

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



701B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 23, 2012

SUBJECT: AGRICULTURAL PRESERVE NO. 1011, ENVIRONMENTAL ASSESSEMENT NO. 41524— Applicant: Jim Carter – Engineer/Representative: Hunsaker & Associates – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Citrus Vineyard Rural Policy Area – Location: Northerly of Rancho California Road, southeasterly of Anza Road, and westerly of Calle Contento – 112.68 Gross Acres - Zoning: Citrus Vineyard – 20 Acre Minimum (CV-20) – **REQUEST: Agricultural Preserve No. 1011** proposes to diminish Rancho California Agricultural Preserve No. 12 and cancel the associated land conservation contract on a portion of the site consisting of 5.65 acres.

RECOMMENDED MOTION:

The Planning Director recommends to the Board of Supervisors:

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41524, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

ADOPTION of Resolution No. 2012-046, approving Agricultural Preserve No. 1011, issuing Certificate of Tentative Cancellation and Diminishing Rancho California Agricultural Preserve No. 12.

(Continued on next page)


Frank Coyle for Carolyn Syms Luna
TLMA Deputy Director

Initials:
CSL:hs

REVIEWED BY EXECUTIVE OFFICE

DATE 7/31/12
Tina Grande

Departmental Concurrence

FORM APPROVED COUNTY COUNSEL

BY  DATE 8/1/12
MICHELLE CLACK

Dept's Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: 3/3

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

TENTATIVE APPROVAL of **AGRICULTURAL PRESERVE CASE NO. 1011**, a proposal to diminish Rancho California Agricultural Preserve No. 12, as amended, and cancel a portion of the associated land conservation contract as depicted on Map No. 1011; subject to final adoption of the Contract Cancellation of the Agricultural Preserve.

BACKGROUND:

Agricultural Preserve Case No. 1011 (AG01011) is a request to diminish Rancho California Agricultural Preserve No. 12, Map No. 322, and cancel a portion of the land conservation contract as it applies to 5.65 acres of the subject site.

Plot Plan No. 23017 is the applicant's proposed alternative land use for the subject site and is currently under review by the Planning Department. Plot Plan No. 23017 consists of a 5,800 square foot winery and wine sampling facility, a 35,160 square foot resort, a 138 space parking lot, and a 1,200 square foot building for housekeeping and pool maintenance. The Project will include 21 buildings, 42 casitas, pool and spa areas. Access to the Project will be provided by a driveway approximately 560 feet in length and ranging in width from 24 to 52 feet. A pedestrian walkway approximately 2,000 feet in length and ranging in width from 24 to 29 feet will also provide access to the Project. AG01011 is necessary because the proposed alternative use for the 5.65 acres is not allowed within an agricultural preserve pursuant to County Ordinance No. 509. Plot Plan No. 23017 will be processed subsequent to AG01011 and will be the subject of a separate discretionary action.

Pursuant to Government Code Section 51284.1, a copy of the complete Diminishment/Cancellation Application for AG01011 was submitted to the State Department of Conservation (SDC) on September 28, 2011, for a mandatory 30-day review and comment period. Staff received no responses. Appraisals are included as Exhibit B.

On October 18, 2011, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered the application to diminish Rancho California Agricultural Preserve No. 12, Map No. 322, as depicted on Map No. 1011. CAPTAC recommended DENIAL of the proposed application citing that the cancellation was not consistent with the provisions of the Agricultural Land Conservation Act of 1965; however, the Planning Department does not concur with CAPTAC's conclusion and is recommending APPROVAL of the diminishment of the agricultural preserve and cancellation of a portion of the associated land conservation contract based on the conditions of approval, findings, and conclusions set forth in Resolution No. 2012-046.

Should the Board of Supervisors tentatively approve the proposed partial cancellation and diminishment, the applicant would be required to comply with the conditions of approval identified in Resolution No. 2012-046 prior to the issuance of a Certificate of Final Cancellation as outlined in Government Code Section 51283.4.

**RESOLUTION NO. 2012-046
APPROVING AGRICULTURAL PRESERVE NO. 1011,
ISSUING CERTIFICATE OF TENTATIVE CANCELLATION
AND DIMINISHING RANCHO CALIFORNIA AGRICULTURAL PRESERVE No. 12
(Government Code Section 51283.4)**

WHEREAS, a contract was executed pursuant to the Land Conservation Act of 1965 (Government Code Section 51200 et. seq.) for land within Rancho California Agricultural Preserve No. 12; and,

WHEREAS, Milo David Rowell and Chester S. Rowell entered into this land conservation contract dated January 1, 1975, with the County of Riverside for land that is currently identified as Assessor’s Parcel No. (“APN”) 943-230-001-4 (the “Property”), which was recorded on February 28, 1975, as Instrument No. 24233, in the Office of the County Recorder of Riverside County, California (the “Land Conservation Contract”); and,

WHEREAS, the Property is described in Exhibit A, attached hereto and incorporated herein by reference, entitled “MAP NO. 322, RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 12, AMENDED BY MAP NO. 1011, AMENDMENT NO. 1, (DIMINISHMENT), MAP NO. 1011”; and,

WHEREAS, the Property is currently owned by the Carter Family Trust, dated December 28, 2001, and James A. Carter, Trustee of the Carter Family Trust, filed a Notice of Nonrenewal on September 19, 2011, which notice was recorded on January 31, 2012, as Instrument No. 2012-0069048, in the Office of the County Recorder of Riverside County, California; and,

WHEREAS, James A. Carter, Trustee of the Carter Family Trust, also petitioned to cancel the Land Conservation Contract as it applies to a 5.65- acre portion of the Property, as depicted on said Map No. 1011 and to diminish Rancho California Agricultural Preserve No. 12, Map No. 322 by removing said 5.65-acre area from the boundaries of said agricultural preserve; and,

WHEREAS, all the provisions of the California Environmental Quality Act (CEQA) and the Rules and Regulations Governing Agricultural Preserves in Riverside County (Resolution No.

FORM APPROVED COUNTY COUNSEL
MICHELLE CLACK
8/1/12
DATE

1 84-526) have been satisfied, including the preparation of a Mitigated Negative Declaration for
2 Environmental Assessment No. 41524; and,

3 **WHEREAS**, James A. Carter, Trustee of the Carter Family Trust, dated December 28,
4 2001, has proposed, if the cancellation is approved, that the land will be used for the following
5 alternative use: Plot Plan No. 23017 that consists of a 5,800 square foot winery and wine
6 sampling facility, a 35,160 square foot resort, a 138 space parking lot, and a 1,200 square foot
7 building for housekeeping and pool maintenance located on 5.65 acres (the "Plot Plan" or
8 "Project"). The Project will include 21 buildings, 42 casitas, pool and spa areas. Access to the
9 Project will be provided by a driveway approximately 560 feet in length and ranging in width
10 from 24 to 52 feet. A pedestrian walkway approximately 2,000 feet in length and ranging in width
11 from 24 to 29 feet will also provide access to the Project; and,

12 **WHEREAS**, the total amount of the cancellation fee for the Property, pursuant to Section
13 51283.4 of the Government Code, has been determined and certified by the Board of Supervisors
14 to be \$49,500.00; and,

15 **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of
16 Supervisors on August __, 2012.

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of
18 Supervisors of the County of Riverside, State of California, in regular session assembled on
19 August __, 2012, that:

- 20 1. The above recitals are incorporated herein by this reference.
- 21 2. The subject parcel affected by the proposed diminishment is included under the
22 Land Conservation Contract.
- 23 3. Pursuant to the owner's Notice of Nonrenewal submitted on September 19, 2011,
24 the Land Conservation Contract on the 5.65-acre portion of subject parcel will expire on January
25 1, 2021 (GC§51245 and R&T Code §426(c)).
- 26 4. The cancellation fee was determined by the Riverside County Assessor's Office to
27 be \$49,500.00.

1 5. The vacant 5.65 gross-acre portion of the 112.68 gross-acre site subject to the Land
2 Conservation Contract is located northerly of Rancho California Road, easterly of Newton
3 Avenue, westerly of Anza Road, and southerly of Vino Way, in the Temecula Wine Country area
4 of western Riverside County.

5 6. According to the Natural Resource Conservation Service, the Soils Capability
6 Classification as indicated in the USDA Soil Survey for Western Riverside County indicates that
7 the site is one hundred (100) percent within Class III, Class IV, and Class VI.

8 7. The Plot Plan is being processed with this Agricultural Preserve case and
9 constitutes the proposed alternative land use for the 5.65 gross acres area that is the subject of this
10 diminishment and cancellation. The proposed alternative land use is consistent with the Riverside
11 County General Plan.

12 8. The alternative land uses that will be developed in accordance with the Plot Plan
13 will also be an economic benefit for the Temecula Valley Wine Country in particular and the
14 County as a whole because it will provide additional overnight lodging for guests who will likely
15 visit the region's wineries, tasting rooms and restaurants.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

17 1. The cancellation is for land on which a Notice of Nonrenewal has been served.

18 2. The cancellation is not likely to result in the removal of adjacent lands from
19 agricultural use. The cancellation will only remove 5.65 gross acres, leaving 107.03 gross acres in
20 the Agricultural Preserve. This will ensure long-term continued agricultural production on a
21 substantial portion of the site and encourage agricultural use on adjacent lands.

22 3. The cancellation is for an alternative use that is consistent with the applicable
23 provisions of the General Plan, as the use is consistent with the operation of a winery and
24 vineyard.

25 4. The cancellation will not result in discontinuous patterns of urban development
26 because the existing zoning classification (C/V) for the subject site and for the surrounding parcels
27 limits residential development. The C/V zone, which applies to the project site and almost all of
28 the surrounding parcels, limits residential development and seeks to protect this area from

1 incompatible uses that could result in reduced agricultural productivity and increased urbanization.
2 Residential development within the C/V zone generally must be clustered to encourage permanent
3 preservation of vineyards.

4 5. There is no other nearby parcel that is not subject to a land conservation contract
5 and that is both available and suitable for the proposed alternative land use. Nearby parcels
6 already are under contract, already developed with existing uses, or not suitable for the project due
7 to the existing topography within the area which will be affected by a proposed project, including
8 land, air, water, minerals, noise, or objects of historic or aesthetic significance. The project site
9 consists of approximately 112.68 gross acres located along the north side of Rancho California
10 Road near the intersection of Anza Road. However, the proposed disturbed area is approximately
11 5.65 acres in size. There is no proximate noncontracted land of similar or sufficient size to
12 accommodate the project as proposed in the Plot Plan.

13 6. As indicated in the County Geographic Information System maps, many parcels in
14 this area are subject to contract or still within the boundaries of an agricultural preserve. Since
15 adoption of the Citrus Vineyard Policy Area, there has been an increased interest in sustaining the
16 agricultural uses in this area and many property owners are considering placing the portions of
17 land set aside in perpetuity for vineyards back under contract.

18 7. Parcels along the south side of Rancho California Road already are developed with
19 wineries and resort facilities, including South Coast Winery Resort & Spa, Ponte Family Estate
20 Winery, and Wiens Family Cellars. Parcels directly to the west include existing single-family
21 homes and other existing wineries along Calle Contento.

22 8. The size and scope of the Plot Plan's parcel allows it to buffer the casitas from
23 Rancho California Road with vineyards, and to set aside substantial acreage (at least 75% of the
24 net lot area) to be planted in vineyards in support of the winery. There is no available non-
25 contracted land that is proximate to the subject property for which it is proposed the contracted
26 land be put, or, that development of the contracted land would provide a more contiguous pattern
27 of urban development than development of proximate noncontracted land.

1 9. Development of the contracted land would provide more contiguous patterns of
2 development than development of proximate non-contracted land by promoting the logical
3 extension of infrastructure and winery/resort development along the Rancho California Road
4 corridor.

5 10. Cancelling a portion of Agricultural Preserve Contract No. 1001 and diminishing
6 Agricultural Preserve No. 12 by removing 5.65 gross acres will not have a significant adverse
7 effect upon the environment and a Mitigated Negative Declaration for Environmental Assessment
8 No. 41524 is adopted based on the findings incorporated in the initial study.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the applicant shall
10 comply with the following conditions prior to issuance of a Certificate of Final Cancellation as
11 outlined in Government Code Section 51283.4:

- 12 1. The cancellation fee of \$49,500.00 shall be paid; and,
- 13 2. All conditions necessary for the County to issue grading permits for any portion of
14 the Plot Plan shall have been met; and,
- 15 3. The landowner shall notify the Board of Supervisors when all conditions and
16 contingencies enumerated in this Certificate of Tentative Cancellation have been satisfied. Within
17 30 days of receipt of such notice, and upon determination that the conditions and contingencies
18 have been satisfied, the Board of Supervisors shall cause to be executed and recorded a Certificate
19 of Final Cancellation.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Clerk of this Board
21 shall file and record copies of this resolution, map and boundary description, in the Office of the
22 County Recorder of Riverside County, California, and transmit copies thereof to the Director of
23 Conservation of the State of California, the Treasurer of Riverside County, and the Assessor of
24 Riverside County; and, that, upon fulfillment of all of the conditions, the landowner will be
25 entitled to a Certificate of Final Cancellation that provides as follows:

- 26 1. Rancho California Agricultural Preserve No. 12, Map No. 322, adopted on
27 February 18, 1975, will be amended by deleting therefrom the area shown on the map entitled
28 "MAP NO. 322, RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 12, AMENDED

1 BY MAP NO. 1011, AMENDMENT NO. 1, (DIMINISHMENT), MAP NO. 1011,” and
2 described by boundary description thereof, said map and description both being on file in the
3 Office of the Clerk of the Board.

4 2. The Land Conservation Contract, dated January 1, 1975, and recorded in the Office
5 of the County Recorder of Riverside County, California, on February 28, 1975, as Instrument No.
6 24233, will be canceled to the extent said contract applies to land referenced in the petition for
7 cancellation of the aforementioned property owner, thereby removing from the effect of said
8 contract the real property in the County of Riverside, State of California, described in the exhibit
9 entitled, “MAP NO. 322, RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 12,
10 AMENDED BY MAP NO. 1011, AMENDMENT NO. 1, (DIMINISHMENT), MAP NO. 1011.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, if any portion of the
12 cancellation fee of \$49,500.00 is not paid within one year following the recordation of this
13 Certificate of Tentative Cancellation, that portion of the fee shall be recomputed pursuant to
14 Government Code Section 51283.4 (a), and the landowner shall be required to pay the applicable
15 portion of the recomputed fee as a condition to issuance of a Certificate of Final Cancellation of
16 the Land Conservation Contract.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, upon application of the
18 landowner, the Board of Supervisors may hereafter amend a tentatively approved specified
19 alternative use if the Board finds that such amendment is consistent with the findings made
20 pursuant to Government Code Section 51282.
21

EXISTING MAP OF PRESERVE

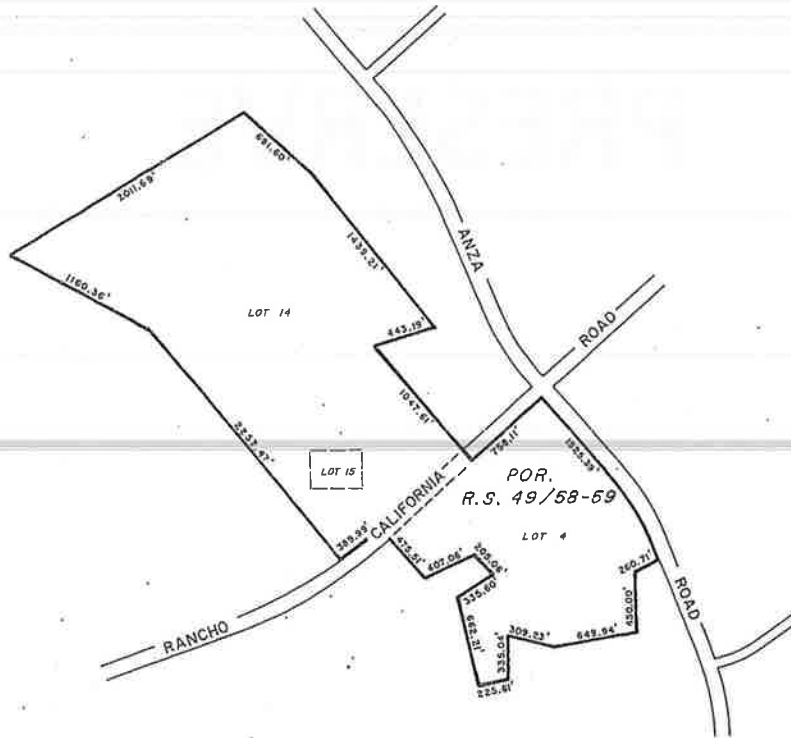
MAP NO. 322

RANCHO CALIFORNIA

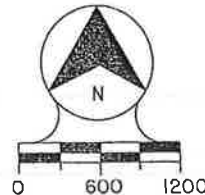
AGRICULTURAL PRESERVE

NO. 12

PAUBA RANCHO



ADOPTED ON FEBRUARY 18, 1975
 BY THE BOARD OF SUPERVISORS
 OF THE COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA.



**PROPOSED
DIMINISHMENT/CANCELLATION MAP
WITH DETAILS**

MAP NO. 322 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 12 .

AMENDED BY MAP NO. 1011

PAUBA RANCHO



AMENDMENTS:
NO. 1, (DIMINISHMENT),

MAP NO. 1011

ADOPTED ON FEBRUARY 18, 1975
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

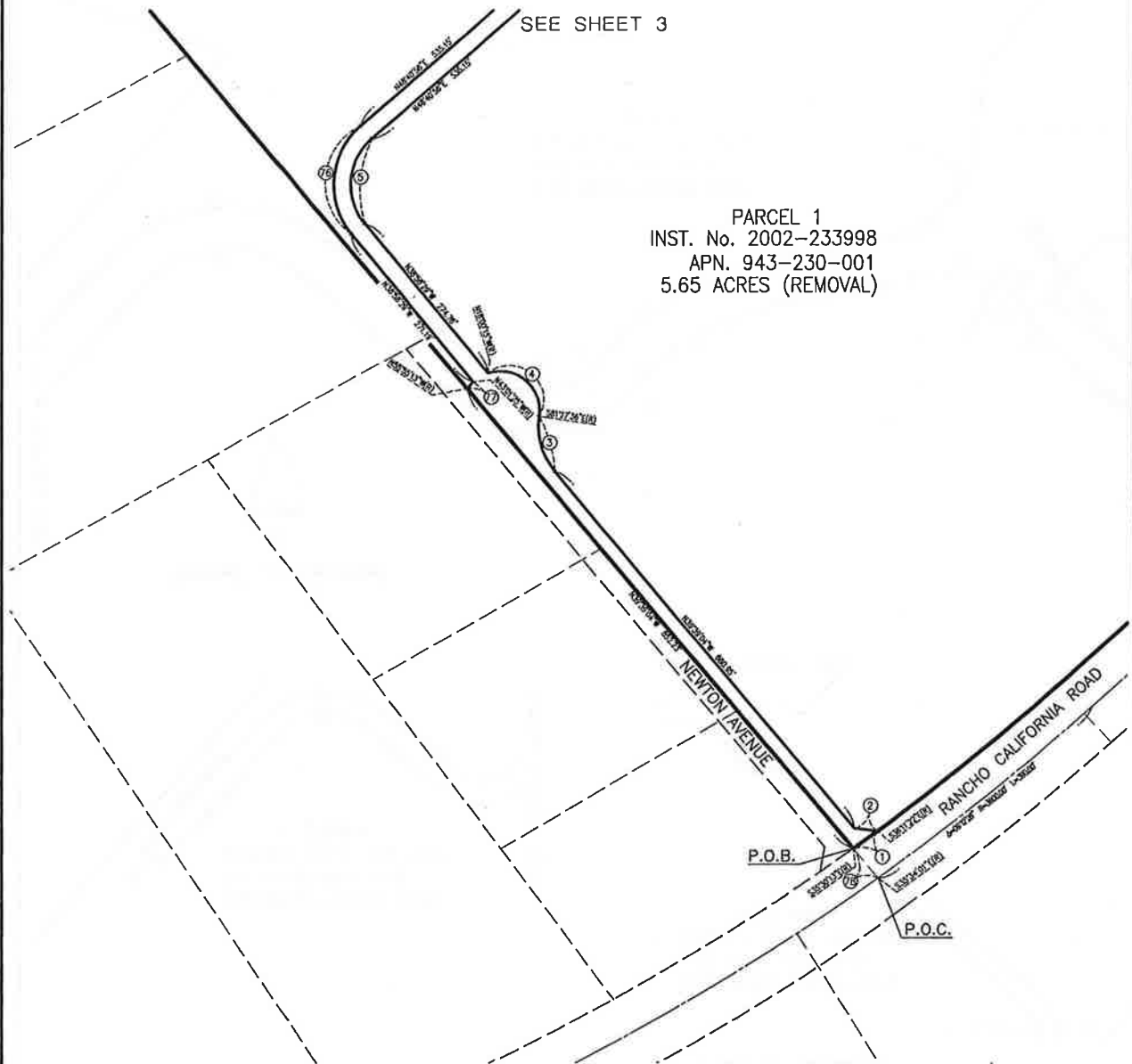
MAP NO. 322
RANCHO CALIFORNIA
AGRICULTURAL PRESERVE
NO. 12

AMENDED BY MAP NO. 1011

PAUBA RANCHO

SEE SHEET 3

PARCEL 1
INST. No. 2002-233998
APN. 943-230-001
5.65 ACRES (REMOVAL)



ADOPTED ON FEBRUARY 18, 1975
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.



0 100 200 300

AMENDMENTS:
NO. 1, (DIMINISHMENT),

MAP NO. 1011

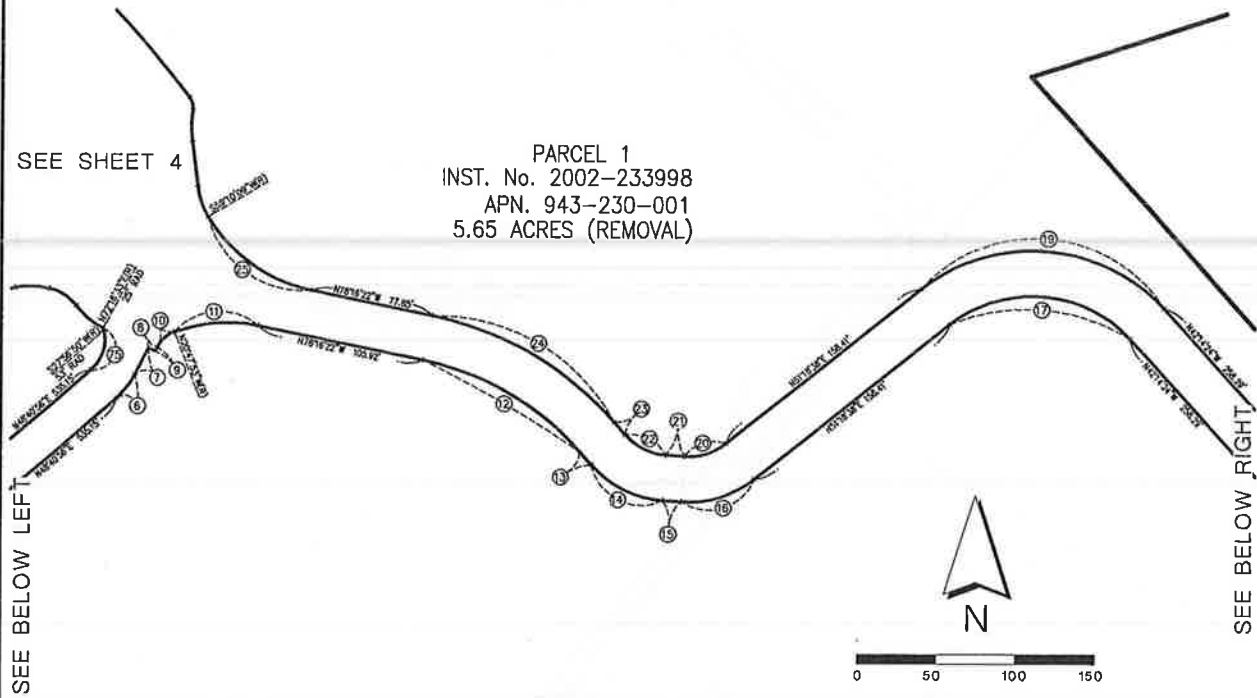
MAP NO. 322 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 12

AMENDED BY MAP NO. 1011

PAUBA RANCHO

SEE SHEET 4

PARCEL 1
INST. No. 2002-233998
APN. 943-230-001
5.65 ACRES (REMOVAL)



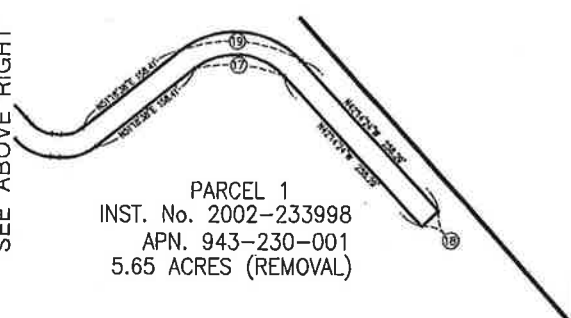
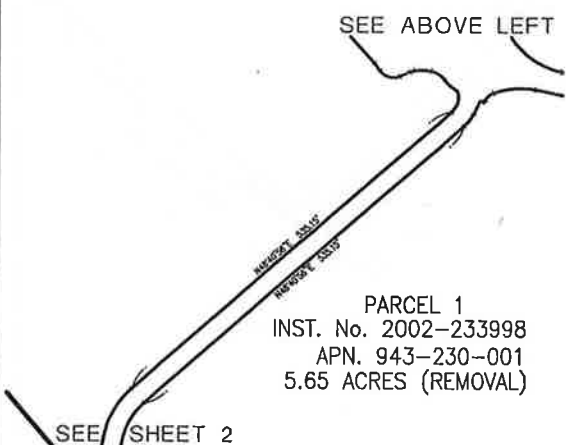
SEE BELOW LEFT

SEE BELOW RIGHT

SEE ABOVE LEFT

SEE ABOVE RIGHT

PARCEL 1
INST. No. 2002-233998
APN. 943-230-001
5.65 ACRES (REMOVAL)



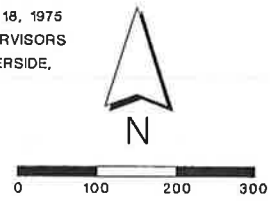
SEE SHEET 2

PARCEL 1
INST. No. 2002-233998
APN. 943-230-001
5.65 ACRES (REMOVAL)

ADOPTED ON FEBRUARY 18, 1975
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

AMENDMENTS:
NO. 1, (DIMINISHMENT),

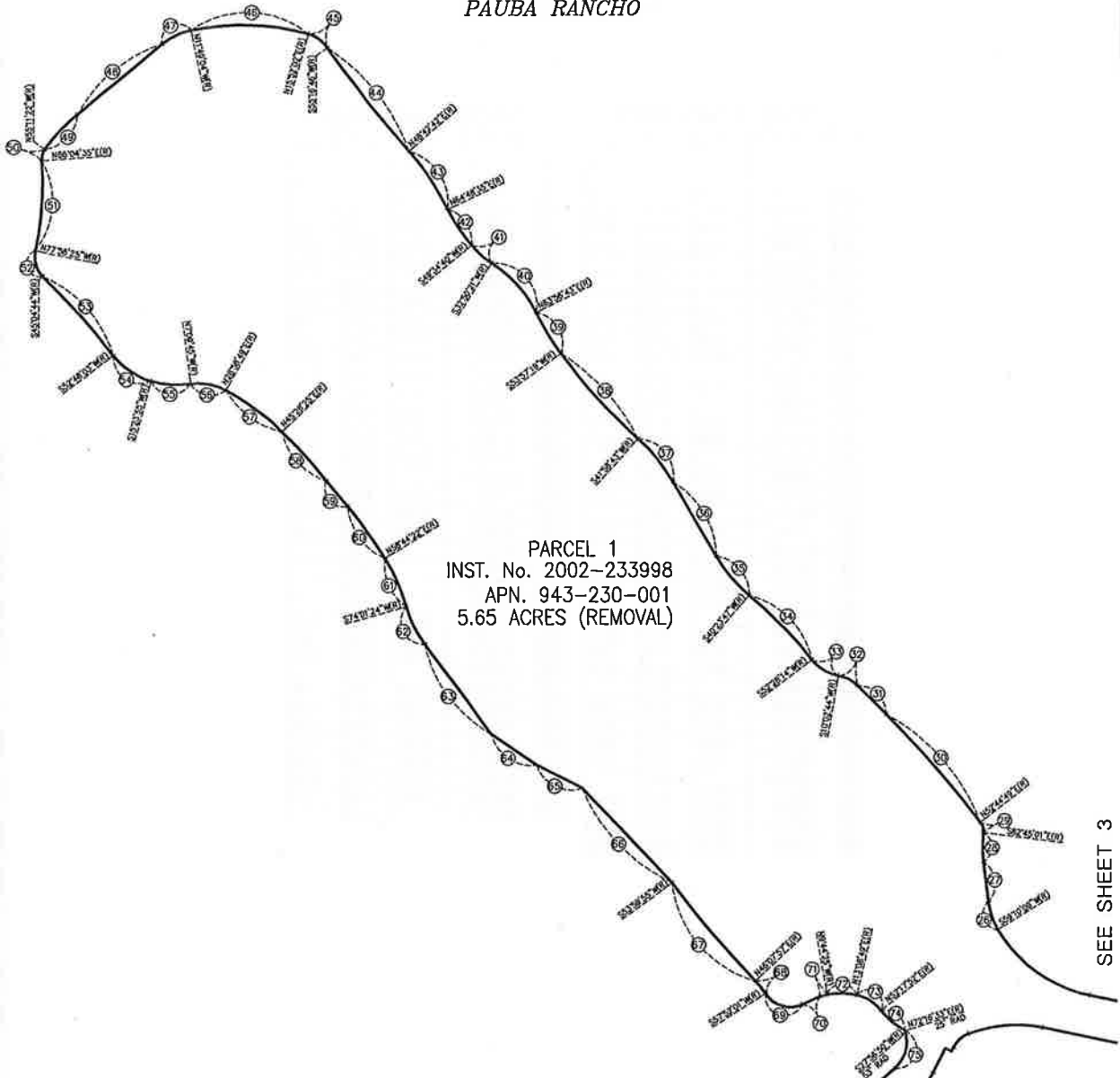
MAP NO. 1011



MAP NO. 322 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 12

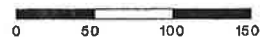
AMENDED BY MAP NO. 1011

PAUBA RANCHO



SEE SHEET 3

SEE SHEET 3
 ADOPTED ON FEBRUARY 18, 1975
 BY THE BOARD OF SUPERVISORS
 OF THE COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA.



AMENDMENTS:
 NO. 1, (DIMINISHMENT),

MAP NO. 1011

MAP NO. 322 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 12

AMENDED BY MAP NO. 1011

PAUBA RANCHO

PARCEL 1 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	0°41'09"	3545.00'	42.44'	21.22'
②	N82°55'47"W		33.05'	
③	48°11'28"	100.00'	84.11'	44.72'
④	116°32'39"	56.00'	113.91'	90.57'
⑤	87°39'25"	88.00'	134.63'	84.47'
⑥	22°10'49"	49.00'	18.97'	8.60'
⑦	N26°30'07"E		19.12'	
⑧	S63°29'53"E		5.00'	
⑨	N26°30'07"E		3.00'	
⑩	42°42'00"	20.00'	14.91'	7.82'
⑪	32°31'31"	95.00'	53.93'	27.71'
⑫	36°55'18"	183.00'	117.93'	61.09'
⑬	S41°21'04"E		10.54'	
⑭	44°48'20"	67.00'	52.39'	27.62'
⑮	S86°09'24"E		11.60'	
⑯	42°31'58"	67.00'	49.74'	26.08'
⑰	86°26'58"	83.00'	125.23'	78.01'
⑱	N47°45'36"E		29.00'	
⑲	86°26'58"	112.00'	168.98'	105.27'
⑳	42°31'58"	38.00'	28.21'	14.79'
㉑	S86°09'24"E		11.60'	
㉒	44°48'20"	38.00'	29.72'	15.66'
㉓	S41°21'04"E		10.54'	
㉔	36°55'18"	212.00'	136.61'	70.77'
㉕	47°26'31"	100.00'	82.80'	43.94'
㉖	23°45'28"	50.00'	20.73'	10.52'
㉗	N7°04'23"W		28.83'	
㉘	14°10'22"	82.50'	20.52'	10.37'
㉙	44°30'10"	10.00'	7.77'	4.09'
㉚	7°40'59"	759.50'	101.85'	51.00'
㉛	N44°56'10"W		28.63'	
㉜	35°01'06"	25.00'	15.28'	7.89'
㉝	42°25'30"	30.00'	22.21'	11.64'
㉞	12°04'27"	300.00'	63.22'	31.73'
㉟	19°43'05"	105.00'	36.14'	18.25'
㊱	S28°53'08"E		60.57'	
㊲	18°08'09"	125.00'	39.57'	19.95'
㊳	11°58'36"	390.00'	81.52'	40.91'
㊴	9°59'24"	195.00'	34.00'	17.04'
㊵	31°06'22"	87.50'	47.50'	24.35'

PARCEL 1 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	16°44'19"	66.00'	19.28'	9.71'
②	161°3'59"	115.00'	30.57'	15.38'
③	16°05'53"	175.00'	49.17'	24.75'
④	8°34'04"	810.00'	92.85'	46.48'
⑤	39°24'44"	25.00'	17.20'	8.95'
⑥	27°41'06"	170.00'	62.14'	41.89'
⑦	28°08'24"	45.00'	22.10'	11.28'
⑧	S50°02'32"W		77.51'	
⑨	151°3'54"	125.00'	33.23'	16.71'
⑩	38°44'03"	12.50'	8.45'	4.39'
⑪	15°59'00"	230.00'	64.16'	32.29'
⑫	56°58'51"	20.00'	19.89'	10.85'
⑬	7°43'19"	555.00'	74.80'	37.46'
⑭	37°24'08"	50.00'	32.64'	16.93'
⑮	22°33'40"	70.00'	27.58'	13.96'
⑯	36°06'34"	40.00'	25.23'	13.05'
⑰	16°29'36"	170.00'	48.94'	24.64'
⑱	5°19'57"	500.00'	46.53'	23.28'
⑲	N39°11'38"W		23.34'	
㉑	7°58'00"	325.00'	45.00'	22.54'
㉒	151°7'02"	140.00'	37.35'	18.78'
㉓	20°04'06"	85.00'	29.77'	15.04'
㉔	S36°02'42"E		78.71'	
㉕	N65°05'50"W		38.57'	
㉖	S62°59'44"E		36.21'	
㉗	S43°25'06"E		92.32'	
㉘	7°51'58"	662.00'	90.89'	45.51'
㉙	11°44'04"	56.00'	11.47'	5.75'
㉚	81°57'16"	20.00'	28.61'	17.37'
㉛	N65°54'45"E		14.01'	
㉜	14°20'50"	20.00'	5.01'	2.52'
㉝	22°53'14"	53.00'	21.17'	10.73'
㉞	39°09'03"	30.00'	20.50'	10.67'
㉟	24°21'02"	53.00'	22.52'	11.44'
㊱	66°24'23"	25.00'	26.98'	16.36'
㊲	87°39'25"	112.00'	171.35'	107.51'
㊳	12°53'48"	58.00'	12.61'	6.33'
㊴	N39°39'04"W		55.14'	

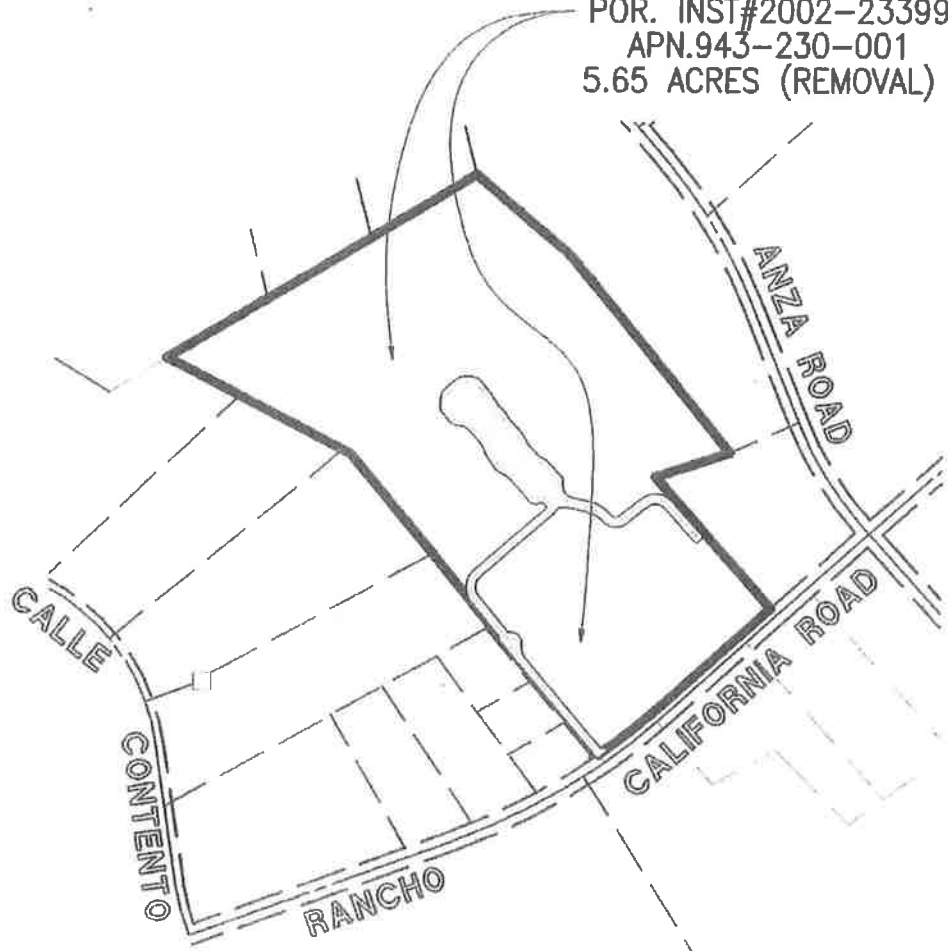
ADOPTED ON FEBRUARY 18, 1975
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

AMENDMENTS:
NO. 1, (DIMINISHMENT),

MAP NO. 1011

EXHIBIT "B-1"

POR. INST#2002-233998
 APN.943-230-001
 5.65 ACRES (REMOVAL)



SCALE: 1" = 1000'

Paul R. Huddleston, Jr.
 PAUL R. HUDDLESTON, JR., (PLS 7083)



PLAT OF A PORTION OF AG No. 12
 (AG01011) APN: 943-230-001 (REMOVAL)

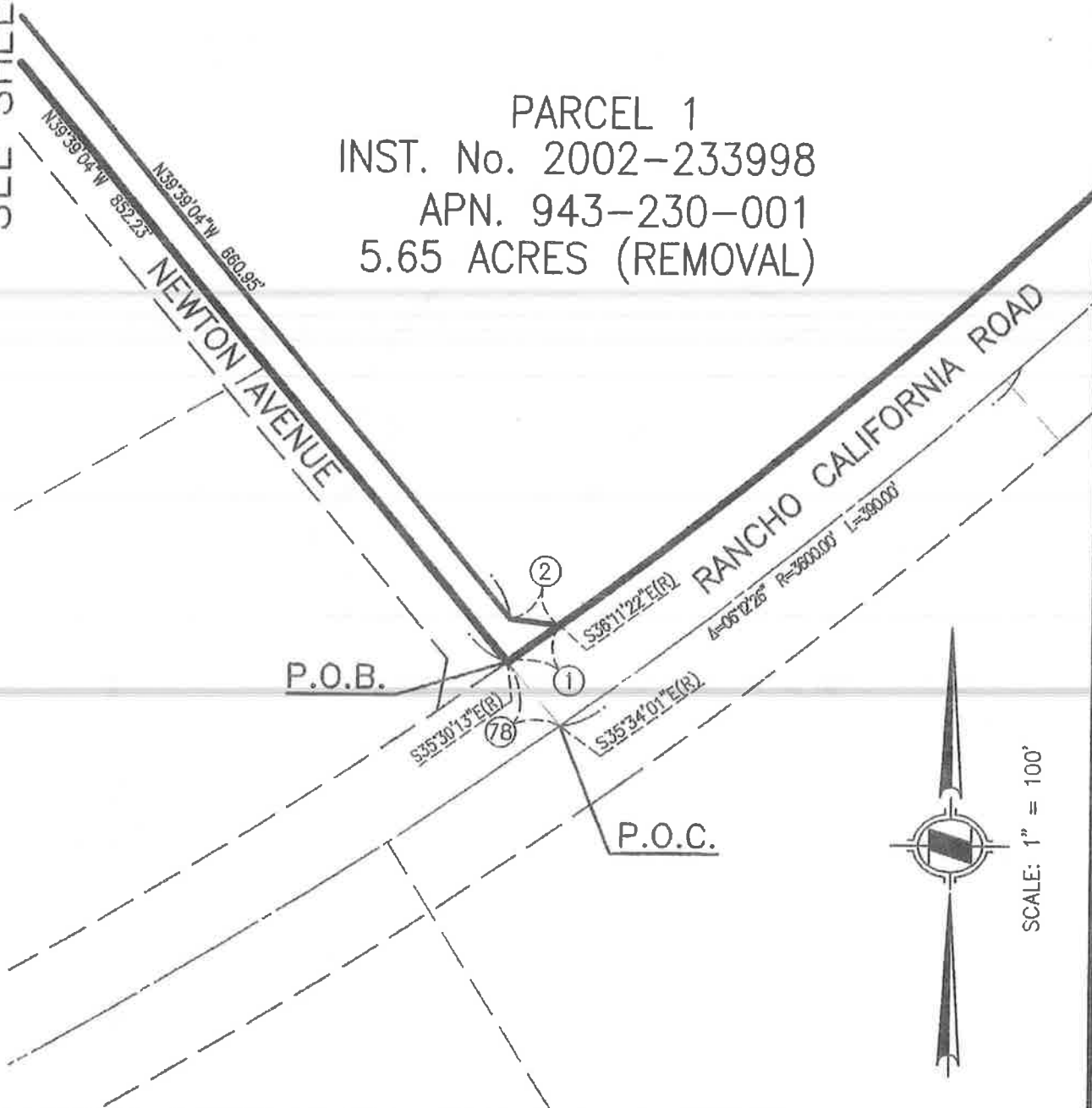
PREPARED BY RNB	CHECKED BY RNB	DATE 03/11	SHEET 1 OF 13
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H & A HUNSAKER & ASSOCIATES
 IRVINE, INC
 INLAND EMPIRE REGION
 2800 ADAMS STREET, SUITE A-15
 RIVERSIDE CA 92504 (951)352-7200
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

EXHIBIT "B-1"

SEE SHEET 3

PARCEL 1
 INST. No. 2002-233998
 APN. 943-230-001
 5.65 ACRES (REMOVAL)



Paul R. Huddleston, Jr.
 PAUL R. HUDDLESTON, JR., PLS 7083



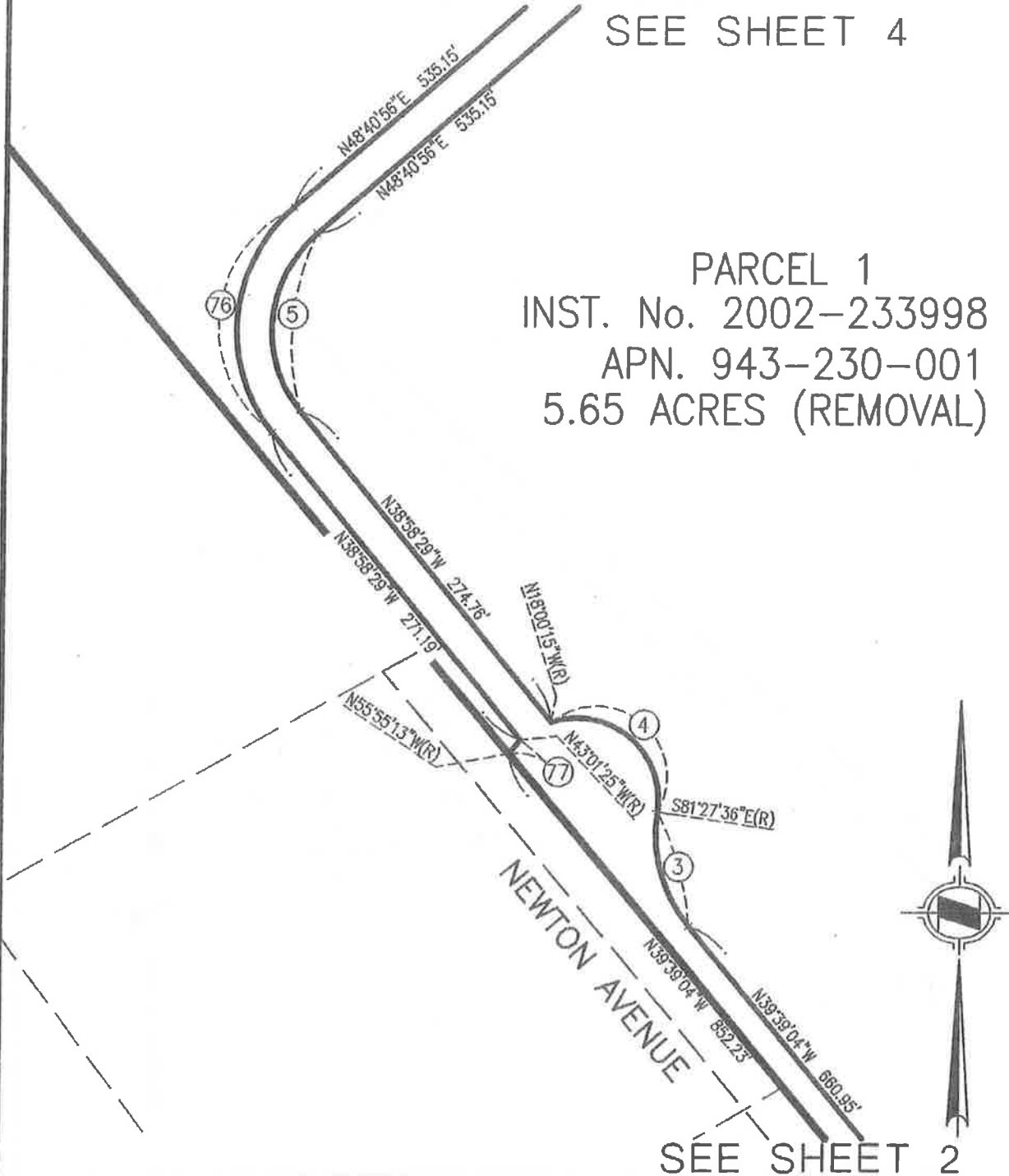
PLAT OF A PORTION OF AG No. 12 (AG01011) APN: 943-230-001 (REMOVAL)			
PREPARED BY RNB	CHECKED BY RNB	DATE 03/11	SHEET 2 OF 13

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EXHIBIT "B-1"

SEE SHEET 4

PARCEL 1
INST. No. 2002-233998
APN. 943-230-001
5.65 ACRES (REMOVAL)



SCALE: 1" = 100'

SEE SHEET 2

PLAT OF A PORTION OF AG No. 12
(AG0101) APN: 943-230-001 (REMOVAL)

PREPARED BY RNB	CHECKED BY RNB	DATE 03/11	SHEET 3 OF 13
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Paul R. Huddleston, Jr.
 PAUL R. HUDDLESTON, JR., PLS 7083



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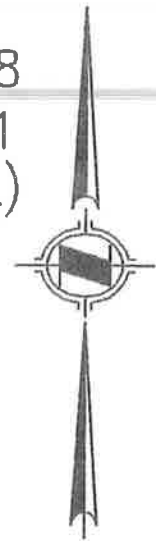
EXHIBIT "B-1"

SEE SHEET 5

N48°40'58"E 535.15'
N48°40'58"E 535.15'

PARCEL 1
INST. No. 2002-233998
APN. 943-230-001
5.65 ACRES (REMOVAL)

SEE SHEET 3



SCALE: 1" = 100'

Paul R. Huddleston, Jr.
PAUL R. HUDDLESTON, JR., PLS 7083



PLAT OF A PORTION OF AG No. 12
(AG01011) APN: 943-230-001 (REMOVAL)

PREPARED BY RNB	CHECKED BY RNB	DATE 03/11	SHEET 4 OF 13
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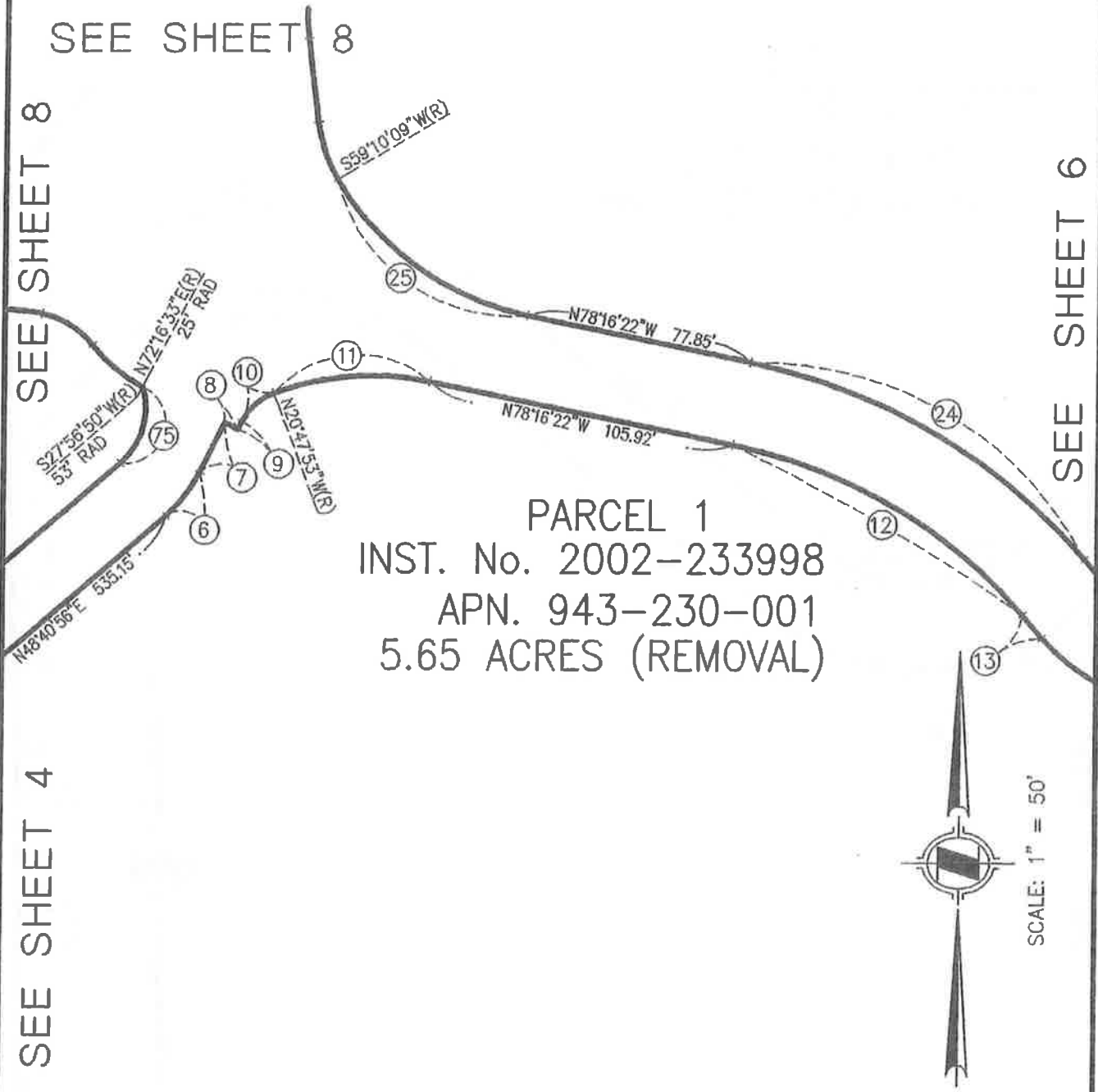
EXHIBIT "B-1"

SEE SHEET 8

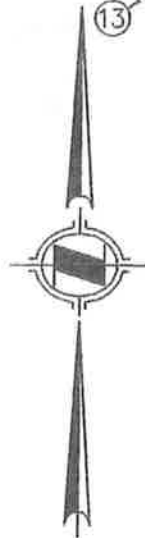
SEE SHEET 8

SEE SHEET 4

SEE SHEET 6



PARCEL 1
 INST. No. 2002-233998
 APN. 943-230-001
 5.65 ACRES (REMOVAL)



SCALE: 1" = 50'

Paul R. Huddleston, Jr.

PAUL R. HUDDLESTON, JR., PLS 7083



PLAT OF A PORTION OF AG No. 12
 (AG01011) APN: 943-230-001 (REMOVAL)

PREPARED BY RNB	CHECKED BY RNB	DATE 03/11	SHEET 5 OF 13
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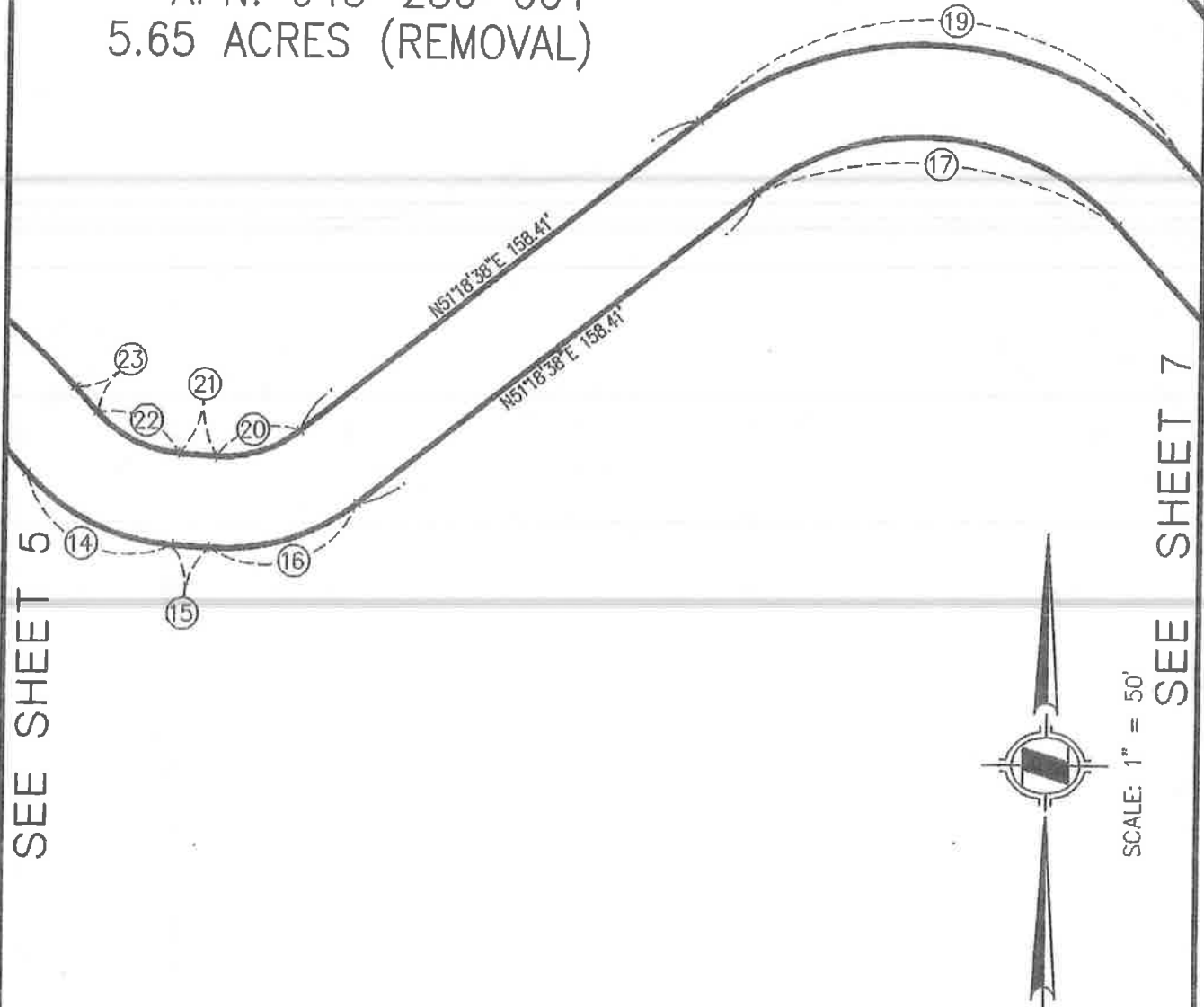


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 2900 ADAMS STREET, SUITE A-15
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PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

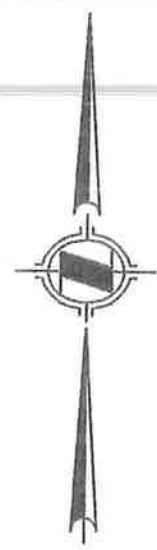
EXHIBIT "B-1"

PARCEL 1
 INST. No. 2002-233998
 APN. 943-230-001
 5.65 ACRES (REMOVAL)



SEE SHEET 5

SEE SHEET 7



SCALE: 1" = 50'

Paul R. Huddleston, Jr.
 PAUL R. HUDDLESTON, JR., PLS 7083



PLAT OF A PORTION OF AG No. 12
 (AG01011) APN: 943-230-001 (REMOVAL)

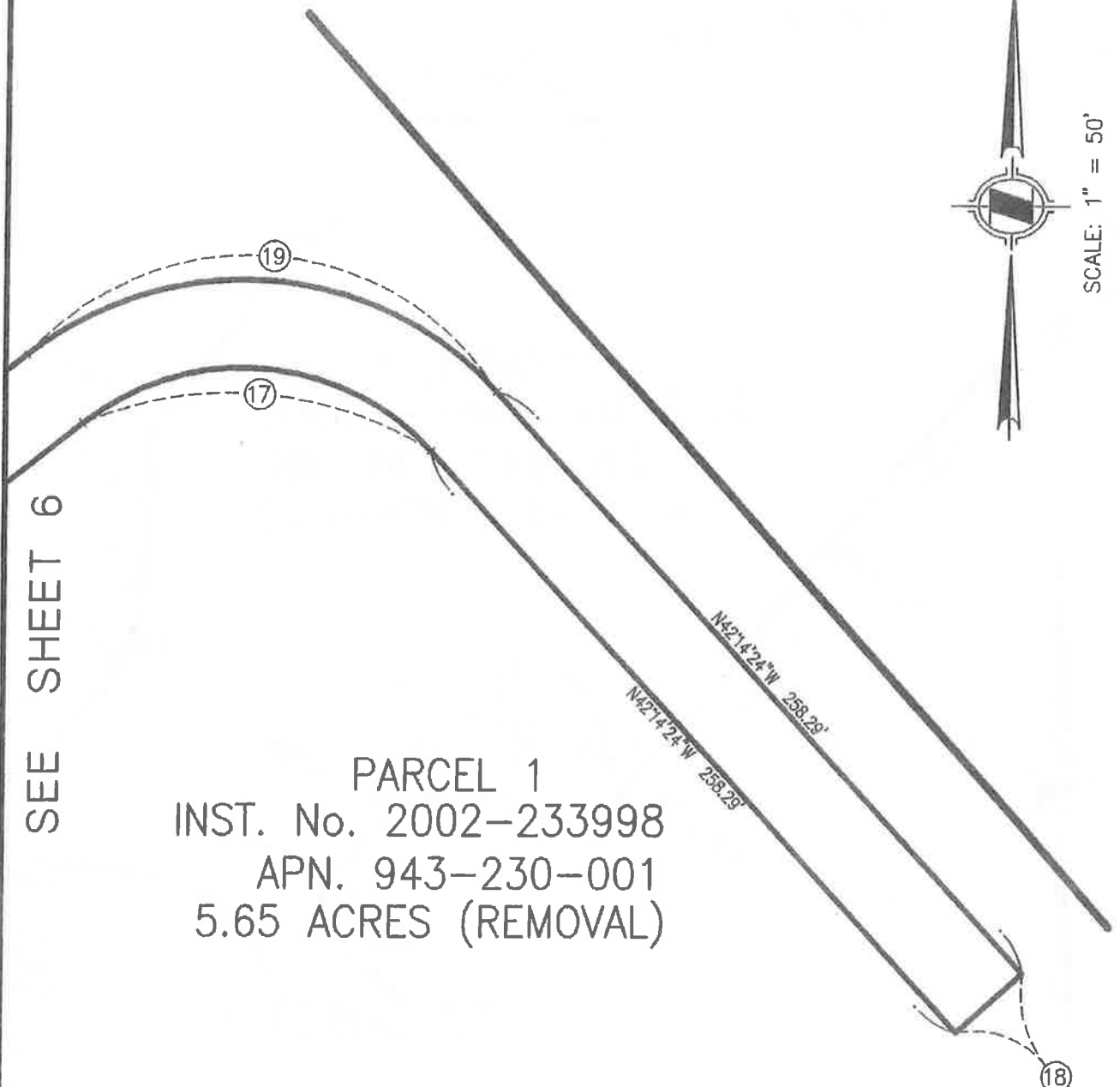
PREPARED BY RNB	CHECKED BY RNB	DATE 03/11	SHEET 6 OF 13
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HUNSAKER & ASSOCIATES
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 2900 ADAMS STREET, SUITE A-15
 RIVERSIDE CA 92504 (951)352-7200
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

EXHIBIT "B-1"



SCALE: 1" = 50'



SEE SHEET 6

PARCEL 1
INST. No. 2002-233998
APN. 943-230-001
5.65 ACRES (REMOVAL)

Paul R. Huddleston, Jr.
PAUL R. HUDDLESTON, JR., PLS 7083




PLAT OF A PORTION OF AG No. 12 (AG01011) APN: 943-230-001 (REMOVAL)			
PREPARED BY RNB	CHECKED BY RNB	DATE 03/11	SHEET 7 OF 13
 HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)332-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS			

EXHIBIT "B-1"

SEE SHEET 9

SEE SHEET 9

PARCEL 1
 INST. No. 2002-233998
 APN. 943-230-001
 5.65 ACRES (REMOVAL)



SCALE: 1" = 50'

SEE SHEET 5

SEE SHEET 5



PAUL R. HUDDLESTON, JR., PLS 7083

PLAT OF A PORTION OF AG No. 12
 (AG01011) APN: 943-230-001 (REMOVAL)

PREPARED BY RNB	CHECKED BY RNB	DATE 03/11	SHEET 8 OF 13
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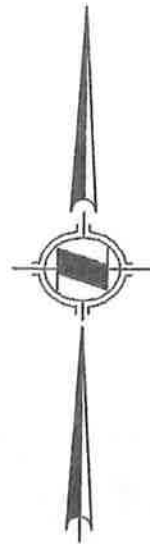


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 2900 ADAMS STREET, SUITE A-15
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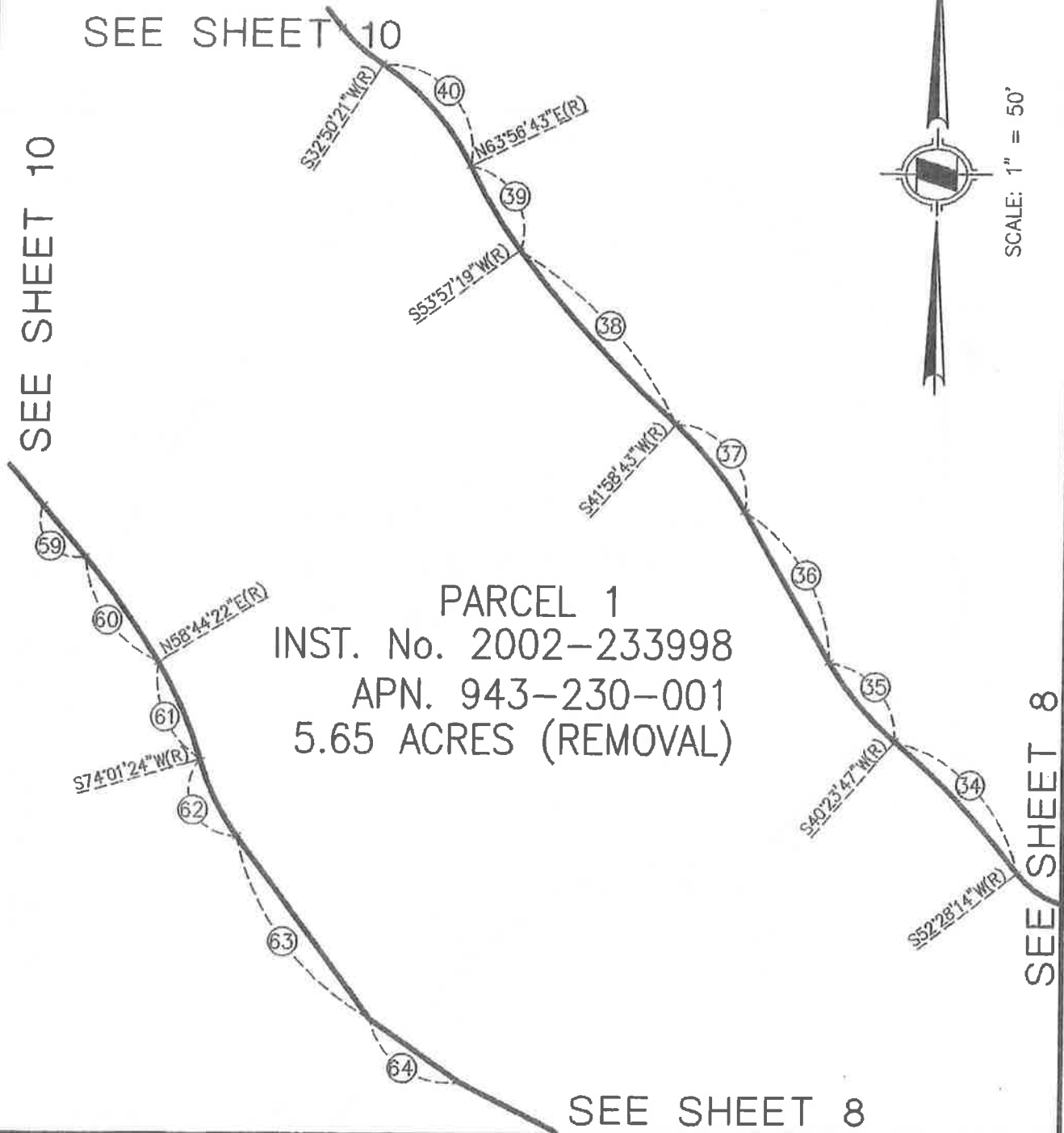
EXHIBIT "B-1"

SEE SHEET 10

SEE SHEET 10



SCALE: 1" = 50'



PARCEL 1
 INST. No. 2002-233998
 APN. 943-230-001
 5.65 ACRES (REMOVAL)

SEE SHEET 8

SEE SHEET 8

Paul R. Huddleston, Jr.
 PAUL R. HUDDLESTON, JR., PLS 7083

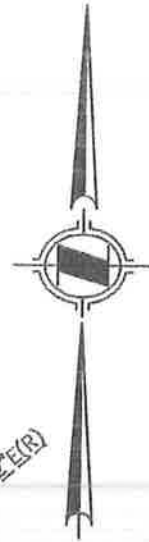


PLAT OF A PORTION OF AG No. 12
 (AG01011) APN: 943-230-001 (REMOVAL)

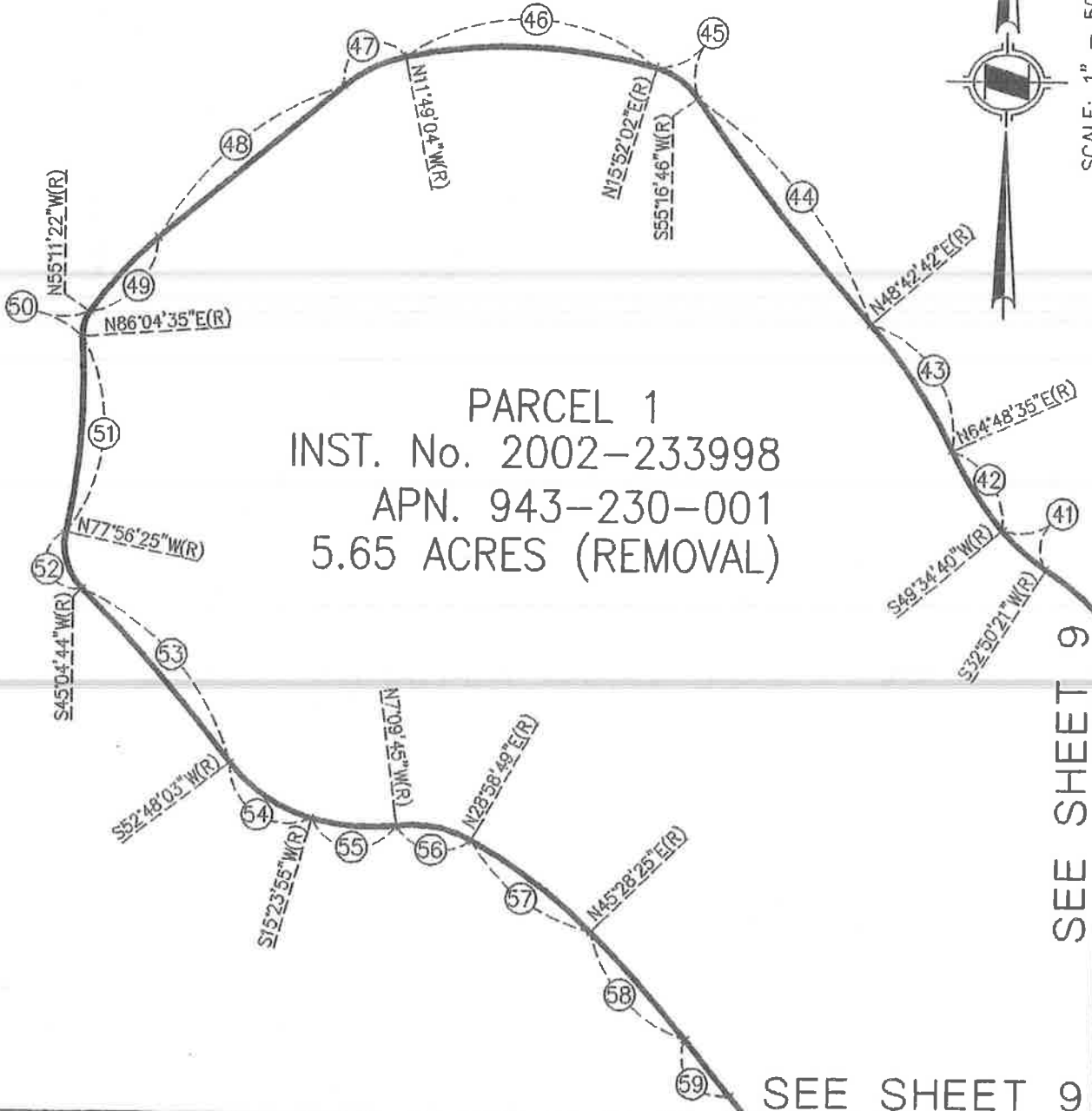
PREPARED BY RNB	CHECKED BY RNB	DATE 03/11	SHEET 9 OF 13
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 2900 ADAMS STREET, SUITE A-15
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EXHIBIT "B-1"



SCALE: 1" = 50'



PARCEL 1
 INST. No. 2002-233998
 APN. 943-230-001
 5.65 ACRES (REMOVAL)

SEE SHEET 9

SEE SHEET 9

Paul R. Huddleston, Jr.
 PAUL R. HUDDLESTON, JR., PLS 7083



PLAT OF A PORTION OF AG No. 12
 (AG01011) APN: 943-230-001 (REMOVAL)

PREPARED BY RNB	CHECKED BY RNB	DATE 03/11	SHEET 10 OF 13
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 2900 ADAMS STREET, SUITE A-15
 RIVERSIDE CA 92504 (951)352-7200
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

EXHIBIT "A"

AG#12 CANCELLATION (AG01011)

LEGAL DESCRIPTION

Being a portion of the Pauba Rancho as shown in Book 1, Page 45 of Patents, records of San Diego County and as shown as that certain parcel described in Grant Deed recorded May 3, 2002 as Instrument No. 2002-233998, of Official Records, records of Riverside County, in the Unincorporated Territory of Riverside County, State of California, more particularly described as follows:

Parcel 1

COMMENCING at the southwesterly terminus of that certain curved centerline of Rancho California Road as described in said Grant Deed, said curve described as having a radius of 3600.00 feet, being distant 390.00 feet from the northeasterly terminus of said curve, a radial to said point on the curve bears South 35°34'01" East (South 35°25'09" East per said Grant Deed);
Thence along the southwesterly line of said Grant Deed North 39°39'04" West 55.14 feet to a point on the northerly line of that certain document for Dedication of Rancho California Road in favor of the County of Riverside, recorded October 24, 1967 as Instrument No. 93692, of Official Records of said county, said point being a point on a non-tangent curve concave northwesterly having a radius of 3545.00 feet, a radial line to the beginning of said curve bears South 35°30'13" East;
Thence northeasterly 42.44 feet along said curve through a central angle of 0°41'09";
Thence departing said northerly line, North 82°55'47" West 33.05 feet;
Thence North 39°39'04" West 660.95 feet to a curve concave easterly having a radius of 100.00 feet;
Thence northerly 84.11 feet along said curve through a central angle of 48°11'28" to a reverse curve concave southwesterly having a radius of 56.00 feet;
Thence northwesterly 113.91 feet along said curve through a central angle of 116°32'39";
Thence non-tangent from said curve North 38°58'29" West 274.76 feet to a curve concave easterly having a radius of 88.00 feet;
Thence northerly 134.63 feet along said curve through a central angle of 87°39'25";
Thence North 48°40'56" East 535.15 feet to a curve concave northwesterly having a radius of 49.00 feet;
Thence northeasterly 18.97 feet along said curve through a central angle of 22°10'49";
Thence North 26°30'07" East 19.12 feet;
Thence South 63°29'53" East 5.00 feet;
Thence North 26°30'07" East 3.00 feet to a curve concave southeasterly having a radius of 20.00 feet;
Thence northeasterly 14.91 feet along said curve through a central angle of 42°42'00" to a compound curve concave southerly having a radius of 95.00 feet;
Thence easterly 53.93 feet along said curve through a central angle of 32°31'31";
Thence non-tangent from said curve South 78°16'22" East 105.92 feet to a curve concave southwesterly having a radius of 183.00 feet;
Thence southeasterly 117.93 feet along said curve through a central angle of 36°55'18";
Thence South 41°21'04" East 10.54 feet to a curve concave northeasterly having a radius of 67.00 feet;
Thence southeasterly 52.39 feet along said curve through a central angle of 44°48'20";
Thence South 86°09'24" East 11.60 feet to a curve concave northerly having a radius of 67.00 feet;
Thence easterly 49.74 feet along said curve through a central angle of 42°31'58";
Thence North 51°18'38" East 158.41 feet to a curve concave southerly having a radius of 83.00 feet;
Thence easterly 125.23 feet along said curve through a central angle of 86°26'58";
Thence South 42°14'24" East 258.29 feet;
Thence North 47°45'36" East 29.00 feet;
Thence North 42°14'24" West 258.29 feet to a curve concave southerly having a radius of 112.00 feet;

EXHIBIT "A"

Thence westerly 168.99 feet along said curve through a central angle of $86^{\circ}26'58''$;
Thence South $51^{\circ}18'38''$ West 158.41 feet to a curve concave northerly having a radius of 38.00 feet;
Thence westerly 28.21 feet along said curve through a central angle of $42^{\circ}31'58''$;
Thence North $86^{\circ}09'24''$ West 11.60 feet to a curve concave northeasterly having a radius of 38.00 feet;
Thence northwesterly 29.72 feet along said curve through a central angle of $44^{\circ}48'20''$;
Thence North $41^{\circ}21'04''$ West 10.54 feet to a curve concave southwesterly having a radius of 212.00 feet;
Thence northwesterly 136.61 feet along said curve through a central angle of $36^{\circ}55'18''$;
Thence North $78^{\circ}16'22''$ West 77.85 feet to a curve concave northeasterly having a radius of 100.00 feet;
Thence northwesterly 82.80 feet along said curve through a central angle of $47^{\circ}26'31''$ to a compound curve concave easterly having a radius of 50.00 feet;
Thence northerly 20.73 feet along said curve through a central angle of $23^{\circ}45'28''$;
Thence North $7^{\circ}04'23''$ West 28.83 feet to a curve concave easterly having a radius of 82.50 feet;
Thence northerly 20.62 feet along said curve through a central angle of $14^{\circ}19'22''$ to a reverse curve concave westerly having a radius of 10.00 feet;
Thence northerly 7.77 feet along said curve through a central angle of $44^{\circ}30'10''$ to a compound curve concave southwesterly having a radius of 759.50 feet;
Thence northwesterly 101.85 feet along said curve through a central angle of $7^{\circ}40'59''$;
Thence North $44^{\circ}56'10''$ West 28.63 feet to a curve concave southwesterly having a radius of 25.00 feet;
Thence northwesterly 15.28 feet along said curve through a central angle of $35^{\circ}01'06''$ to a reverse curve concave northeasterly having a radius of 30.00 feet;
Thence northwesterly 22.21 feet along said curve through a central angle of $42^{\circ}25'30''$ to a non-tangent curve concave southwesterly having a radius of 300.00 feet, a radial line to the beginning of said curve bears North $52^{\circ}28'14''$ East;
Thence northwesterly 63.22 feet along said curve through a central angle of $12^{\circ}04'27''$ to a reverse curve concave northeasterly having a radius of 105.00 feet;
Thence northwesterly 36.14 feet along said curve through a central angle of $19^{\circ}43'05''$;
Thence North $29^{\circ}53'08''$ West 60.57 feet to a curve concave southwesterly having a radius of 125.00 feet;
Thence northwesterly 39.57 feet along said curve through a central angle of $18^{\circ}08'09''$ to a reverse curve concave northeasterly having a radius of 390.00 feet;
Thence northwesterly 81.52 feet along said curve through a central angle of $11^{\circ}58'36''$ to a compound curve concave northeasterly having a radius of 195.00 feet;
Thence northwesterly 34.00 feet along said curve through a central angle of $9^{\circ}59'24''$ to a reverse curve concave southwesterly having a radius of 87.50 feet;
Thence northwesterly 47.50 feet along said curve through a central angle of $31^{\circ}06'22''$ to a reverse curve concave northeasterly having a radius of 66.00 feet;
Thence northwesterly 19.28 feet along said curve through a central angle of $16^{\circ}44'19''$ to a compound curve concave northeasterly having a radius of 115.00 feet;
Thence northwesterly 30.57 feet along said curve through a central angle of $15^{\circ}13'55''$ to a non-tangent curve concave southwesterly having a radius of 175.00 feet, a radial line to the beginning of said curve bears North $64^{\circ}48'35''$ East;
Thence northwesterly 49.17 feet along said curve through a central angle of $16^{\circ}05'53''$ to a non-tangent curve concave northeasterly having a radius of 810.00 feet, a radial line to the beginning of said curve bears South $48^{\circ}42'42''$ West;
Thence northwesterly 92.85 feet along said curve through a central angle of $6^{\circ}34'04''$ to a reverse curve concave southwesterly having a radius of 25.00 feet;
Thence northwesterly 17.20 feet along said curve through a central angle of $39^{\circ}24'44''$ to a compound curve concave southerly having a radius of 170.00 feet;
Thence westerly 82.14 feet along said curve through a central angle of $27^{\circ}41'06''$ to a non-tangent curve concave southeasterly having a radius of 45.00 feet, a radial line to the beginning of said curve bears North $11^{\circ}49'04''$ West;
Thence southwesterly 22.10 feet along said curve through a central angle of $28^{\circ}08'24''$;

EXHIBIT "A"

Thence South 50°02'32" West 77.51 feet to a curve concave southeasterly having a radius of 125.00 feet;
Thence southwesterly 33.23 feet along said curve through a central angle of 15°13'54" to a compound curve concave easterly having a radius of 12.50 feet;
Thence southerly 8.45 feet along said curve through a central angle of 38°44'03" to a reverse curve concave westerly having a radius of 230.00 feet;
Thence southerly 64.16 feet along said curve through a central angle of 15°59'00" to a reverse curve concave easterly having a radius of 20.00 feet;
Thence southerly 19.89 feet along said curve through a central angle of 56°58'51" to a reverse curve concave southwesterly having a radius of 555.00 feet;
Thence southeasterly 74.80 feet along said curve through a central angle of 7°43'19" to a reverse curve concave northeasterly having a radius of 50.00 feet;
Thence southeasterly 32.64 feet along said curve through a central angle of 37°24'08" to a non-tangent curve concave northerly having a radius of 70.00 feet, a radial line to the beginning of said curve bears South 15°23'55" West;
Thence easterly 27.56 feet along said curve through a central angle of 22°33'40" to a reverse curve concave southerly having a radius of 40.00 feet;
Thence easterly 25.23 feet along said curve through a central angle of 36°08'34" to a compound curve concave southwesterly having a radius of 170.00 feet;
Thence southeasterly 48.94 feet along said curve through a central angle of 16°29'36" to a non-tangent curve concave southwesterly having a radius of 500.00 feet, a radial line to the beginning of said curve bears North 45°28'25" East;
Thence southeasterly 46.53 feet along said curve through a central angle of 5°19'57";
Thence South 39°11'38" East 23.34 feet to a curve concave southwesterly having a radius of 325.00 feet;
Thence southeasterly 45.00 feet along said curve through a central angle of 7°56'00" to a compound curve concave southwesterly having a radius of 140.00 feet;
Thence southeasterly 37.35 feet along said curve through a central angle of 15°17'02" to a reverse curve concave northeasterly having a radius of 85.00 feet;
Thence southeasterly 29.77 feet along said curve through a central angle of 20°04'06";
Thence non-tangent from said curve South 36°02'42" East 78.71 feet;
Thence South 55°05'50" East 38.57 feet;
Thence South 62°59'44" East 36.21 feet;
Thence South 43°25'06" East 92.32 feet to a non-tangent curve concave northeasterly having a radius of 662.00 feet, a radial line to the beginning of said curve bears South 53°59'55" West;
Thence southeasterly 90.89 feet along said curve through a central angle of 7°51'58" to a reverse curve concave southwesterly having a radius of 56.00 feet;
Thence southeasterly 11.47 feet along said curve through a central angle of 11°44'04" to a non-tangent curve concave northerly having a radius of 20.00 feet, a radial line to the beginning of said curve bears South 57°52'01" West;
Thence easterly 28.61 feet along said curve through a central angle of 81°57'16";
Thence non-tangent from said curve North 65°54'45" East 14.01 feet to a curve concave southerly having a radius of 20.00 feet;
Thence easterly 5.01 feet along said curve through a central angle of 14°20'50" to a compound curve concave southerly having a radius of 53.00 feet;
Thence easterly 21.17 feet along said curve through a central angle of 22°53'14" to a compound curve concave southwesterly having a radius of 30.00 feet;
Thence southeasterly 20.50 feet along said curve through a central angle of 39°09'03" to a reverse curve concave northeasterly having a radius of 53.00 feet;
Thence southeasterly 22.53 feet along said curve through a central angle of 24°21'02" to a non-tangent curve concave westerly having a radius of 25.00 feet, a radial line to the beginning of said curve bears North 72°16'33" East;
Thence southerly 28.98 feet along said curve through a central angle of 66°24'23";

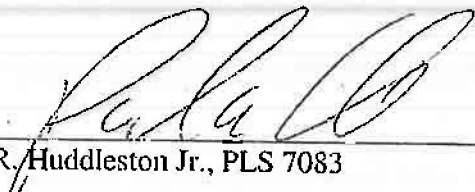
EXHIBIT "A"

Thence South 48°40'56" West 535.15 feet to a curve concave easterly having a radius of 112.00 feet;
Thence southerly 171.35 feet along said curve through a central angle of 87°39'25";
Thence South 38°58'29" East 271.19 feet to a non-tangent curve concave southeasterly having a radius of 56.00 feet, a radial line to the beginning of said curve bears North 43°01'25" West;
Thence southwesterly 12.61 feet along said curve through a central angle of 12°53'48";
Thence non-tangent from said curve South 39°39'04" East 852.23 feet to the **POINT OF BEGINNING**.

Containing 246,266 square feet, 5.65 acres, more or less.

All as shown on Exhibit "B-1", attached hereto and by this reference made a part hereof.

Prepared under the supervision of:


Paul R. Huddleston Jr., PLS 7083 3/17/11
Date



**COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER
BOX SPRINGS DISTRICT OFFICE
6221 BOX SPRINGS BLVD
RIVERSIDE CA 92507
(951) 486-6570**

TAUNA MALLIS
ASSISTANT
County Clerk-Recorder Division

LARRY W. WARD
Assessor-County Clerk-Recorder

To: Jeff Stone, CHAIRMAN, BOARD OF SUPERVISORS
From: LARRY W. WARD, ASSESSOR - CLERK - RECORDER
Re: CERTIFICATION OF CANCELLATION VALUATION OF LAND (**AG01011**)
FOR AGRICULTURAL PRESERVE RANCHO CALIF NO 12 MAP NO 322
(JAMES CARTER TRUSTEE)

DATE: December 19, 2011

CERTIFICATE OF CANCELLATION VALUE BASED ON CURRENT MARKET VALUE

I, the undersigned, hereby certify, pursuant to the provisions of Government Code Section 51283(a) and Title 18, California Administrative Code, Section 470, that the cancellation valuation for the below described property is as follows:

<u>Assessor's Parcel No.</u>	<u>Current Market Value</u>	<u>Cancellation Value</u>	<u>Cancellation Fee</u>
943230001-4 (109.34 AC) PORTION (5.65 AC)	396,000	396,000	49,500.00
TOTAL:	<u>396,000</u>	<u>396,000</u>	<u>49,500.00</u>
 TOTAL CANCELLATION FEE [Per Section 51283 (a)]			\$49,500.00
 TOTAL CURRENT MARKET VALUE:			396,000

Very truly yours,

LARRY W. WARD
ASSESSOR - CLERK - RECORDER

Date: 12-19-2011

by JAMES HARLOW
JAMES HARLOW, Supervising Appraiser,
Riverside County Assessor

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41524

Project Case Type (s) and Number(s): Agricultural Preserve Case No. 1011 and Plot Plan No. 23017

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Kinika Hesterly, Project Planner

Telephone Number: (951) 955-1888

Applicant's Name: Jim Carter

Applicant's Address: 34843 Rancho California Rd, Temecula, CA 92591

I. PROJECT INFORMATION

A. Project Description:

Agricultural Preserve Case No. 1011 proposes the diminishment of the Rancho California Agricultural Preserve No. 12, Map No. 322. More specifically, the proposal is for the removal of 5.65 acres of Assessor's Parcel Number (APN) 943-230-001 from Rancho California Agricultural Preserve No. 12.

Plot Plan No. 23017 proposes 21 buildings with 42 casitas totaling 35,160 square feet; a 5,800 square foot building for a winery and tasting room; and a 1,200 square foot building used for housekeeping and pool maintenance. The project includes 138 parking spaces. A farming operation with employee housing that includes four (4) mobile home dwelling units is also proposed.

The tasting room will be open daily from 10 a.m. to 6 p.m. 100 special occasions per year with 100 guests per occasion are proposed. Special occasions are proposed to occur from 10 a.m. to 10 p.m. Friday and Saturday and 10 a.m. to 9 p.m. Sunday through Thursday.

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

C. Total Project Area: 112.7 Gross Acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 5.65	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: Agricultural: 107.03 Acres			

D. Assessor's Parcel No: 943-230-001

E. Street References: Northerly of Rancho California Road, easterly of Calle Contento and westerly of Anza Road

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 7 South, Range 2 West, Section 26 and Section 27

1. Brief description of the existing environmental setting of the project site and its surroundings: The proposed project site is located northeast and adjacent to the intersection of Newton Avenue and Rancho California Road in Riverside County,

approximately two miles east of the City of Temecula City limits. The project site is bounded on the west by Newton Avenue, to the south by Rancho California Road, to the east by an adjacent agricultural parcel (which is bordered by Anza Road), and to the north by two adjacent parcels utilized for agricultural and residential land use. The project site is currently designated for Agricultural (AG) and would be located in the Southwest Area Plan – Agriculture, Citrus Vineyard Rural Policy Area of the County of Riverside’s General Plan. The project site is comprised of two farmland designations consisting of Prime Farmland and Unique Farmland, and is zoned Citrus Vineyard (C/V-20). The project site is currently under a Williamson Act contract.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade the character of the surrounding area. The proposed project is consistent with the Agriculture: Agriculture (AG) (10 Acre Minimum) land use designation and the Citrus Vineyard Rural Policy Area and all other applicable land use policies within the General Plan.
2. **Circulation:** The project is located adjacent to Rancho California Road. Adequate circulation facilities exist and will serve the proposed project upon approval of improvement plans. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The project is not within an MSHCP Criteria Area or cell. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The project does not impact housing.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan: Southwest

C. Foundation Component: Agriculture (AG)

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

E. Overlay, if any: Not applicable

F. Policy Area, if any: Citrus Vineyard Rural Policy Area

G. Adjacent and Surrounding Area Plan, Foundation Component, Land Use Designation, and Overlay and Policy Area, if any: Southwest Area Plan, Citrus Vineyard Rural Policy Area and Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to the north, east, west and south

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: Not applicable

2. Specific Plan Planning Area, and Policies, if any: Not applicable

I. Existing Zoning: Citrus Vineyard – 20 Acre Minimum (C/V-20)

J. Proposed Zoning, if any: Not applicable

K. Adjacent and Surrounding Zoning: Citrus Vineyard (C/V), Citrus Vineyard – 10 Acre Minimum (C/V-10) and Citrus Vineyard-20 Acre Minimum (CV-20)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

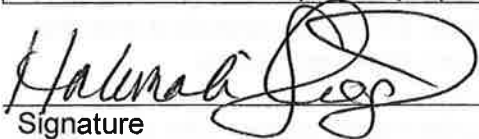
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative

Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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


Signature

July 31, 2012
Date

Halimah Shenghur
Printed Name

For Carolyn Syms Luna, Director