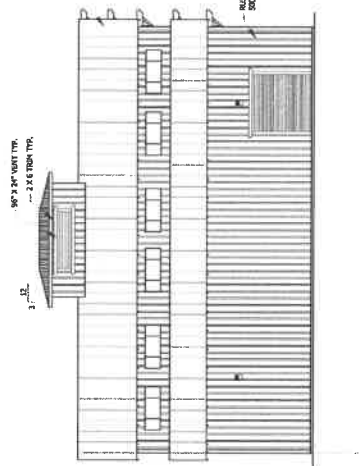
FRONT ELEVATION



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



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



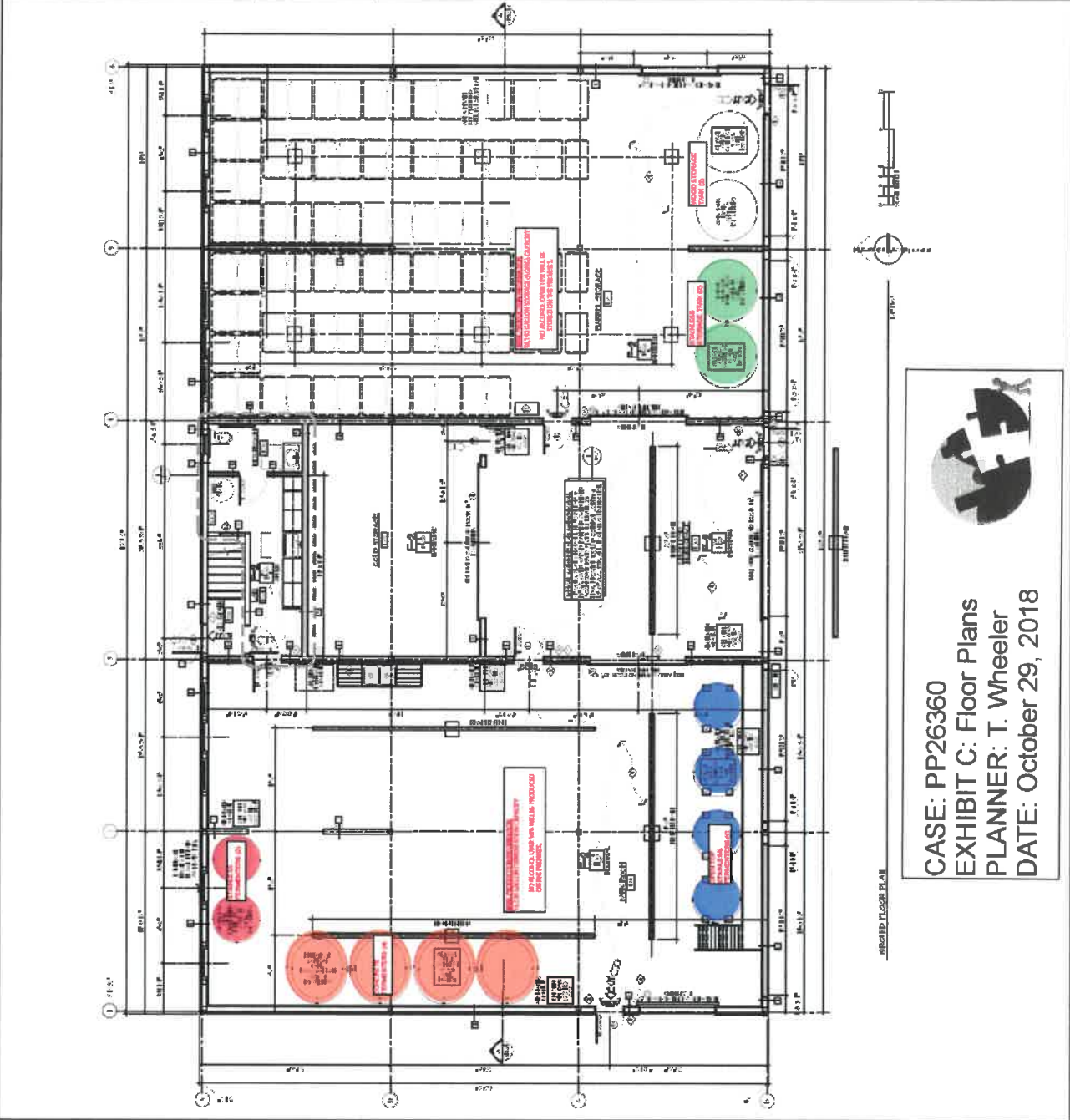
RIGHT ELEVATION
 SCALE: 1/8"=1'-0"

- MATERIALS:**
- VERTICAL BOARD & BATT SIDING, PAINTED BROWN
 - METAL SHEATHING, VERTICAL RIBS, PAINTED BROWN TO MATCH SIDING
 - GALVANIZED CORRUGATED METAL ROOFING
 - WHITE VINYL WINDOWS
 - WHITE VINYL/FLYDERGLASS DOOR
 - PAINTED METAL DOOR, BROWN TO MATCH SIDING

KEY NOTES:
 1. MARKED AND PAINT BEFORE PAINT TO MATCH EX
 2. AS FACED AT DOOR
 3. AS DOOR

CASE: PP26360
EXHIBIT B: Elevations
PLANNER: T. Wheeler
DATE: October 29, 2018

<p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.</p> <p>3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.</p> <p>4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL, STATE AND FEDERAL AUTHORITIES.</p> <p>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.</p> <p>6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.</p> <p>7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.</p> <p>8. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORK DAY.</p> <p>9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.</p> <p>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.</p>	<p>11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.</p> <p>12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.</p> <p>13. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.</p> <p>14. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL, STATE AND FEDERAL AUTHORITIES.</p> <p>15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.</p> <p>16. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.</p> <p>17. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.</p> <p>18. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORK DAY.</p> <p>19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.</p> <p>20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.</p>
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CASE: PP26360
 EXHIBIT C: Floor Plans
 PLANNER: T. Wheeler
 DATE: October 29, 2018

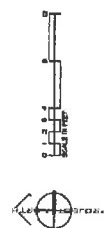
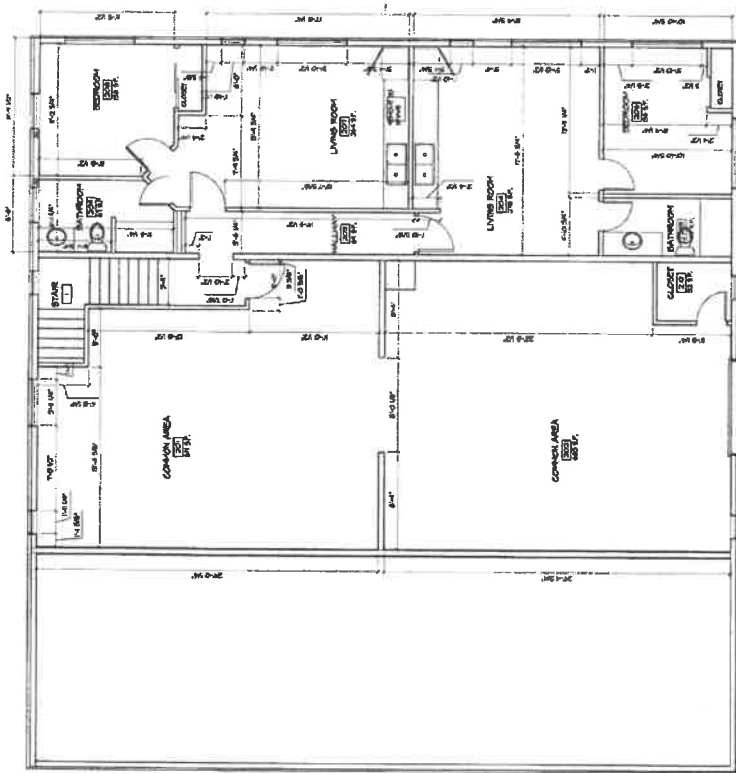
PP 26360

Sweet Oaks Class II Winery

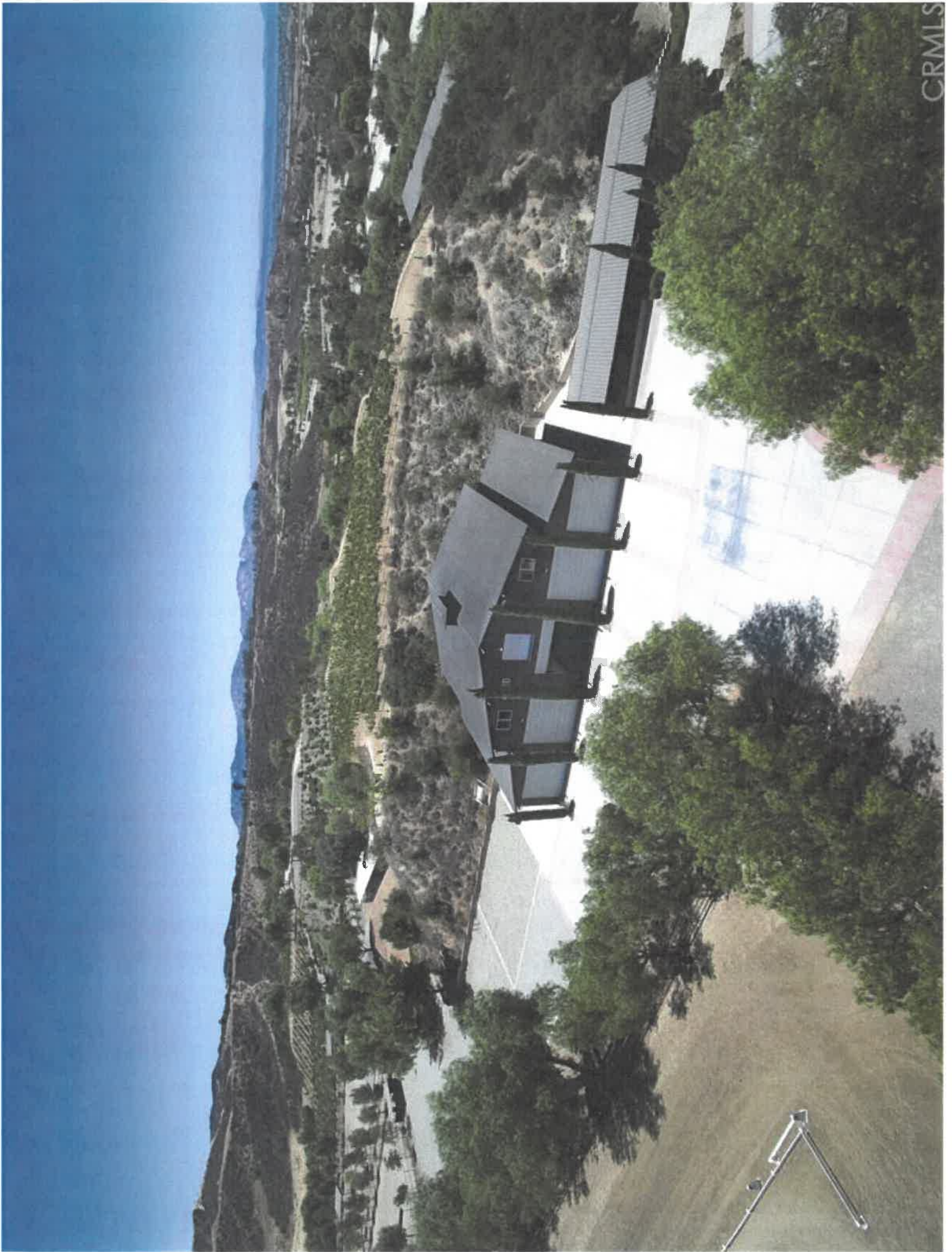
2025 Plaza Road
Livermore, CA 94550



Walter R. Allen, AIA
29488 CA Time-based Seal Exp. 07/12/99
Livermore, CA 94550
925 980-2000



SECOND FLOOR PLAN





Walter R. Allen, AIA
 28400 Old Town Front Street, Suite 101
 Temecula, CA 92590
 (951) 692-0300



DATE: 12/15/20
 DRAWN BY: WRA
 CHECKED BY: WRA

Sweet Oaks Class II Winery
 28821 Pluma Road
 Temecula, CA 92592
 PP 26360

NO.	DESCRIPTION	DATE	BY

B2

TRASH ENCLOSURE - EXISTING HAY STRUCTURE REPURPOSED, NO MODIFICATION PROPOSED



FRONT ELEVATION - EXISTING HAY STORAGE



SIDE ELEVATION - FACING DRIVEWAY



SIDE ELEVATION - DETAIL VIEW

MATERIALS:
 DARK BRONZE ANODIZED ALUMINUM COLUMNS
 STANDING SEAM METAL ROOFING - GRAY
 STAINED WOOD SIDING/GATES
 CMU WALL - TAN

HEIGHT - STRUCTURE IS UNDER 20' TALL TO THE PEAK OF THE ROOF



REAR ELEVATION - FACING (E) BARNWINE MAKING BUILDING



SIDE ELEVATION - FACING THE ADJACENT HILLSIDE



INTERIOR VIEW

CASE: PP26360

EXHIBIT M: Color & Materials

PLANNER: T. Wheeler

DATE: October 29, 2018



SWEET OAKS WINERY MATERIAL BOARD



GLAVANIZED 2" DIA. POLE, TYP.
(EXISTING AG STRUCTURE)



PAINTED 2" DIA. POLE, BROWN
(EXISTING ENCLOSURES)



STAINED WOOD SIDING/GATES
(ALL GATES)



CMU WALL - TAN
(EXISTING TRAHNS ENCLOSURE & ENCLOSURE RETAINING WALLS)



STANDING SEAM MEATL ROOFING - GRAY (ENCLOSURES)



CORRUGATED METAL ROOFING - GRAY, EXISTING
(WINE PRODUCTION BUILDING)



WHITE VINYL WINDOW
(WINE PRODUCTION BUILDING)



ROLL UP DOOR
(WINE PRODUCTION BUILDING)



STEEL DOOR
(WINE PRODUCTION BUILDING)



Sheet No.	Project No.	Date	Author	Checker	Scale

LOT COVERAGE ANALYSIS: (COVERAGE % OF NET LOT AREA)

PROJECT ELEMENTS	AREA (S.F.)	SUB-TOTAL	% COVERAGE
DEVELOPMENT AREA	80,644.34 S.F.		13.5%
(B) VINEYARD PLANTED WITHIN 1 YEAR OF APPROVAL	293,220.6 S.F.		49.2%
(N) OLIVE TREES PLANTED WITHIN 6 MONTHS OF APPROVAL	168,596.5 S.F.		28.2%
(O) OLIVE TREES PLANTED WITHIN 6 MONTHS OF APPROVAL	84,443.64 S.F.		15.1%
PLANTING SUBTOTAL	546,260.74 S.F.		86.5%
TOTAL	547,114.77		100%



CASE: PP26360
 EXHIBIT V: Vineyard Planting
 PLANNER: T. Wheeler
 DATE: October 29, 2018

PLANTING PLAN
 NEW CLASS II WINERY - PRODUCTION FACILITY ONLY -



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



*Juan C. Perez
Agency Director*

10/19/18, 12:48 pm

PP26360

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26360. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (Plot Plan No. 26360) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Plot Plan No. 26360 proposes a Class II Winery for Wine Production Only in conjunction with the existing vineyard on site ("the project"), which includes converting an existing garage/barn/guest quarters into wine production building with caretakers units. The first floor will consist of wine production (vats, tanks, fermenters, wine lab, cold storage, and wine barrel storage). The second floor will consist of two (2) caretaker units. No tasting room, customer tasting events, activities, or tours are proposed on site. No appurtenant or incidental commercial uses or events (indoors or outdoors) are permitted in conjunction with this Class II Winery. Additionally a type 02 ABC license (Winegrower) and/or other ABC type licenses will be required for the Class II Winery.

Advisory Notification. 3 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PP26360; 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 PP26360, including, but not limited to, decisions made in response to California Public Records Act requests.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Hold Harmless (cont.)

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 4 AND - Design Guidelines

Compliance with applicable Design Guidelines:

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

Advisory Notification. 5 AND - Exhibits

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

- Exhibit A (Site Plan), dated August 27, 2018.
- Exhibit B (Elevations), dated August 6, 2018.
- Exhibit C (Floor Plans), dated August 27, 2018.
- Exhibit M (Colors and Materials), dated August 6, 2018.
- Exhibit V (Vineyard Planting Plan), dated August 6, 2018.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Current California State Building Code (CBC)
 - California Alcoholic Beverage Control License (type 02 ABC license and/or others)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances:
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Winery Development Standards

The following standards shall apply to all wineries as stated in Ordinance No. 348 Section 14.93.E:

A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery.

Vineyards used to meet the planting requirement shall have a minimum average density of 450 vines per acre. Olive trees used to meet the above planting requirement shall have a minimum average density of 100 olive trees per acre.

The seventy-five (75%) planting requirement shall be maintained for the life of the permit.

A minimum of seventy-five percent (75%) of the grapes utilized in wine production and retail wine sales shall be grown in Riverside County, except during the following: a) When the Board of Supervisors declares an Agricultural Emergency for the Temecula Valley Wine Country Area. The declaration shall be for a specific period of time and any winery within the Temecula Valley Wine Country Area Policy Area may take advantage of the exemption. b) The first two years from the plot plan's or conditional use permit's effective date.

For winery entitlements and revised entitlements approved after the effective date of Ordinance No. 348.4818, at least fifty percent (50%) of the wine sold by a winery shall be produced on the winery site. A Class II Winery shall be at least fifteen hundred (1,500) square feet and shall produce at least three thousand five hundred (3,500) gallons of wine annually as determined by the County Agricultural Commission.

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

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - OBEY ALL GDG REGS

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.

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

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

EXISTING STRUCTURES: Please show all existing structures on the site plan. Identify structures that will be retained, and any structures to be demolished. All existing structures to be retained shall include the listed building permit numbers correlating with the applicable structure. You may contact the Building & Safety Records Department @ (951) 955-2017 for assistance with building permit number retrieval. Any structures without proof of final permit status shall be considered as "Construction Without Permit" (CWP) and subject to the requirements below.

CWP: Where any building, structure, equipment, alteration, use, change of use, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP).

The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s). Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied.

Building plans and supporting documents and required verification documents shall be submitted to the building department with fee payment for review PRIOR to any approval of the current planning case.

NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building inspection has been received. If the non-permitted/non-approved use and/or occupancy persists without full approval from applicable county departments, the applicant/owner is doing so at their own risk.

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

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

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

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

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

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

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

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

Fire

Fire. 1 0010-Fire-USE-#20-SUPER FIRE HYDRANT

Super fire hydrants (6"x4"x 2-2 1/2") shall be located not more than 400 feet from any portion of the building as measured along approved vehicular travel ways.

Fire. 2 0010-Fire-USE #88A-AUTO/MAN GATES

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 30feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

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

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

Planning. 5 0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Planning. 6 0010-Planning-USE - MT PALOMAR LIGHTING AREA

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655. The proposed project must the required Zone A or Zone B lighting requirements.

Planning. 7 0010-Planning-USE - NO OUTDOOR ADVERTISING

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

Planning. 8 0010-Planning-USE - NOISE MONITORING REPORTS

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 0010-Planning-USE - RECLAIMED WATER

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

Planning. 10 0010-Planning-USE - COLORS & MATERIALS

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

Planning. 11 0010-Planning-USE - MAINTAIN LICENSING

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from California ABC licensing board, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

Planning. 12 0010-Planning-USE*- NO RESIDENT OCCUPANCY

No permanent occupancy shall be permitted within the property approved under this plot plan (PP26360) as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBITS. No person, [except the caretaker and members of the caretaker's family,] shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

Planning. 13 0010-Planning-USE - PERMIT SIGNS

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

Planning. 14 0020-Planning-USE - EXISTING STRUCTURE CHECK

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15 0020-Planning-USE - EXPIRATION DATE USE CASE

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void.

The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Planning. 16 015-Planning-USE - UNANTICIPATED RESOURCES

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180011 ACCEPTED

County Geologic Report GEO No. 180011, submitted for the project PP26360, APN 927-160-049, was prepared by CW Soils, and is titled; "Preliminary Geotechnical Interpretive Report, Proposed Winery Building and Existing Remodel, 43240 Corralitos Road, Temecula Area, Riverside County, California," dated March 8, 2018. In addition, CW Soils has submitted the following documents: "Assessment of Relative Fault Activity, Proposed Winery Building and Existing Remodel, 43240 Corralitos Road, Temecula Area, Riverside County, California," dated March 8, 2018. "Response to the County of Riverside Review Comments Regarding County Geologic Report 180011, Proposed Winery Building and Existing Building Remodel, 43240 Corralitos Road, Temecula Area, Riverside County, California," dated April 18, 2018. GEO180011 concluded: 1. The proposed project lies outside any State-mandated fault zone; however, it does lie within a County of Riverside fault hazard zone. 2. This investigation encountered no lineaments or other geomorphic evidence of Holocene surface or near surface displacement. The trench exposures confirmed unbroken stratigraphy within the pre-Holocene sediments underlying the proposed building/improvement areas. 3. Liquefaction is not considered to be a hazard at the subject site due to the depth of the engineered fill below the site and underlying dense bedrock material. 4.

No landslide debris was observed during our field exploration and no ancient landslides are known to exist onsite. 5. The potential for secondary seismic hazards such as seiche or tsunami is considered negligible due to site elevation and distance to an open body of water. GEO180011 recommended: 1. In areas of planned grading and improvements, the site should be cleared of vegetation, roots, and any trash and debris, and these materials should be disposed of offsite. 2.

In the areas to receive compacted fill, the removal of low density, compressible soils, such as undocumented artificial fill, should continue until firm competent bedrock is encountered. 3. Prior to placing compacted fills, the exposed bottom should be scarified to a depth of 6 inches or more, watered or air dried as necessary to achieve optimum moisture content and then compacted to a minimum of 90 percent of the maximum dry density.

GEO No. 180011 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180011 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-USE - COUNTY WEB SITE

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

Transportation. 2 0010-Transportation-USE - NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on Pauba Road since adequate right-of-way exists per MB 133/91.

Transportation. 3 0010-Transportation-USE - STD INTRO (ORD 461)

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.

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

Transportation. 4 0010-Transportation-USE - TS/EXEMPT

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.

Waste Resources

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 2 0010-Waste Resources-USE - HAZARDOUS MATERIALS

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

Waste Resources. 3 0010-Waste Resources-USE - LANDSCAPE PRACTICES

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

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

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

Waste Resources. 4 0010-Waste Resources-USE - AB 341

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

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

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1

0060-Planning-USE - PALEO PRIMP/MONITOR

Not Satisfied

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

THEREFORE, PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps, references and procedures for reporting of findings.
12. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 0060-Transportation-USE - SUBMIT GRADING PLAN Not Satisfied

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

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

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

Standard plan check turnaround time is 10 working days.

060 - Transportation. 2 0060-Transportation-USE - SUBMIT PLANS Not Satisfied

Prior to the issuance of a grading permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP), in PDF format on two CD copies, if the development of the parcel meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit a WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website: <http://rcflood.org/npdes/>.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-USE - PLNTLGST CERTIFIED (2) Not Satisfied

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

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80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 OWTS Plans Not Satisfied

For any new onsite waste water treatment systems, provide detailed site plans drawn to a proper scale of the proposed system. To include a floor plan/plumbing schedule to ensure proper septic tank sizing.

080 - E Health. 2 Percolation Report Not Satisfied

A soil percolation report consistent with the Department's technical guidance manual is required for any new onsite waste water treatment systems. Not to include the winery production waste stream.

080 - E Health. 3 RWQCB Clearance Not Satisfied

A clearance letter from the San Diego Regional Water Quality Control Board for the winery production waste stream disposal.

Fire

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

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Plans shall 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."

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

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

Planning

080 - Planning. 1 0080-Planning-USE - LIGHTING PLANS Not Satisfied

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

080 - Planning. 2 0080-Planning-USE - MINIMUM FLOOR AREA Not Satisfied

ALL dwelling units shall have a minimum floor living area of not less than 750 square feet excluding porches, garages, patios or similar features whether attached or detached. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all dwelling unit minimum floor living area regulations.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 0080-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

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

080 - Planning. 4 0080-Planning-USE - CONFORM TO ELEVATIONS Not Satisfied

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

080 - Planning. 5 0080-Planning-USE - CONFORM TO FLOOR PLANS Not Satisfied

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

080 - Planning. 6 0080-Planning-USE - FEE STATUS Not Satisfied

Prior to issuance of building permits for Plot Plan No. 26360, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 7 0080-Planning-USE - MAXIMUM DWELLING UNITS Not Satisfied

A maximum of two (2) caretaker units are allowed under this permit.

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

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

Transportation

080 - Transportation. 1 0080-Transportation-USE - SUBMIT PLANS Not Satisfied

This condition applies if a grading permit is not required.

Prior to the issuance of a building permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP), in PDF format on two CD copies, if the development of the parcel meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of a building permit. More information can be found at the following website: <http://rcflood.org/npdes/>

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-USE- BUSINESS REGISTRATION Not Satisfied

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

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

Existing fire sprinkler system shall meet NFPA 13 requirements. Sprinkler system will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 200 feet of a hydrant, and a minimum of 40 feet from the building(s).

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

090 - Fire. 2 0090-Fire-USE #27-EXTINGUISHERS Not Satisfied

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers shall be installed 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.

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90. Prior to Building Final Inspection

Fire

090 - Fire. 3 0090-Fire-USE #45-FIRE APPARATUS ACCESS Not Satisfied

Fire apparatus access shall be provided to within 150' of all exterior portions of the exterior walls. Dead ends in excess of 150' will require an approved turnaround. A site plan designating required fire lanes with appropriate lane painting and/or signs will be required.

Planning

090 - Planning. 1 0090-Planning-USE - EXISTING STRUCTURES Not Satisfied

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

090 - Planning. 2 0090-Planning-USE - MINIMUM FLOOR AREA Not Satisfied

All dwelling units shall have a minimum floor living area of not less than 750 square feet. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition.

090 - Planning. 3 0090-Planning-USE - NO ROOF EQUIPMENT Not Satisfied

No roof-mounted equipment for residential units or the commercial winery production building shall not be permitted within the project site.

090 - Planning. 4 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

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

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

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 26360 has been calculated to be 1.85 net acres.

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90. Prior to Building Final Inspection
Planning

090 - Planning. 6

0090-Planning-USE - ACCESSIBLE PARKING

Not Satisfied

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of 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. Towed vehicles may be reclaimed at ___ or by telephoning ___."

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

090 - Planning. 7

0090-Planning-USE - ORD 810 O S FEE

Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 26360 is calculated to be 1.85 net acres.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 8 0090-Planning-USE - PARKING PAVING MATERIAL Not Satisfied

A minimum of twelve (12) 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 or concrete or decomposed granite to current standards as approved by the Department of Building and Safety.

090 - Planning. 9 0090-Planning-USE - TRASH ENCLOSURES Not Satisfied

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block 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.

Transportation

090 - Transportation. 1 0090-Transportation-USE - WQMP COMPLETION Not Satisfied

If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the project specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance of the BMPs are established with a BMP maintenance agreement.

090 - Transportation. 2 0090-Transportation-USE - WRCOG TUMF Not Satisfied

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

Waste Resources

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

DATE: August 7, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
P.D. Geology Section

P.D. Archaeology Section
Board of Supervisors - Supervisor: 3rd District
Planning Commissioner: 3rd District
Eastern Municipal Water District (EMWD)

PLOT PLAN NO. 26360, 2nd Submittal – EA43071 – Applicant: Handle IT MMS, LLC. – Engineer/Representative: Walter R Allen & Assoc. c/o Christopher Campbell - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R: RR) (5 Acre Minimum) – Location: South of Los Corralitos Road, north of Temecula Parkway, west of Pauba Road, and east of Maggie Weed Lane – 13.70 Net Acres - Zoning: Wine County – Equestrian District (WC-E) - **REQUEST:** The plot plan proposes a Class II Winery for Production Only in conjunction with the existing vineyard on site. Converting existing garage/barn/guest quarters into wine production building with caretakers units. First floor will consist of wine production (vasts, tanks, fermenters, wine lab, cold storage, and wine barrel storage. Second floor will consist of two (2) caretaker units. No tasting room, customer tasting events, activities, or tours approved on site. No appurtenant or incidental commercial uses or events (indoors or outdoors) approved in conjunction with this Class II Winery. – APN: 927-160-049 Related Cases: LLA05328 – Concurrent Cases: LLA05592. **BBID: 273-526-885**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on August 23, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: October 19, 2017

TO:

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

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

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

PLOT PLAN NO. 26360 – EA43071 – Applicant: Handle IT MMS, LLC. – Engineer/Representative: Walter R Allen & Assoc. c/o Christopher Campbell - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R: RR) (5 Acre Minimum) – Location: South of Los Corralitos Road, North of Temecula Parkway, West of Pauba Road, and East of Maggie Weed Lane – 5.24 Acres - Zoning: Wine County – Equestrian District (WC-E) - **REQUEST:** The plot plan proposes a Class I Winery for processing grapes from the existing vineyard on site to wine. Converting existing garage/barn on site into wine production building on the first floor. Second floor will stay as a caretakers residence. No tasting allowed on site. No appurtenant or incidental commercial uses or events allowed with a Class I Winery. – APN: 927-160-049 Related Cases: LLA05328 – Concurrent Cases: LLA05592. **BBID: 273-526-885, UPROJ: PP26360**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **DAC Internal Review on November 9, 2017.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

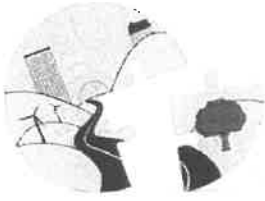
Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the DAC date listed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

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT Original Case No. PP26360

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Walter R. Allen Architect & Associates

Contact Person: Christopher Campbell E-Mail: cac.rqtex@gmail.com

Mailing Address: 28465 Old Town Front Street

Temecula CA 92590
City State ZIP

Daytime Phone No: (951) 693-0301 X2 Fax No: ()

Engineer/Representative Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____

City State ZIP

Daytime Phone No: () Fax No: ()

Property Owner Name: Handle IT MMS, LLC

Contact Person: Heather Petersen E-Mail: _____

Mailing Address: 43620 Ridge Park Dr. #340

Temecula CA 92590
City State ZIP

Daytime Phone No: () Fax No: (951) 963-1297

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

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

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APPLICATION FOR LAND USE AND DEVELOPMENT

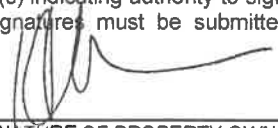
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses;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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Heather Petersey
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 927-160-049-4

Approximate Gross Acreage: 5.23

General location (nearby or cross streets): North of CA- 79, South of Los Corralitos Road, East of Los Caballos, West of Pauba Road

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

5 Acre vineyard with new wine production facility in existing legal agricultural barn. 75% (e) planting.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): WINE COUNTRY - EQUESTRIAN

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	6,074	35'-4"	2	Permitted agricultural barn	<input type="checkbox"/>	BRS120081
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1	69,414	Vineyard-75 percent existing planting.
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

PP 24689 - Approved, linked to CV 1002974 - closed. LLA05328 - in review.

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). PP24689
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR 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 signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____
Address: _____
Phone number: _____
Address of site (street name and number if available, and ZIP Code): _____
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: _____
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant: _____ Date _____

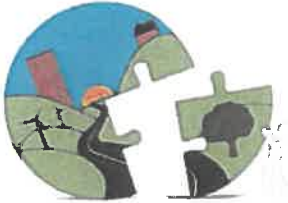
HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

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

Owner/Authorized Agent (1) Heather Peterson  Date 9-29-2017
Owner/Authorized Agent (2) _____ Date _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

8-21-2018

Property Owner(s) Signature(s) and Date

Heather Petersen, CEO Handle IT MMS LLC

PRINTED NAME of Property Owner(s)

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

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

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

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

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

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INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

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

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

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

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

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

NOTICE OF PUBLIC HEARING

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

PLOT PLAN NO. 26360 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversation of Small Structures), and Section 15061b3 (Review for Exceptions) – Applicant: Handle IT MMS, LLC – Engineer/Representative: Walter R Allen & Assoc. c/o Christopher Campbell – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) within the Temecula Valley Wine Country Policy Area – Location: Southerly of Los Corralitos Road, northerly of Temecula Parkway, westerly of Pauba Road, and easterly of Maggie Weed Lane. Project address is 38831 Pauba Road – 13.70 Net Acres – Zoning: Wine County – Equestrian District (WC-E) – **REQUEST:** Plot Plan No. 26360 proposes a Class II Winery for Wine Production Only in conjunction with the existing vineyard on site (“the project”), which includes converting an existing garage/barn/guest quarters into wine production building with caretakers units. The first floor will consist of wine production (vats, tanks, fermenters, wine lab, cold storage, and wine barrel storage). The second floor will consist of two (2) caretaker units. No tasting room, customer tasting events, activities, or tours are proposed on site. No appurtenant or incidental commercial uses or events (indoors or outdoors) are permitted in conjunction with this Class II Winery.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **OCTOBER 29, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

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

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 29, 2018,

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

APN (s) or case numbers PP26360 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

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

TITLE: GIS Analyst

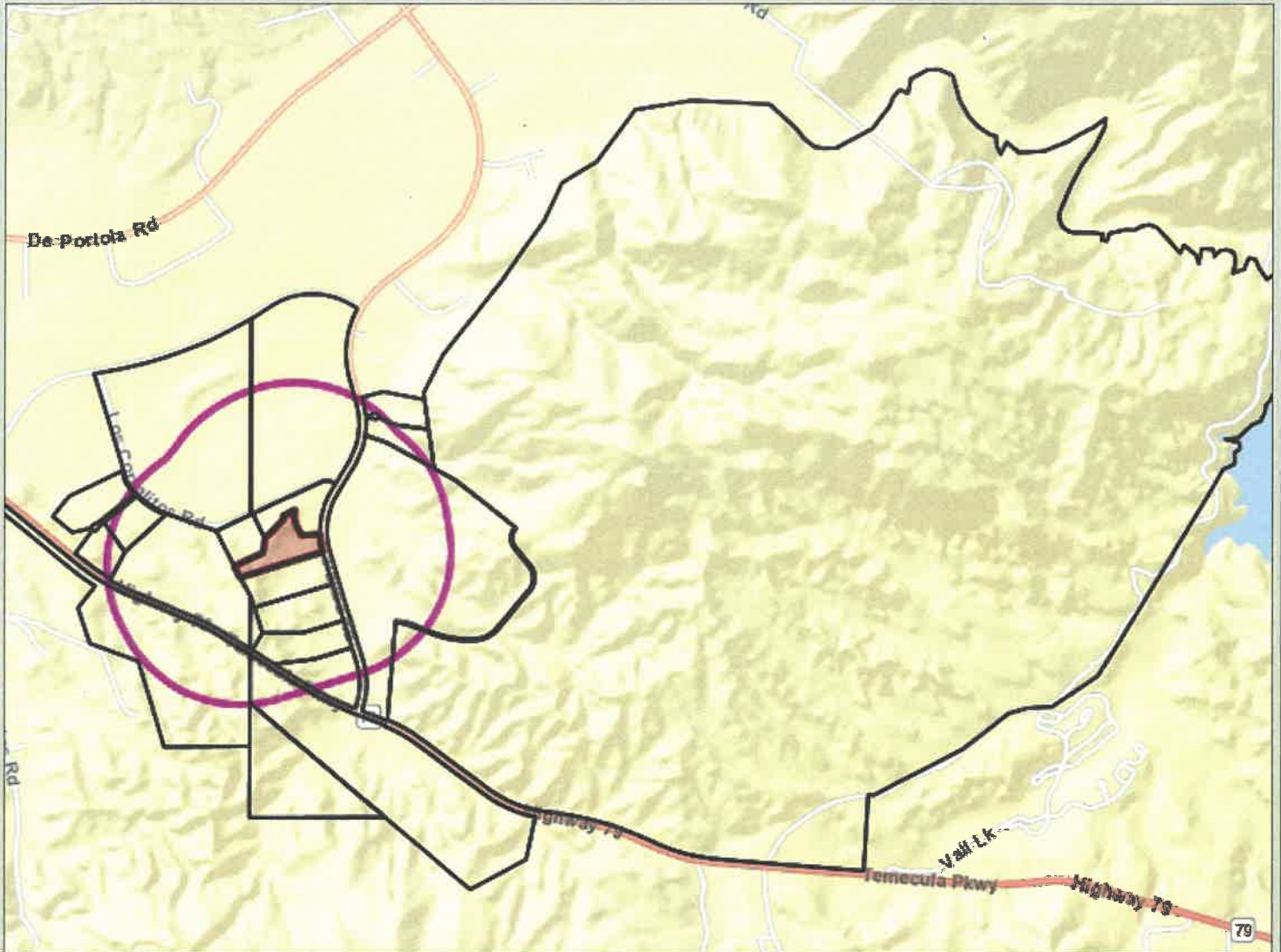
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS Mailing Labels

PP26360 (2400 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 3,009 6,019 Feet

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

REPORT PRINTED ON... 8/29/2018 2:33:49 PM

© Riverside County RCIT

917120001
DORLAND MOUNTAIN ARTS COLONY INC
P O BOX 6
TEMECULA CA 92593

927160001
SFT REALTY GALWAY DOWNS
C/O C/O SOUTHWEST TRADERS
27711 DIAZ RD
TEMECULA CA 92590

927160002
SFT REALTY GALWAY DOWNS
C/O C/O SOUTHWEST TRADERS
27711 DIAZ RD
TEMECULA CA 92590

927160005
CHAO JEN LIN
CHAO KANG LIN
CHENG HUEI LIN

NO 1 BERNINI
IRVINE CA 92614

927160008
CHAO JEN LIN
CHAO KANG LIN
CHENG HUEI LIN

927160021
PAUL H STEINBROOK
ELLA M STEINBROOK
44140 MAGGIE WEED LN
TEMECULA CA 92592

NO 1 BERNINI
IRVINE CA 92614

927160023
PAUL H STEINBROOK
ELLA M STEINBROOK
44140 MAGGIE WEED LANE
TEMECULA CA 92592

927160031
CHRISTOPHER HUTH
REBECCA HUTH
43250 LOS CORRALITOS RD
TEMECULA CA. 92592

927160032
JEROME T AMERMAN
JOHN W AMERMAN
38951 PAUBA RD
TEMECULA CA 92592

927160033
JEROME T AMERMAN
JOHN W AMERMAN
38951 PAUBA RD
TEMECULA CA 92592

927160034
JEROME T AMERMAN
JOHN W AMERMAN
38951 PAUBA RD
TEMECULA CA. 92592

927160035
JEROME T AMERMAN
JOHN W AMERMAN
38951 PAUBA RD
TEMECULA CA 92592

927160043
JESSE LOPEZ
JANICE C LOPEZ
30000 YNEZ RD
TEMECULA CA 92591

927160048
HANDLE IT MMS
43620 RIDGE PARK DR NO 340
TEMECULA CA 92590

927160049
HANDLE IT MMS
43620 RIDGE PARK NO 340
TEMECULA CA 92590

927170006
ERIC R CARSON
39100 PAUBA RD
TEMECULA CA. 92592

927170009
1968 CELLARS
C/O 1968 CELLARS LLC
40134 CALLE CABERNET
TEMECULA CA 92591

927170010
1968 CELLARS
40134 CALLE CABERNET
TEMECULA CA 92591

927180002
KENNETH C SMITH
44040 JERAMIE DR
TEMECULA CA 92592

927320063
RANCHO CALIF WATER DIST
C/O C/O GENERAL MANAGER
P O BOX 9017
TEMECULA CA 92589

927320081
RANCHO CALIF WATER DIST
C/O C/O GENERAL MANAGER
P O BOX 9017
TEMECULA CA 92589

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

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

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

Terilee Hammett
40540 Chaparral Drive
Temecula, CA 92592

Larry Smalley
35725 Los Nogales Rd.
Temecula CA 92592

Lorraine F. Harrington
35820 Pauba Rd.
Temecula CA 92592

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

Walter R. Allen & Associates
Attn: Christopher Campbell
28465 Old Town Front Street
Temecula, CA 92590



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA 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.: PP26360 / EA43071

Project Location: South of Los Corralitos Road, north of Temecula Parkway, west of Pauba Road, and east of Maggie Weed Lane. The project address is 38831 Pauba Road.

Project Description: Plot Plan No. 26360 proposes a Class II Winery for "Wine Production Only" that will consist of an existing onsite vineyard and garage/barn/quest quarters converted into a wine production building with caretakers units ("the Project"). Specifically, the first floor of the converted garage/barn/quest quarters will be for wine production (vats, tanks, fermenters, wine lab, cold storage, and wine barrel storage), and the second floor will consist of two (2) caretaker units. No tasting room, customer tasting events, activities, or tours are proposed on site. No appurtenant or incidental commercial uses or events (indoors or outdoors) are permitted in conjunction with this Class II Winery.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Handle It MMS, LLC. – 43620 Ridge Park Dr. #340, Temecula, CA 92590

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (15301-Existing Facilities, 15303-New Construction or Conversation of Small Structures, 15061b3-Review for Exceptions)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), Class 1 and Section 15303c (New Construction or Conversation of Small Structures), Class 3. Additionally Article 5 – Preliminary Review of Projects & Conduct of Initial Study and Review for Exceptions, Section 15061b3 applies and has relevance. Section 15301 allows for minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible expansion. This project will allow for the interior and exterior conversion of an existing garage/barn/quest quarters into a Class II Winery for wine production only; with two (2) caretaker units. The exterior alteration will only be to enclose some roll-up doorways with wall sections. No additional square footage will be added to the existing building. Section 15303c allows for 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. The project is proposing the conversion of the first floor (approximately 2500 square feet) of the existing garage/barn/quest quarters building into the wine production facility. There will be no expansion of the building square footage. Additionally Section 15061b3 states: a project is except from CEQA if the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The activity on the Project site is a vineyard farming operation; with the vineyard crop being made into wine and shipped and sold off the subject property. The Project will not be open to the public for wine tastings or tours. No other uses or ancillary commercial activities will occur on-site other than the vineyard farming and the vineyard crop made into wine. All wine making processing will occur in an existing building permitted on site as a garage/barn/quest quarters.

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

Signature Title Date
Urban Regional Planner III October 29, 2018

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA No. 43071 ZCFG No. 6446 - County Clerk Posting Fee

**INVOICE (PLAN-CFG06446)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Bill and Amelia Dickinson

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



43240 Los Corralitos Rd
Temecula, Ca 92592

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06446	10/13/2017	10/13/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06446	0452 - CF&G TRUST: RECORD FEES	\$50.00
38831 Pauba Rd Temecula,		SUB TOTAL \$50.00

TOTAL **\$50.00**

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

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

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

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