

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 (C/V-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 9/13/12 my Tina Grande

FORM APPROVED COUNTY COUNSEL
BY: Michelle Clack 8/1/12
DATE
MICHELLE CLACK
Departmental Concurrence

Dept't 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.

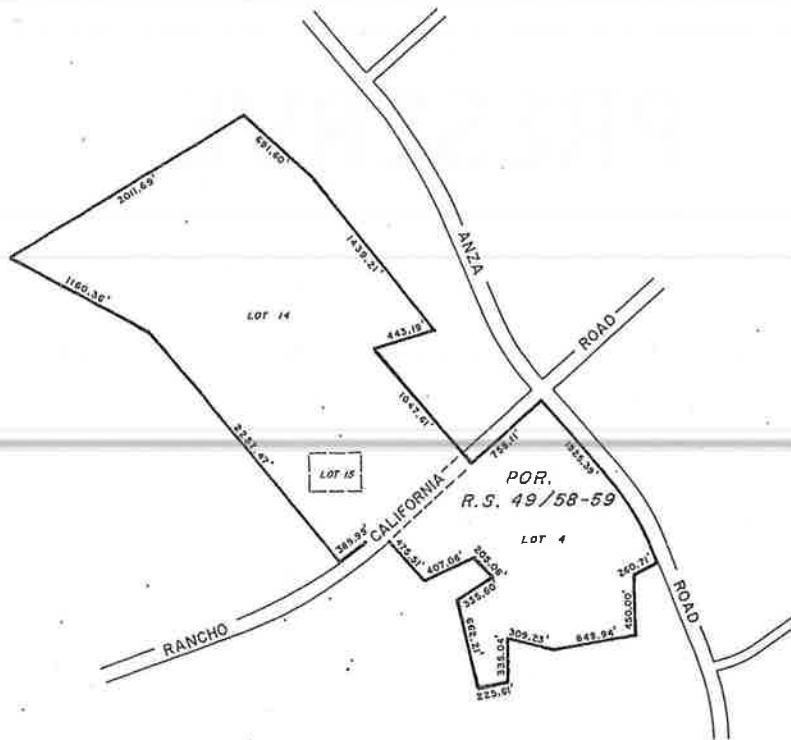
11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, if any portion of the
12 cancellation fee of \$49,500.00 is not paid within one year following the recordation of this
13 Certificate of Tentative Cancellation, that portion of the fee shall be recomputed pursuant to
14 Government Code Section 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

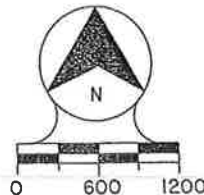
EXISTING MAP OF PRESERVE

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),

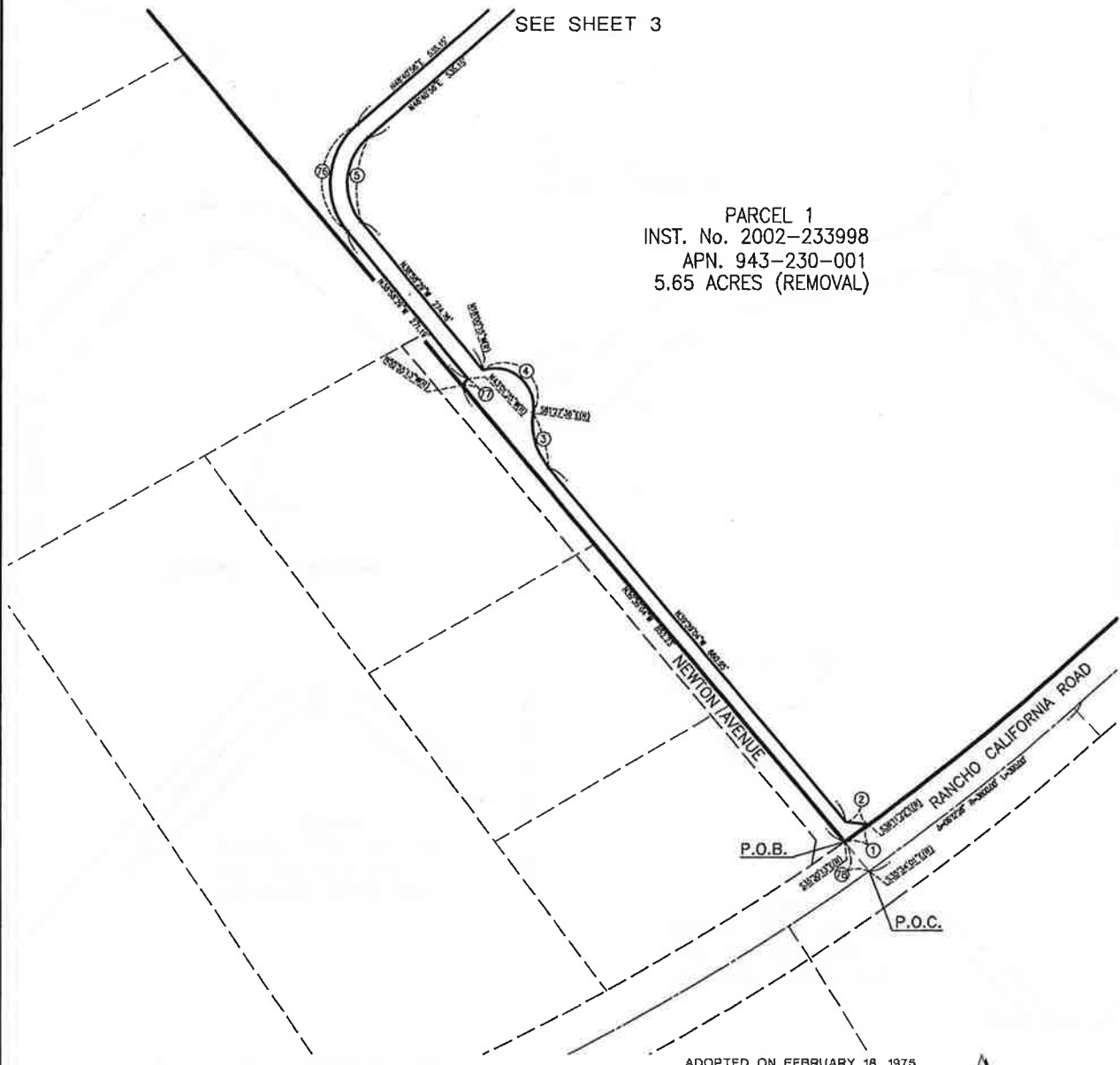
MAP NO. 1011

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



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.



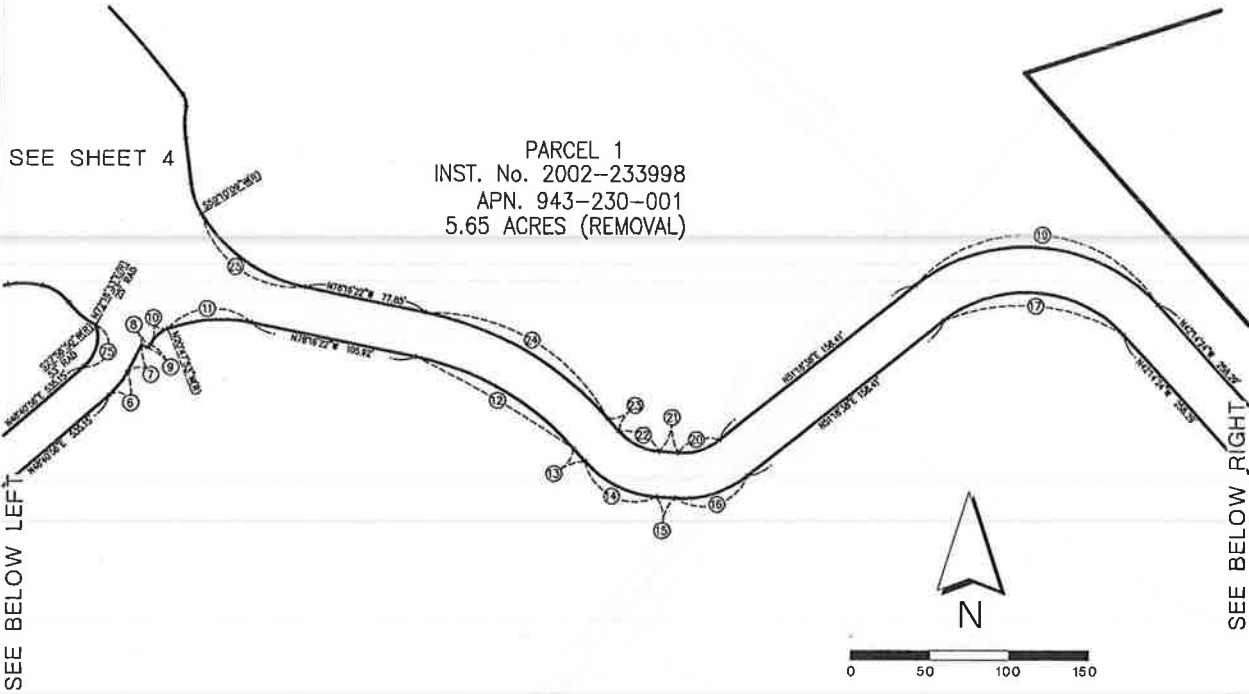
AMENDMENTS:
NO. 1, (DIMINISHMENT),

MAP NO. 1011

MAP NO. 322 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 12

AMENDED BY MAP NO. 1011

PAUBA RANCHO

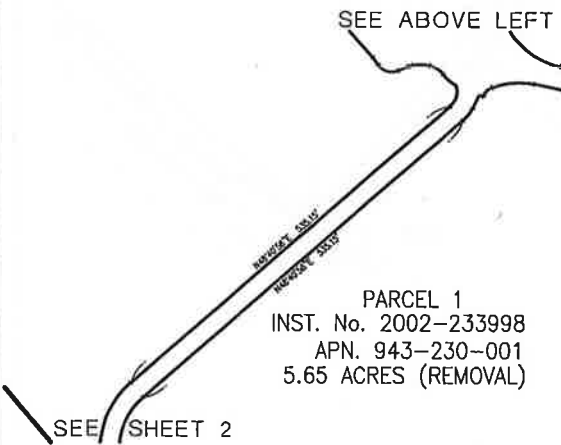
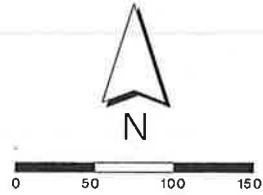


PARCEL 1
INST. No. 2002-233998
APN. 943-230-001
5.65 ACRES (REMOVAL)

SEE SHEET 4

SEE BELOW LEFT

SEE BELOW RIGHT



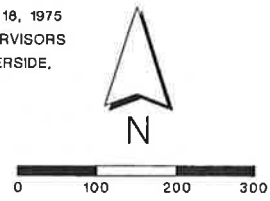
PARCEL 1
INST. No. 2002-233998
APN. 943-230-001
5.65 ACRES (REMOVAL)

SEE SHEET 2

SEE ABOVE RIGHT

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

ADOPTED ON FEBRUARY 16, 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°32'38"	56.00'	113.91'	90.57'
⑤	87°39'25"	98.00'	134.63'	84.47'
⑥	22°10'49"	49.00'	18.97'	9.60'
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'	168.99'	105.27'
⑳	42°31'58"	39.00'	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'	136.51'	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°19'22"	82.50'	20.62'	10.37'
㉙	44°30'10"	10.00'	7.77'	4.08'
㉚	74°0'59"	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	S29°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"	65.00'	19.28'	9.71'
②	157°3'55"	115.00'	30.57'	15.38'
③	160°5'53"	175.00'	49.17'	24.75'
④	6°34'04"	610.00'	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	15°13'54"	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'	27.56'	13.86'
⑯	36°08'34"	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	15°17'02"	140.00'	37.39'	18.78'
㉓	20°04'06"	85.00'	29.77'	15.04'
㉔	S38°02'42"E		78.71'	
㉕	N55°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°20'59"	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'	28.98'	16.36'
㊲	87°39'25"	112.00'	171.35'	107.51'
㊳	12°53'48"	56.00'	12.61'	6.33'
㊴	N39°39'04"W		55.14'	

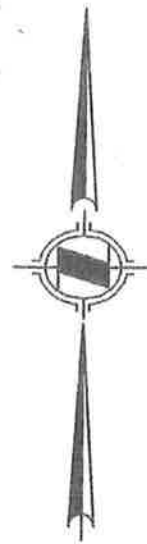
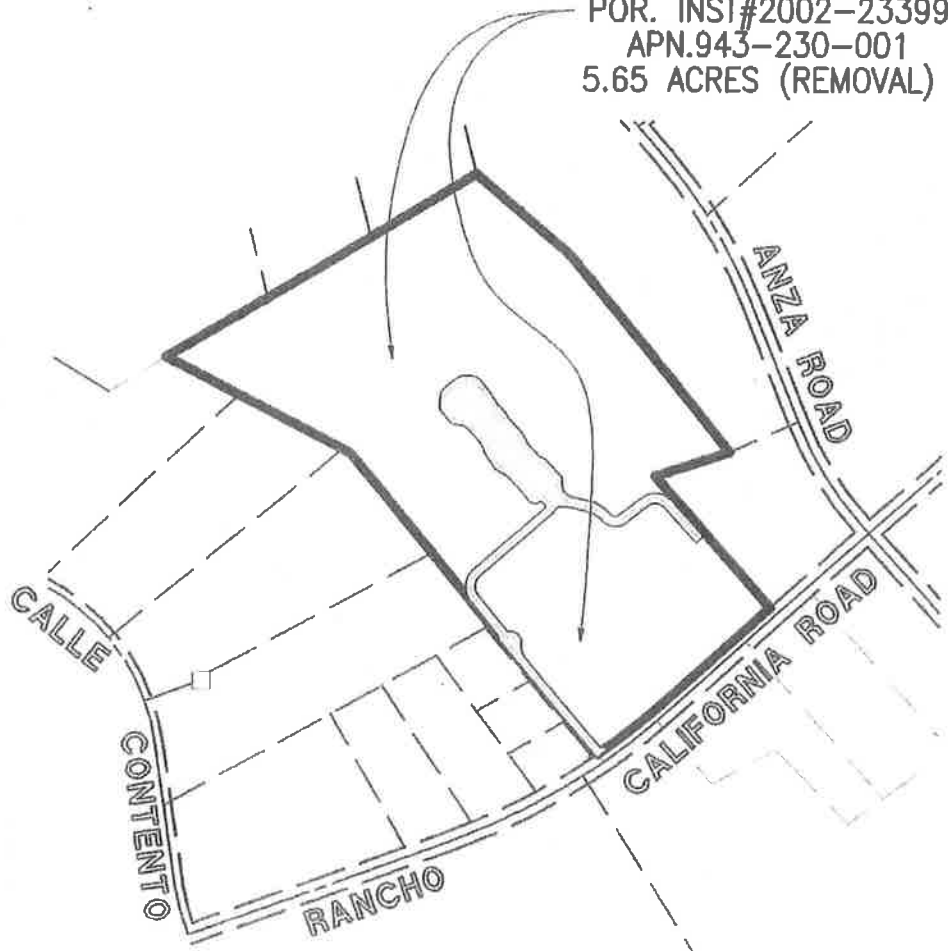
ADOPTED ON FEBRUARY 18, 1975
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

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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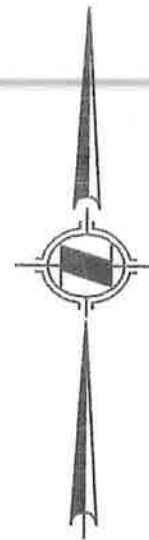
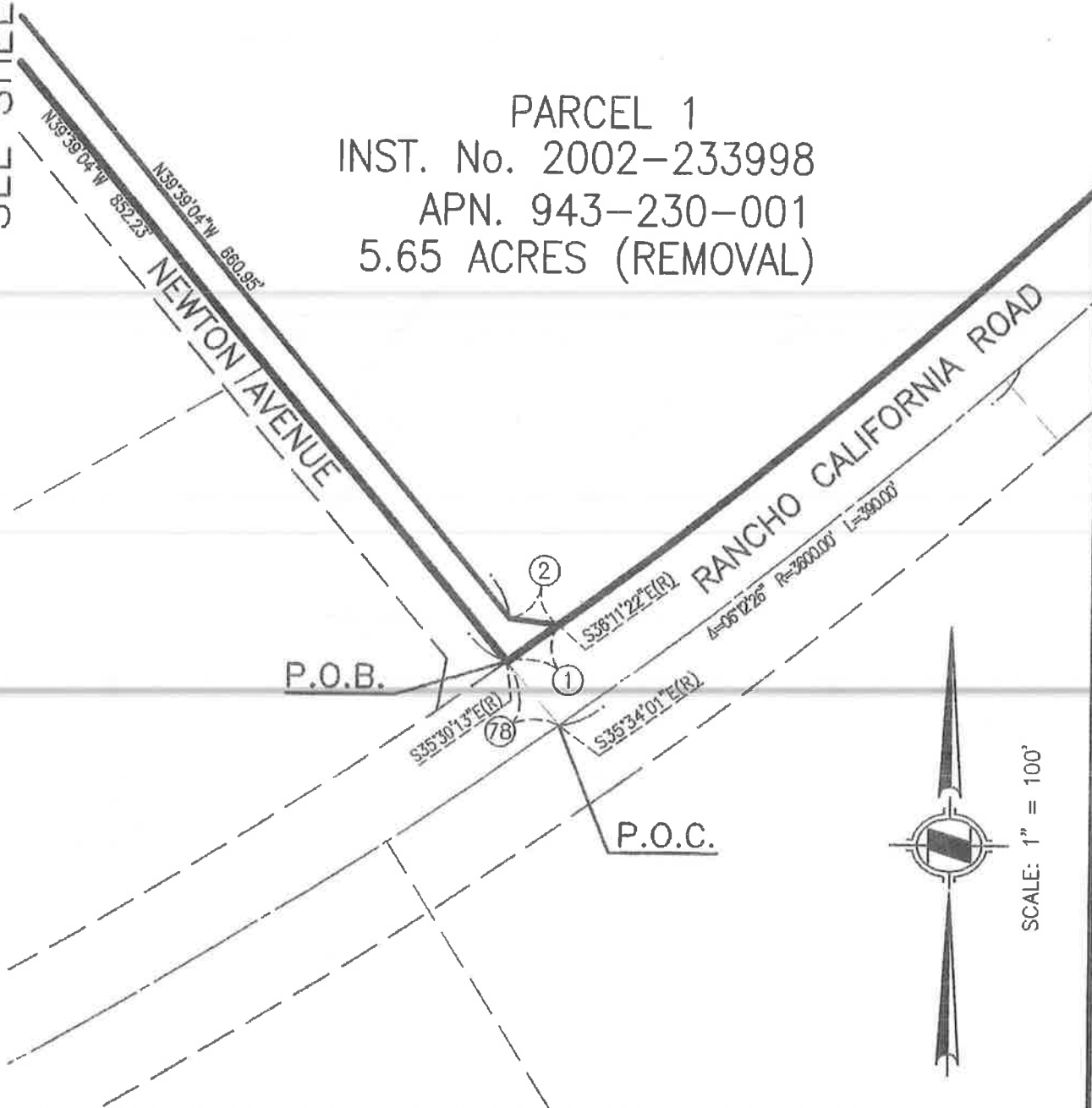


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 2900 ADAMS STREET, SUITE A-15
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 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

EXHIBIT "B-1"

SEE SHEET 3

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



SCALE: 1" = 100'

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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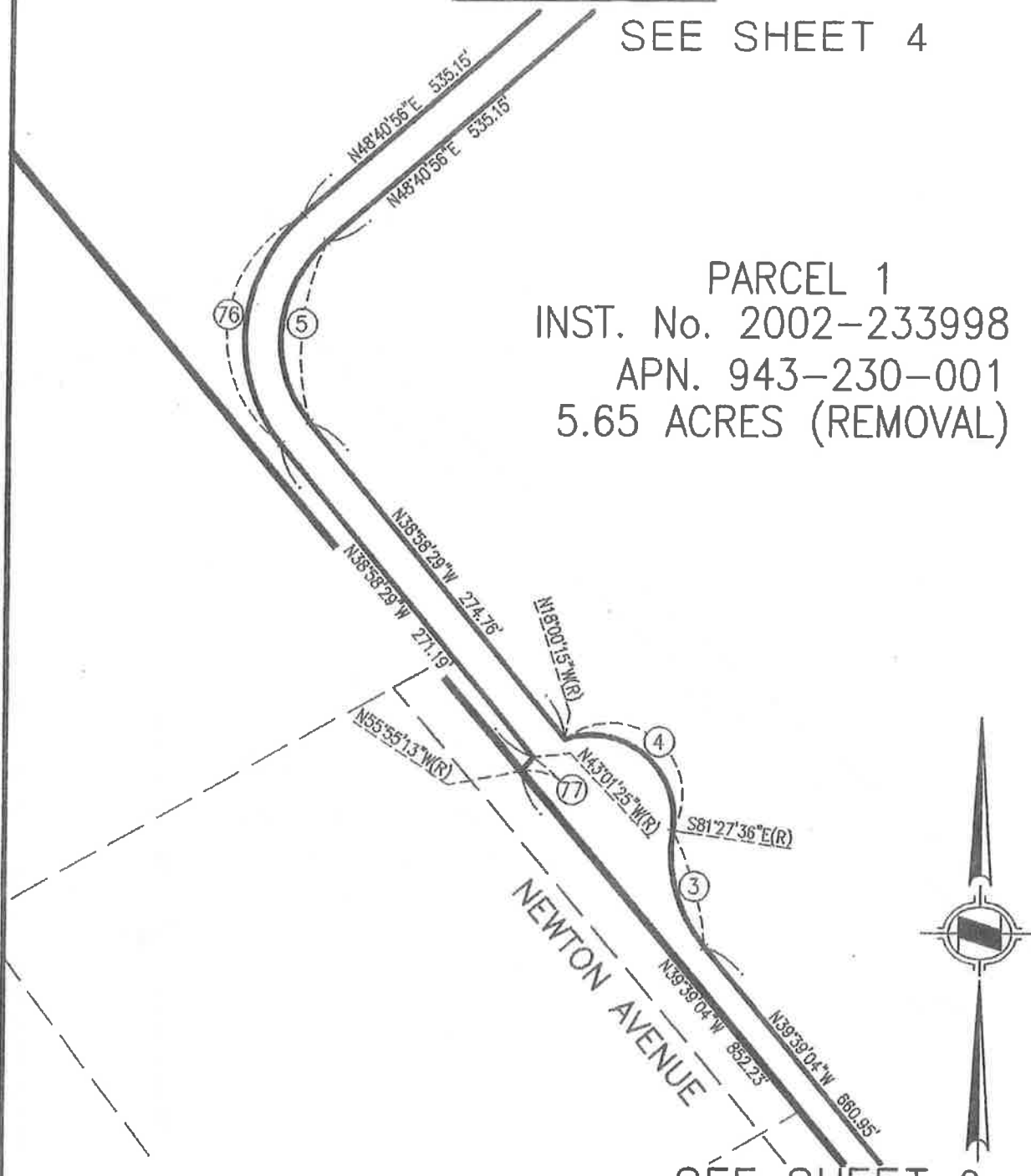


Paul R. Huddleston, Jr.
 PAUL R. HUDDLESTON, JR., PLS 7083

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
(AG01011) APN: 943-230-001 (REMOVAL)

PREPARED BY RNB	CHECKED BY RNB	DATE 03/11	SHEET 3 OF 13
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EXHIBIT "B-1"

SEE SHEET 5

N48°40'56"E 535.15'
N48°40'56"E 535.15'

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

SEE SHEET 3



SCALE: 1" = 100'

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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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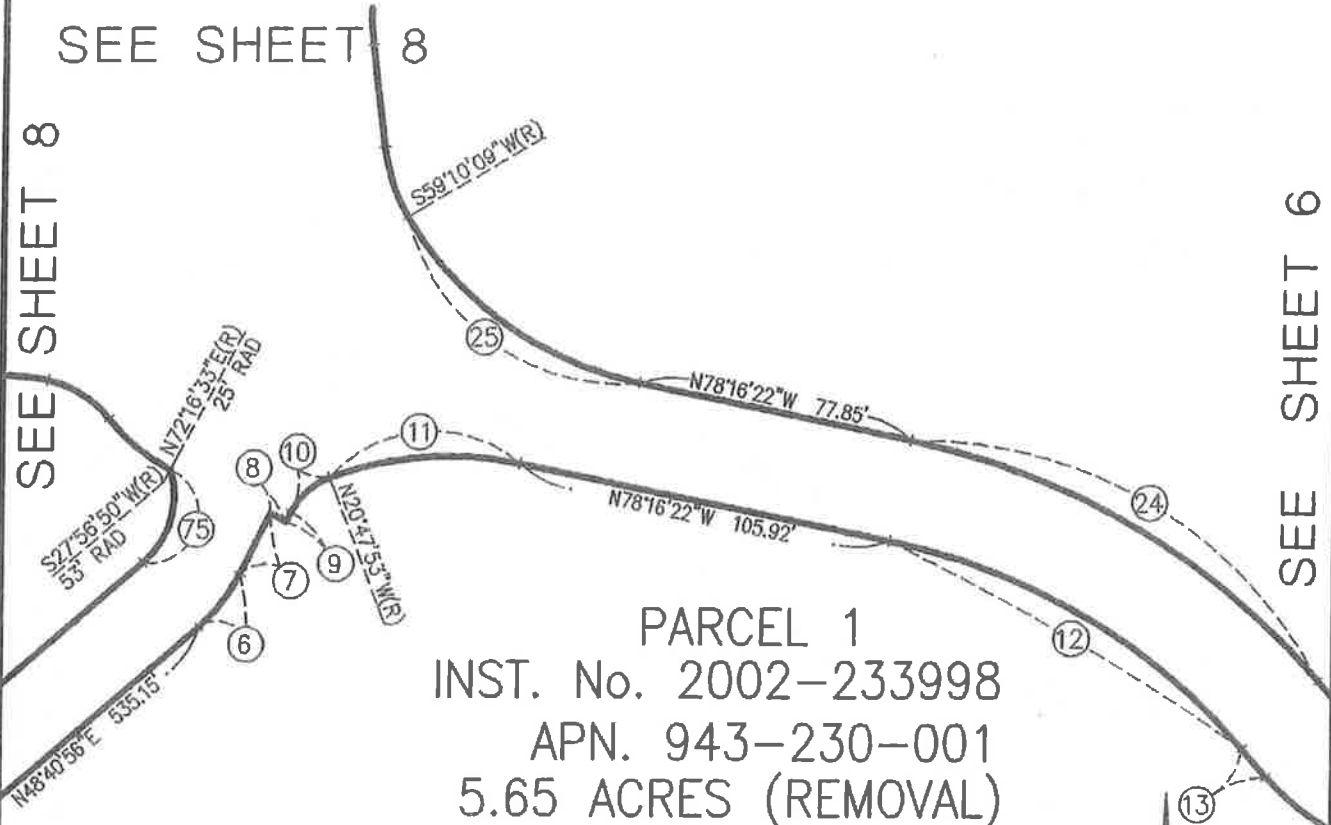
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PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

EXHIBIT "B-1"

SEE SHEET 8

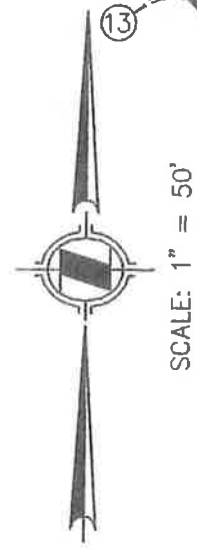
SEE SHEET 8

SEE SHEET 6



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

SEE SHEET 4



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 PAUL R. HUDDLESTON, JR., PLS 7083



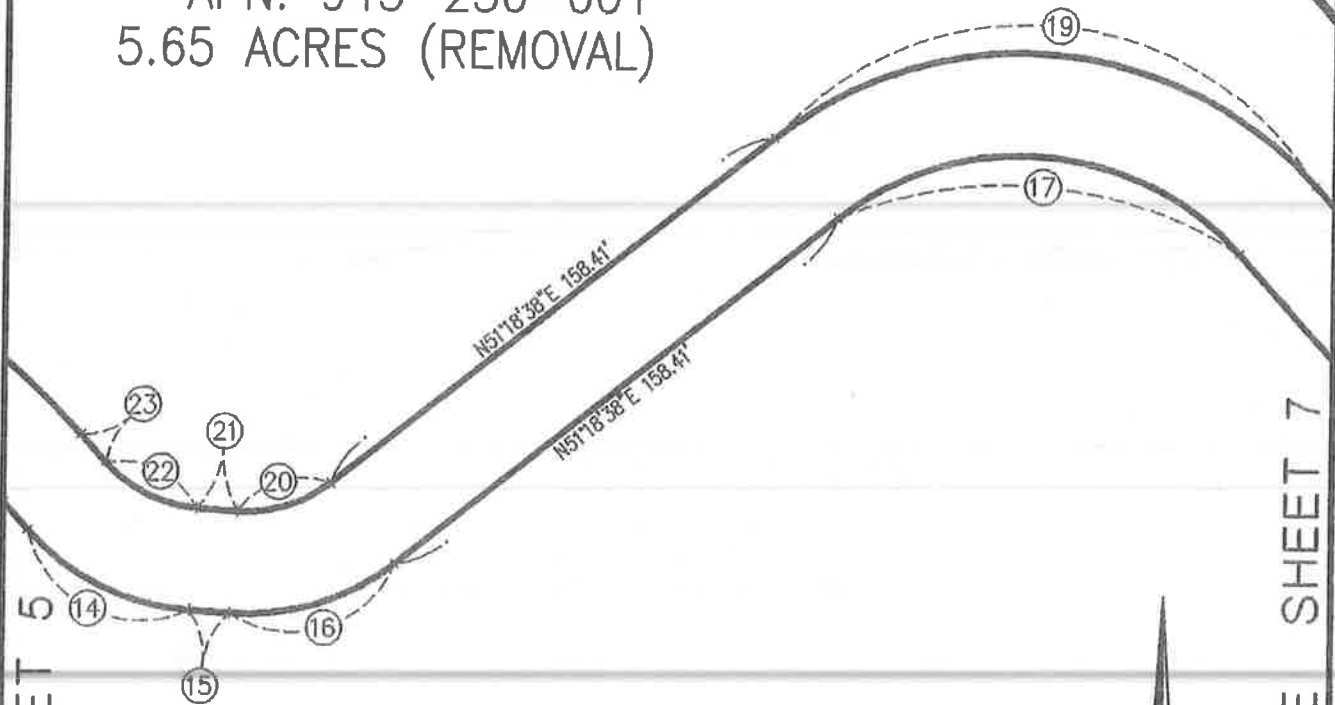
PLAT OF A PORTION OF AG No. 12
 (AG01011) APN: 943-230-001 (REMOVAL)

PREPARED BY RNB	CHECKED BY RNB	DATE 03/11	SHEET 5 OF 13
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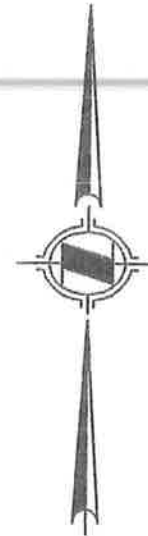
EXHIBIT "B-1"

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



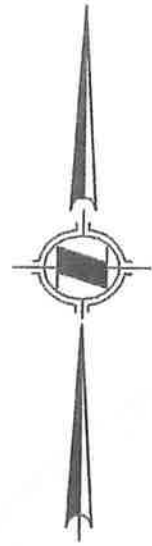
PLAT OF A PORTION OF AG No. 12
 (AG01011) APN: 943-230-001 (REMOVAL)

PREPARED BY RNB	CHECKED BY RNB	DATE 03/11	SHEET 6 OF 13
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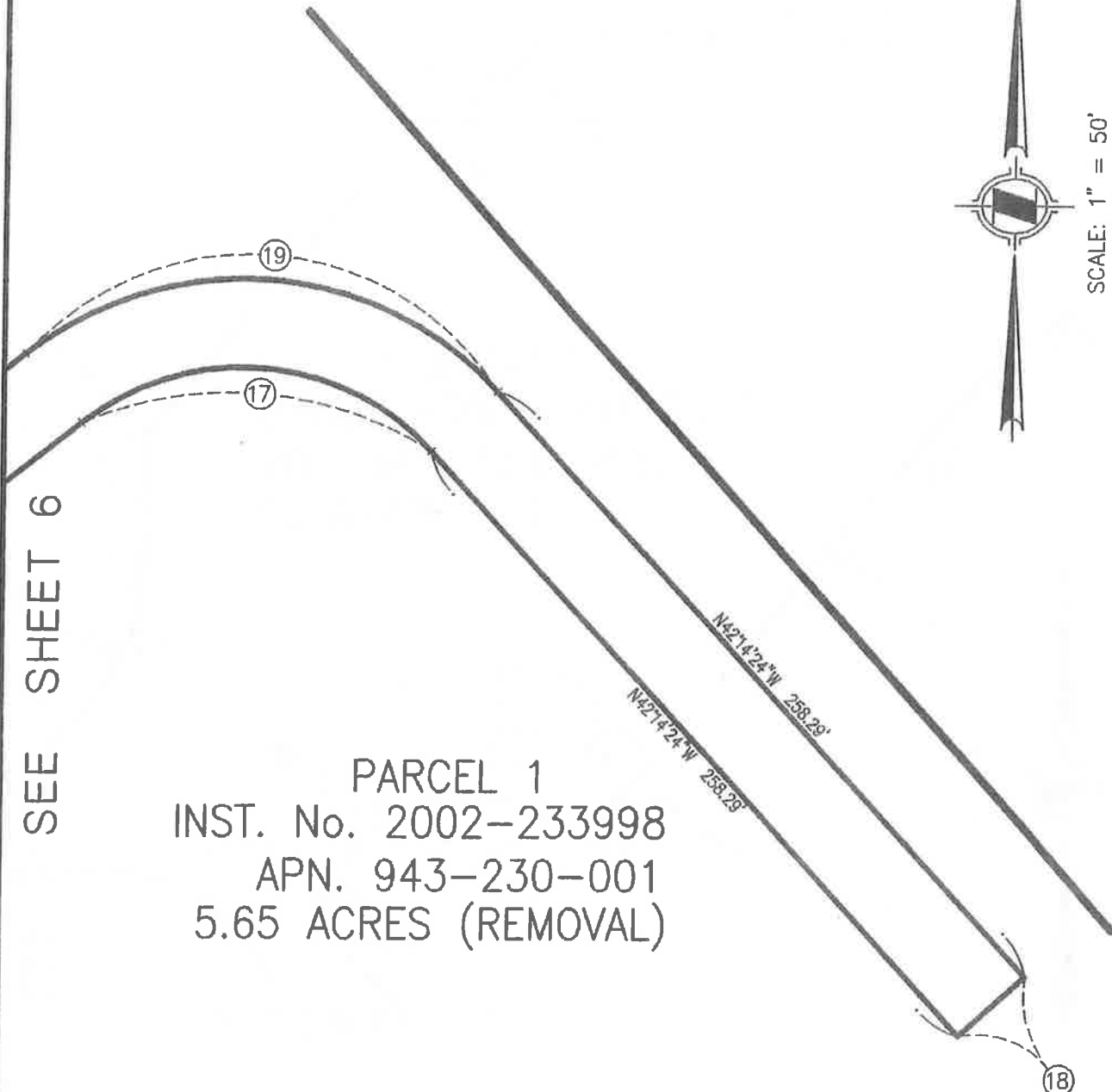


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EXHIBIT "B-1"



SCALE: 1" = 50'



SEE SHEET 6

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

PAUL R. HUDDLESTON, JR., 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
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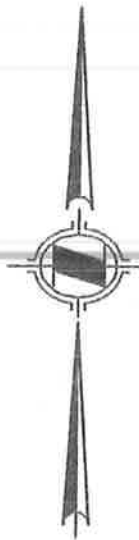
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2800 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

EXHIBIT "B-1"

SEE SHEET 9

SEE SHEET 9

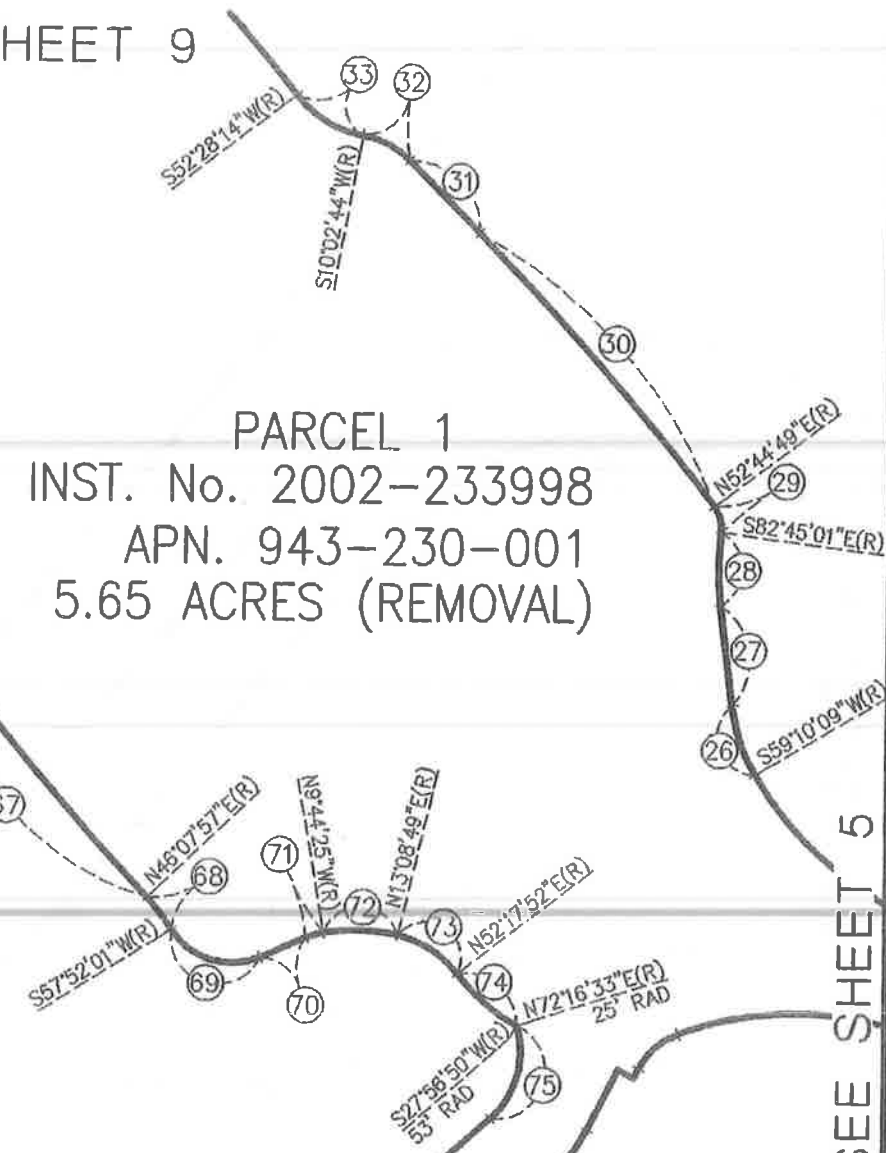
PARCEL 1
 INST. No. 2002-233998
 APN. 943-230-001
 5.65 ACRES (REMOVAL)



SCALE: 1" = 50'

SEE SHEET 5

SEE SHEET 5



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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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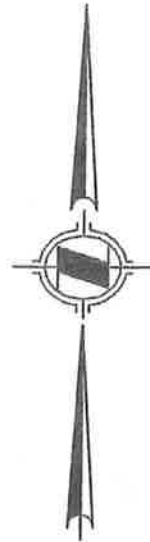


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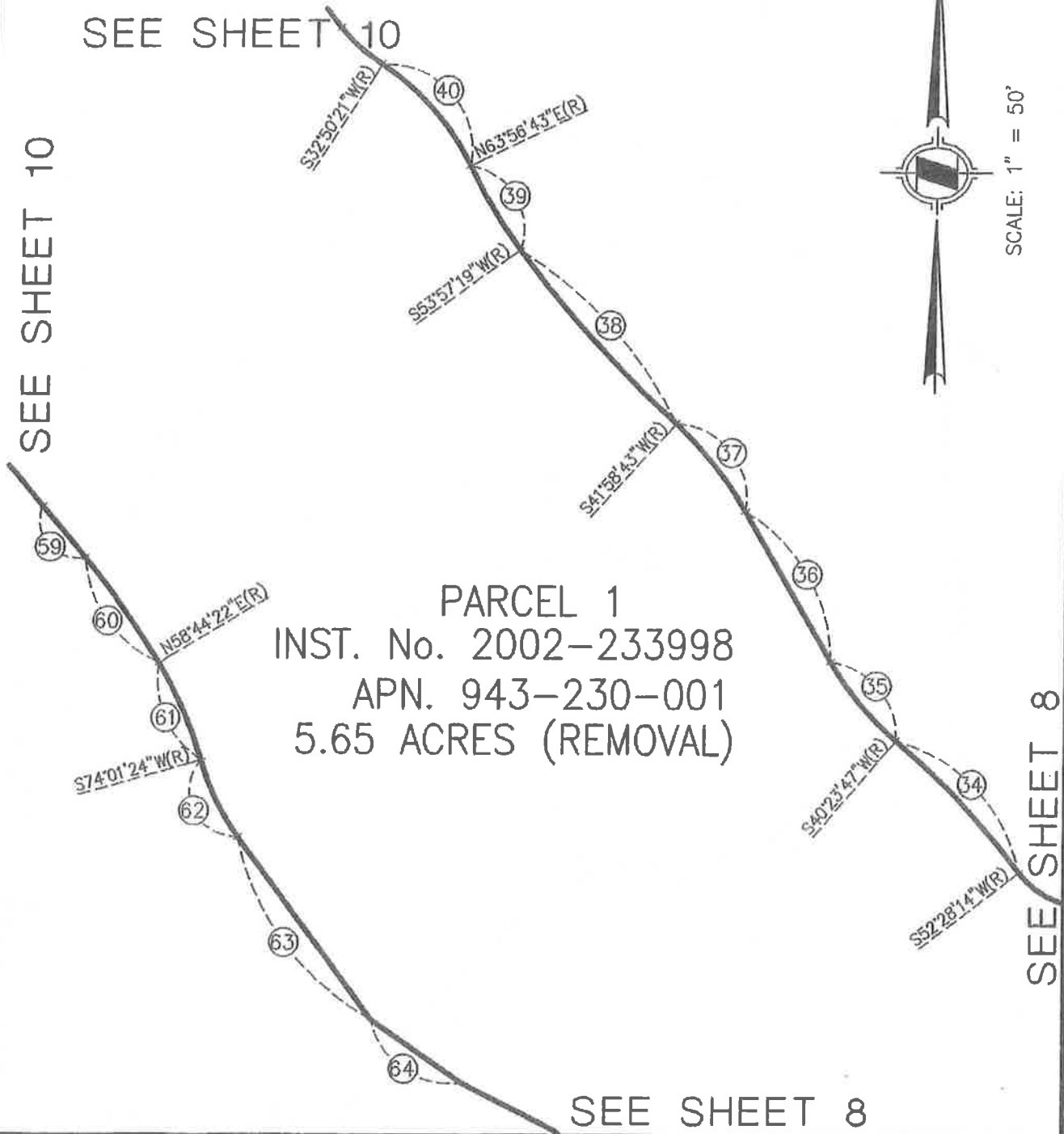
EXHIBIT "B-1"

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

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 PAUL R. HUDDLESTON, JR., PLS 7083



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

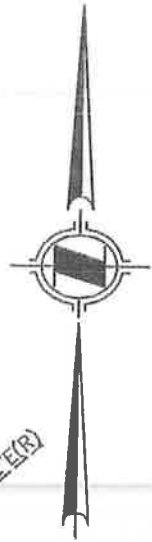
PREPARED BY RNB	CHECKED BY RNB	DATE 03/11	SHEET 9 OF 13
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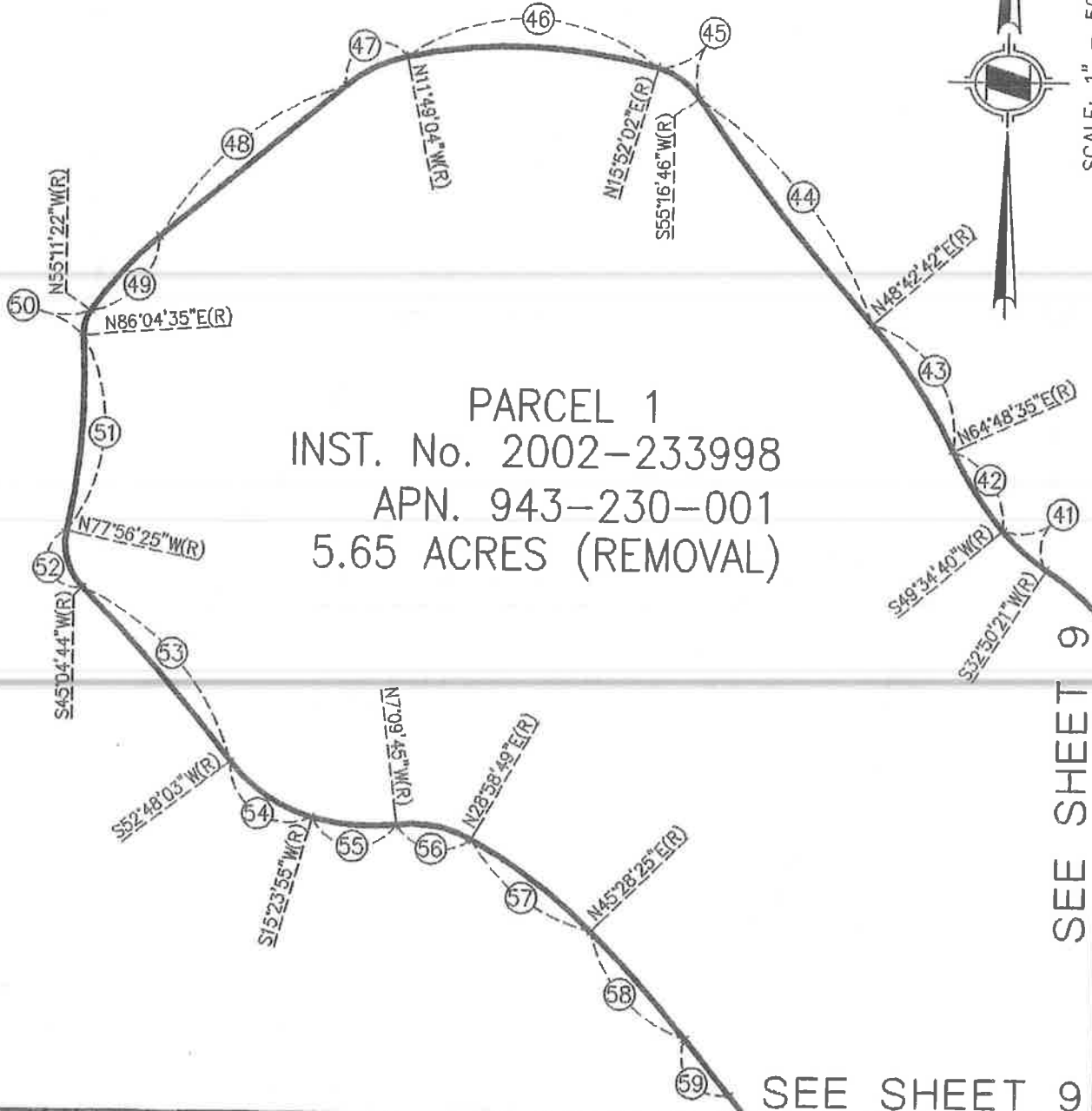
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 RIVERSIDE CA 92504 (951)352-7200

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EXHIBIT "B-1"



SCALE: 1" = 50'



SEE SHEET 9

SEE SHEET 9

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 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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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";

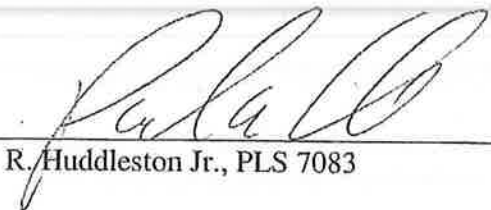
EXHIBIT "A"

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:
Acres			
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: Agricultural: 107.03 Acres			

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

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

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

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

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

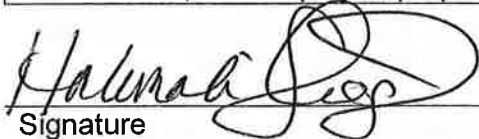
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative

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

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The proposed project includes the construction of a vineyard and associated winery, resort and spa located within an unincorporated area of the County of Riverside. The project would be constructed on a 112.7-acre site located approximately 2 miles east of the City of Temecula city limits, in the County of Riverside's wine country. The project area is not located adjacent to, or in the vicinity of a County Eligible, State Designated, or State Eligible Scenic Highway according to the Riverside County General Plan Figure C-9 "Scenic Highways" map. State Highway 79, a County Eligible Scenic Highway is located over 2½ miles south of the project site. Therefore, it can be concluded that the proposed project would have a less than significant impact upon a scenic highway corridor.

b) Currently the project site is mostly undeveloped with areas of disturbed open space. The site does not include any trees, rock outcrops or landmark features. In addition, there are no scenic vistas located within the project site. As a result, the proposed project would not likely impact any scenic resources. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Ordinance No. 655?

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

Findings of Fact:

a) According to the County General Plan, the project site is located 16.37 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact (COA 10.PLANNING.31). Any project subject to Ordinance No. 655 will be conditioned for compliance; as this is not considered unique mitigation for the purposes of CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project will introduce new sources of light which includes exterior building illumination. During the day, lighting has a limited potential to impacts views; potential impacts from glare would be the primarily occur from reflective building surfaces. However, the proposed project would not include large, uninterrupted expanses of glass and/or any other highly reflective material. Therefore, the proposed project will not result in substantial glares which would adversely affect the daytime views in the area.

Nighttime views could be impacted from new light and glare in a previously undeveloped area. The project will be required to comply with County Ordinance No. 655, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. As a result, compliance with Ordinance No. 655 will reduce the potential impact to the surrounding residences to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact: Environmental Impact Report (EIR) No. 441, certified in conjunction with the adoption of the County's 2003 General Plan, found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of Prime Farmland with Riverside County, and adopted findings of overriding considerations for the loss of Prime Farmland. The proposed project site includes areas designated as Prime Farmland and Unique Farmland and is located within Rancho California Agricultural Preserve No. 12, which is under a Williamson Act contract. Of the 112.7 acre property, approximately 69 acres are designated as Prime Farmland and approximately 44 acres are designated as Unique Farmland. Rancho California Agricultural Preserve No. 12 consists of 170.5 acres, with 112.68 acres located within the subject property. Agricultural Preserve Case No. 1011 was submitted requesting cancellation of the affected contract and diminishment of 5.65 acres from the boundaries of the agricultural preserve and subject property.

a) The Plot Plan component of this project proposes a winery/wine sampling facility, together with a 5.65 acre resort area. It has been determined that the resort component of the Plot Plan is not specifically compatible with the uses allowed within an Agricultural Preserve as established under the Uniform Rules for Agricultural Preserves in County Ordinance No. 509. The Agricultural Preserve component of this project proposed to cancel the Williamson Act contract and diminish the Rancho California Agricultural Preserve No. 12 for the 5.65 acre resort area. The resort component of the Plot Plan constitutes an alternative land use, as required by the Agricultural Preserve Cancellation/Diminishment.

Review of the project relative to the project site's Foundation/Land Use Designation of Agriculture showed the project does not conflict with any of the applicable policies; however, it has been determined that the project complies with, and implements, Policy 1.3 of Citrus/Vineyard Policy Area, which encourages incidental commercial uses in specific circumstances.

It is noted that the project will contribute to the cumulative incremental loss of farmland in the County; however, it will only cause an approximate 5% loss of Prime and Unique Farmland on the subject property and an approximate 3.3% reduction in Rancho California Agricultural Preserve No. 12. This minor loss in agricultural preserve land will help ensure that the balance of the 112.68 acre property remains in an economically viable agricultural use. Furthermore, it is determined that the project is consistent with the General Plan and will contribute to the economic benefit of the existing Citrus/Vineyard Policy Area and the proposed Temecula Valley Wine Country area because it will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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provide additional overnight lodging for guests visiting the region who will likely spend money at the surrounding wineries and tasting rooms. The impact is considered less than significant.

b) The proposed resort, located within the subject 5.65 acres proposed to be diminished, is a commercial use provided for in the Citrus/Vineyard (C/V) zone classification; therefore, the project will not conflict with existing zoning. Agricultural Preserve Case No. 1011 was submitted requesting cancellation of the affected contract and diminishment of 5.65 acres from Rancho California Agricultural Preserve No. 12. A diminishment would allow commercial uses on 5.65 acres of land that would otherwise be prohibited in an agricultural preserve formed pursuant to the Williamson Act. A cancellation of the affected contract and diminishment of 5.65 acres from the boundaries of the agricultural preserve is proposed to be completed prior to the issuance of grading permits. The impact is considered less than significant.

c) Although the proposed project may cause development of non-agricultural uses within three hundred (300') feet of agriculturally zoned property, these uses are permitted in the C/V zone (subject to a plot plan) and ensure the long-term agricultural viability of the property and surrounding region. The proposed lodging facility, located within the subject 5.65 acres proposed to be diminished, is a commercial use allowed in the C/V zone. The impact is considered less than significant.

d) The project is not anticipated to involve other changes in the existing environment that could result in conversion of Farmland to a non-agricultural use. The project will facilitate the continued operation of the adjoining agricultural use by economically sustaining the agricultural operation and farmland through revenue generated by the commercial operation. In turn, this will contribute to the overall viability of the surrounding viticulture in the region. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

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

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

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project site and surrounding area have agricultural vegetation. Therefore the project will not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). The project would not result in the loss of forest land or conversion of forest land to non-forest use.

c) The land uses surrounding the project site do not include active forest land. Therefore, the project will not result in the conversion of forest land to non-forest use. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) & c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

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

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). With compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. A winery is not considered a substantial point source emitter; therefore, the impact is considered less than significant.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, On-site Inspection

Findings of Fact:

a) The project does not conflict with any adopted Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project will have no impact.

b-d) Although the project could have a substantial adverse effect through habitat modifications or interference with a wildlife species, with mitigation (COA 60.EPD.1), the project is not anticipated to create an adverse impact.

e-g) The project will not have a substantial adverse effect on riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service, or on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Also, the project is not anticipated to conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The project is anticipated to have a less than significant impact.

Mitigation: Within thirty (30) days prior to grading permit issuance, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results shall be provided in writing to the Environmental Programs Division per COA 60.EPD.1. The action taken by the Environmental Programs Division is dependent upon the outcome of the survey as detailed in this condition of approval.

Monitoring: Mitigation monitoring shall occur by the Environmental Programs Division during the building permit process.

CULTURAL RESOURCES Would the project				
8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project does not have existing structures or buildings on site. There will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-c) The project is located in an area identified by the Pechanga Tribe as being high in cultural sensitivity. Native American monitoring is conditioned for all earthmoving activities involving the development. Both the Cultural Resources professional and tribal monitor shall have the authority to temporarily halt or divert grading traffic for the purpose of assessing and identifying potential cultural resources and/or human remains (COA 60.Planning.20 and 60.Planning.21). A final cultural resources report shall be submitted to the County of Riverside Planning Department as defined in COA 90.Planning.33. It is anticipated that archaeological and tribal monitoring will provide the ability to reduce the destruction or disturbance of an archaeological resource through identification and evaluation during grading. With mitigation, the project is anticipated to have a less than significant impact on an archaeological site and human remains located outside of formal cemeteries. In the event that inadvertent discoveries and/or human remains are identified, appropriate parties shall be notified as defined in COAs 10.Planning.1 and 10.Planning.2. The impact is anticipated to be less than significant with mitigation.

d) No known religious or sacred sites or uses occur within the project area. It is anticipated that there will be a less than significant impact to such resources.

Mitigation: Prior to the issuance of a grading permit, the permit holder shall retain and enter into agreement with a qualified tribal monitor from the Pechanga tribe and Cultural Resources professional for monitoring services during grading (COA 60.Planning.20 and COA 60.Planning.21). An cultural resources monitoring report shall be submitted to the County of Riverside Planning Department and Pechanga Tribe prior to final inspection (COA 90.Planning.33). If human remains are identified appropriate parties shall be notified as identified in COA 10.Planning.1 and 10.Planning.2 and applicable state law and the provisions of California Public Resources Code § 5097.98 shall apply.

Monitoring: Mitigation monitoring shall occur through the Building & Safety Plan Check Process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to GIS, the proposed project is located within an area of high paleontological sensitivity. The project has been conditioned to require a Paleontologist to monitor grading activity at the project site (COA.60.Planning.3). The condition is not considered unique mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, GEO02218

Findings of Fact:

a-b) The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone). In addition, there are no active faults know to cross the site; therefore, the possibility of damage due to ground rupture is considered less than significant. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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including liquefaction?

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

Findings of Fact:

a) The project site is located in an area with low potential for liquefaction. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), GEO2218

Findings of Fact:

The project has been reviewed by the County Geologist and was not determined to be subject to strong seismic ground shaking. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," GEO2218

Findings of Fact:

The project has been reviewed by the County Geologist and on- or off-site landslide potential is considered negligible and the potential for rockfall is low. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," GEO02218

Findings of Fact:

The project site is susceptible to subsidence; however, the County Geologist did not conclude that subsidence would be a likely occurrence at the site. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, GEO02218

Findings of Fact:

The potential for seiche and tsunami are considered low. Mudflow and volcanic hazards were not indicated as hazards by the County Geologist. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Although the project will change topography or ground surface relief features, the site design will not create an unsafe topography or slopes greater than 2:1. The impact is considered less than significant.

b) A slope stability report shall be submitted and approved by the County Geologist for all proposed cut and fill slopes over 30 feet in vertical height, or cut slopes steeper than 2:1 (horizontal to vertical)-unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical) (COA 10.BS Grade.8). This is not considered unique mitigation for the purposes of CEQA.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems according to the project design. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project will not have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

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

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. The project will have a less than significant impact.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source:

Findings of Fact:

a) The proposed project will provide a 30.35% reduction in greenhouse gases from BAU 2020 conditions; therefore it will not generate greenhouse gas emissions, directly or indirectly, that may have a significant effect on the environment. The mitigation used to allow this reduction such as: water efficiency, energy conservation and recycling receptacles, are not considered unique mitigation pursuant to CEQA. The impact is considered less than significant.

b) As an extension of the anticipated existing development patterns, the proposed winery expansion will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environ-

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

Source: Project Application Materials

Findings of Fact:

a-c) The project will not create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Conditions of approval have been added to the project requiring the review of hazardous materials by the Riverside County Environmental Health Department (COA 90.E Health.1 and COA 90.E Health.2). These are standard conditions of approval and not considered unique for the purposes of CEQA. Also, the project will not impair implementation of or physically interfere with an adopted emergency response or evacuation plan.

d) The project is located within ¼ mile of proposed school and could emit or handle hazardous emissions or waste within ¼ mile of a school; however, the project is regulated by the Riverside County Agricultural Commissioner's office to spray pesticides only when school is not in session. The proposed school will be conditioned to cooperate with all wineries within a ¼ of a mile radius from the school regarding school session times and the scheduled application of foliar pesticides.

e) The project will not be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

23. Airports

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

(b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

(c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

(d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

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

Findings of Fact:

a) According to the General Plan, the proposed project site is not located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production

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

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

Findings of Fact:

The site lies along a ridge with virtually no offsite runoff tributary to it. The site naturally drains in numerous directions. The developer proposes to perpetuate the existing drainage patterns of the area. The project includes approximately 7 acres of development (of which approximately 5 acres is impervious), representing a proportionally small percentage of the overall 112 acre property. Additionally, the resort is centered within the property and surrounded by the existing vineyard and olive grove which lends itself for spreading storm runoff before storm runoff leaves the site. The proposed development of this site would adversely impact water quality. To mitigate for these impacts, filtration trenches and a pea gravel parking area are proposed. The Riverside County Flood Control District has reviewed the exhibit and Water Quality Management Plan (WQMP) (received October 4, 2010). The submittal reflects the general drainage and water quality plan for the development and is considered adequate in meeting the requirements for the development review process. However, filtration trenches along the southeast portion of the site may be required to provide as much as two (2) times as the currently proposed surface area. Additionally, the design of the pea gravel parking area may be required to be redesigned, both of which can be addressed in the plan check stage. Modification of the BMPs shall be designed in accordance with the Riverside County Stormwater Best Management Practice Design Handbook. The proposed filtration trenches along and within Newton Avenue right-of-way will be privately maintained. The Riverside County Flood Control District understands that Newton Avenue will be privately maintained by the winery.

a) The project is not anticipated to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.

b-c) The project is not anticipated to violate any water quality standards or waste discharge requirements or substantially deplete groundwater supplies or interfere substantially with groundwater

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. There will be no impact.

d) The project is not anticipated to create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. As such, the impact is considered less than significant.

e-f) The project will not place housing or structures in a 100-year flood plain. There will be no impact.

g) The project is not anticipated to degrade water quality. The impact is considered less than significant.

h) The project does not include new or retrofitted stormwater treatment Control Best Management Practices (BMPs), the operation of which could result in significant environmental effects. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

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

Findings of Fact:

The site lies along a ridge with virtually no offsite runoff tributary to it. The site naturally drains in numerous directions. The developer proposes to perpetuate the existing drainage patterns of the area. The project includes approximately 7 acres of development (of which approximately 5 acres is impervious), representing a proportionally small percentage of the overall 112 acre property.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Additionally, the resort is centered within the property and surrounded by the existing vineyard and olive grove which lends itself for spreading storm runoff before storm runoff leaves the site. The proposed development of this site would adversely impact water quality. To mitigate for these impacts, filtration trenches and a pea gravel parking area are proposed.

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

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

a-b) The project did not require a floodplain review and therefore, is not anticipated to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off-site, or change absorption rates or the rate and amount of surface runoff. The impact is considered less than significant.

c) The project is not anticipated to create flooding that would expose people or structures to a significant risk of loss, injury or death, including flooding as a result of the failure of a levee or dam (Dam Inundation Area). No impact is anticipated.

d) The project is not anticipated to create runoff that would change the amount of surface water in any water body. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

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

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

Findings of Fact:

a) The project site is located on a 112 acre site in the County of Riverside's Citrus Vineyard Rural Policy Area, which was established to ensure the continuation of the rural lifestyle and wine

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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production in southwestern Riverside County. The project site is located within the Agricultural Foundation and the Agriculture Land Use designation, which was established to help conserve productive agricultural lands, including uses such as row crops, nurseries, dairies, ranches, poultry, and other agricultural related uses. The project is zoned Citrus Vineyard (C/V), which allows limited incidental commercial uses such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns and hotels when they are secondary and directly related to the agricultural operation. The proposed project would include uses consistent with the existing land use designation and zoning classification. Therefore, the impact is considered less than significant.

(b) The project site is not located within a city sphere of influence.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

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

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

Findings of Fact:

a) Citrus Vineyard (C/V), which allows limited incidental commercial uses such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns, hotels and hotels when they are secondary and directly related to the agricultural operation. The proposed project would include the construction of casitas and a winery facility which is permitted within the Citrus Vineyard (C/V) zone; therefore, the project would be consistent with the existing zoning classification. Therefore, the impact is less than significant.

b) The project site is surrounded by properties which are zoned Citrus Vineyard (C/V), Citrus Vineyard – 10 Acre Minimum (C/V-10) and Citrus Vineyard-20 Acre Minimum (CV-20). The proposed project is compatible with the surrounding zoning. Therefore, the impact is considered less than significant.

c) Surrounding land uses include scattered single family residences and vacant land to the west and north, Faulkner winery and Calvary Chapel Church to the west, vacant land to the east and Skate Ranch and orchards to the south.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project site is located on a 112 acre site in the County of Riverside's Citrus Vineyard Rural Policy Area, which was established to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County. The project is located within the Agriculture (AG) (10 Acre Minimum) land use designation, which includes uses such as row crops, nurseries, dairies, ranches, poultry, and other agricultural related uses. The project is zoned Citrus Vineyard (CV), which allows limited incidental commercial uses such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns and hotels when they are secondary and directly related to the agricultural operation. The project is consistent with the Citrus Vineyard Rural Policy Area policies and design guidelines and all other applicable policies of the Southwest Area Plan. The project is not located within a Specific Plan. Therefore, the impact is considered less than significant.

(e) The proposed project will not disrupt or divide any existing community. The impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

The General Plan identifies policies that encourage protections for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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31. Railroad Noise

NA A B C D

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

Findings of Fact: The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not located adjacent to or near any highways. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No other noise is anticipated to impact the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

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

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

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or noise ordinance, or applicable standards of other agencies?

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

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) The proposed winery operation will not cause a substantial permanent increase in ambient noise levels beyond what is allowed in Riverside County Noise Ordinance No. 847 because the project has been conditioned for noise monitoring reports and restrict exterior noise levels (COA 10.Planning.23 10.Planning.24). These are standard conditions of approval and not considered unique for CEQA mitigation purposes. The impact is considered less than significant.

b) Through adherence to County Ordinance No. 847, equipment used to pave the parking area shall be limited to daylight hours. The impact is considered less than significant.

c) The proposed winery operation will not cause a substantial permanent increase in ambient noise levels beyond what is allowed in Riverside County Noise Ordinance No. 847 because the project has been conditioned for noise monitoring reports and restrict exterior noise levels to those allowed with the noise ordinance (COA 10.Planning.23 and 10.Planning.24). These are standard conditions of approval and not considered unique for CEQA mitigation purposes. The impact is considered less than significant.

d) The project is not anticipated to expose any person to excessive ground-borne vibration or ground-borne noise levels. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project site is currently vacant; therefore, the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. There will be no impact.
- b) The project may create employment opportunities, but not substantial enough to create a demand for additional housing. There will be no impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. There will be no impact.
- d) The project is not located within or near a County Redevelopment Project Area. There will be no impact.
- e) The project is consistent with the general plan land use designation of the site. The project will not cumulatively exceed official regional or local population projections. There will be no impact.
- f) The project will not induce substantial population growth in an area. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mitigate the potential effects to fire services (COA 90.PLANNING.32). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 90.PLANNING.32). This is a standard condition of approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services (COA 80.PLANNING.19). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 90.PLANNING.32). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

In the event of an emergency, employees of the proposed project may access several hospitals located within the service parameters of County health centers. Because the project involves business development, the demand for health services will remain relatively constant over time. Because the project is located within the service area of several health care facilities, the project impacts are considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

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

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

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) & b) The proposed winery will not require the construction or expansion of recreational facilities. Therefore, no impacts associated with recreational facilities are anticipated.

c) The project site is located within County Service Area (CSA) No. 149A, which is a maintenance district for streets and roadways within the Temecula Valley Wine Country. The project has been conditioned for the payment of development impact fees and CSA No. 149A (COA 90.PLANNING.34). This is a standard condition of approval for all wineries and is not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The project is required to design and construct a 20 foot regional trail within an easement along the northerly side of Rancho California Road, as required by the Riverside County Parks Department.

Mitigation: Prior to the issuance of a grading permit, a trails plan shall be submitted to Riverside County Parks and Recreation Department (COA 60.Parks.1) and prior to final building permit final inspection, the trail shall be constructed (COA 90.Parks.1).

Monitoring: Monitoring shall occur by the Parks Department during the Building and Safety plan check process.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
either an increase in traffic levels or a change in location that results in substantial safety risks?				
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The project will not conflict with an applicable circulation plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is considered less than significant.

b) The project will not conflict with an applicable congestion management program or other standards established by the county congestion management agency for designated roads or highways. The impact is considered less than significant.

c-d) The project is not located in an airport influence area and will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The project will not alter waterborne, rail or air traffic. There will be no impact.

e) The project's design will not substantially increase hazards due to a design feature such as a sharp curves or dangerous intersections. The project is located in the Citrus Vineyard (C/V) zone and Citrus Vineyard Rural Policy Area which allow agricultural uses in conjunction with commercial uses; therefore, the project will not cause incompatible uses with items such as farm equipment. The impact is considered less than significant.

f-g) The project has been conditioned to make improvements to Newton Road and Rancho California Road, as well as pay a fair share contribution towards roundabouts on Rancho California Road. The impact is considered less than significant with mitigation.

h-i) The project is not anticipated to result in inadequate emergency access or access to nearby uses, nor conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The impact will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: The project is required to maintain Newton Road, improve Newton and Rancho California Road and pay a fair share contribution for roundabouts at the Anza Road and Rancho California Road intersection (COAs 20.Trans.1, 90.Trans.5, 90.Trans.6, 90.Trans.7 and 90.Trans.8).

Monitoring: Mitigation monitoring will occur by the Transportation Department during the Building and Safety Plan Check Process, the construction of the facility and resort, and prior to occupancy of said buildings.

44. Bike Trails

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

Findings of Fact: The General Plan does not identify any bike trails located along Rancho California Road; therefore, there will be no impacts to recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a) The project will be served by Rancho California Water District (RCWD) pursuant to the arrangement of financial agreements. The project will not physically alter existing facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, the impact is considered less than significant.

b) The project will have sufficient water supplies available to serve the project by Rancho California Water District (RCWD) pursuant to the arrangement of financial agreements. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project proposes to use septic systems but has been required to connect to sewer when it becomes available. These are standard conditions of approval for commercial projects in this area and not considered unique mitigation for purposes of CEQA. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Findings of Fact:

a-h) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Eastern Municipal Water District, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level.

Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source:

Findings of Fact: The project will not conflict with any energy conservation plan. The impact is considered less than significant.

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

Monitoring: No monitoring measures are required.

OTHER

50. Other:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review

Findings of Fact:

The project is not anticipated to create other impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

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

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

Location:

VII. AUTHORITIES CITED

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

Revised: 8/6/2012 9:11 AM
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON THE DIMINISHMENT OF RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 12 IN THE RANCHO CALIFORNIA AREA, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 14th Floor, County Administrative Center, 4080 Lemon Street, Riverside, on August 28, 2012 at 11:30 A.M. submitted by James A. Carter, Trustee of the Carter Family Trust, on Agricultural Preserve Case No. 1011 which proposes to diminish Rancho California Agricultural Preserve No. 12, Map No. 322, as amended, on property located northerly of Rancho California Road, easterly of Newton Avenue, westerly of Anza Road and southerly of Vino Way.

The Planning Department has found that approval of the proposed project will not have a significant effect on the environment and has recommended the adoption of a mitigated negative declaration.

The proposed project case file, and related negative declaration, may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501 and at the Central Files Division of Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT HALIMAH SHENGHUR, PROJECT PLANNER, AT 951-955-3250.

Any person wishing to testify in support of, or in opposition to, the proposed project or the proposed negative declaration 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the proposed project or negative declaration.

If you challenge the above item 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 to the Board of Supervisors at, or prior to the public hearing. Be advised that, as a result of public hearings and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the proposed project and/or the related environmental document. 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:

Clerk of the Board
4080 Lemon Street, 1st Floor
Post Office Box 1147
Riverside, CA 92502-1147

Dated:

Kecia Harper-Ihem,
Clerk of the Board

PUBLICATION:

DATE PUBLISHED:

PROPERTY OWNERS CERTIFICATION FORM

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

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

APN (s) or case numbers AG01011 For

Company or Individual's Name Planning Department,

Distance buffered 5280'.

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

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

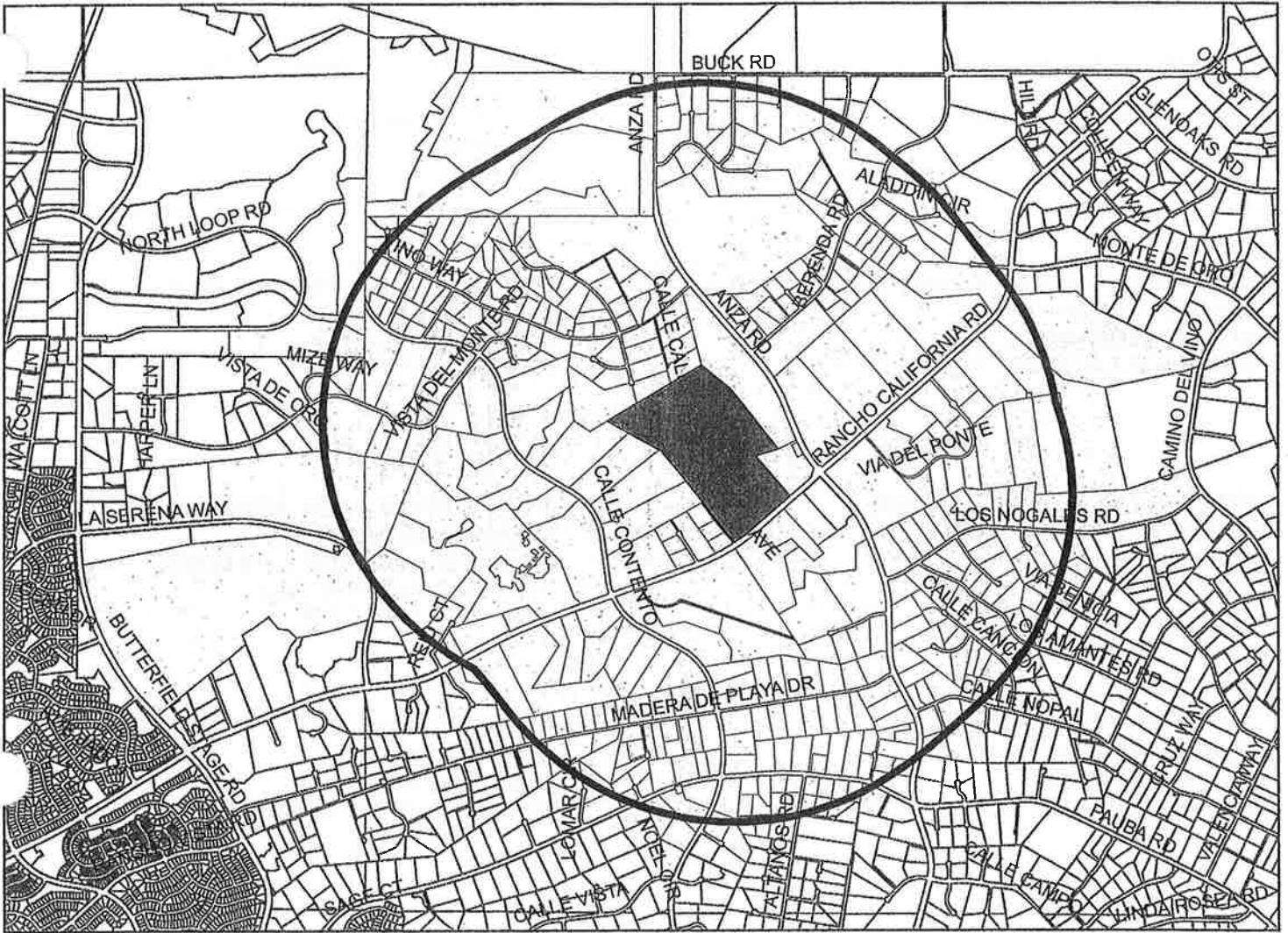
NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor
Riverside, Ca. 92502

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

AG01011 (5280 feet buffer)



Selected Parcels

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

rst 90 parcels shown



3,250 1,625 0 3,250 Feet

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

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

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

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

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

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

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

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

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

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

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

ASMT: 927350028, APN: 927350028
WILLIAM STOCKERT
P O BOX 2727
BLUE JAY CA 92317

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

ASMT: 943130008, APN: 943130008
ANN ZUN, ETAL
33105 VISTA DEL MONTE
TEMECULA, CA. 92591

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

ASMT: 943130009, APN: 943130009
GAIL BRADLEY, ETAL
33133 VISTA DEL MONTE
TEMECULA, CA. 92591

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

ASMT: 943140005, APN: 943140005
SUSHEILA SHEAGLEY, ETAL
39425 CALLE CONTENTO
TEMECULA, CA. 92591

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

ASMT: 943140006, APN: 943140006
JUDITH GORMAN, ETAL
39485 CALLE CONTENTO
TEMECULA, CA. 92591

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

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

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

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

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

ASMT: 943140014, APN: 943140014
NICOLE SCHULER
33100 VISTA DEL MONTE
TEMECULA CA 92591

ASMT: 943150013, APN: 943150013
MARIA RUBIO, ETAL
119 LITTLE QUARRY RD
GAITHERSBURG MD 20878

ASMT: 943150023, APN: 943150023
M MCDERMOTT, ETAL
33135 VINO WAY
TEMECULA, CA. 92591

ASMT: 943150017, APN: 943150017
MARY SAENZ, ETAL
39360 CALLE CONTENTO
TEMECULA, CA. 92591

ASMT: 943150024, APN: 943150024
LINDA WOLFE, ETAL
STE 200
31915 RANCHO CALIFORNIA
TEMECULA CA 92591

ASMT: 943150018, APN: 943150018
TRACY PETERLIN, ETAL
C/O TRUST HOLDING SVC CO
P O BOX 3836
CHATSWORTH CA 91313

ASMT: 943150025, APN: 943150025
PATRICIA PAYNE, ETAL
39790 AVENIDA ARIZONA
TEMECULA, CA. 92591

ASMT: 943150019, APN: 943150019
ANNEMARIE COTA, ETAL
C/O ANNEMARIE COTA
39825 AVENIDA ARIZONA
TEMECULA, CA. 92591

ASMT: 943150026, APN: 943150026
DENISE AUGUSTINE, ETAL
33235 VINO WAY
TEMECULA, CA. 92591

ASMT: 943150020, APN: 943150020
LOREE PERRIN, ETAL
C/O VICTOR WARREN HUPP
21851 NEWLAND NO 146
HUNTINGTON BEACH CA 92646

ASMT: 943150027, APN: 943150027
TED DANA
33275 VINO WAY
TEMECULA CA 92591

ASMT: 943150021, APN: 943150021
MARTHA PONCE
3736 E 57TH ST
HAYWOOD CA 90270

ASMT: 943150028, APN: 943150028
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P O BOX 891688
TEMECULA CA 92589

ASMT: 943150022, APN: 943150022
KIMBERLY MITCHELL
33055 VINO WAY
TEMECULA, CA. 92591

ASMT: 943150029, APN: 943150029
MONICA BALTATU
22 CEDAR TREE LN
IRVINE CA 92612

ASMT: 943150030, APN: 943150030
CYNTHIA PHILLIPS, ETAL
39400 CALLE CONTENTO
TEMECULA, CA. 92591

ASMT: 943160023, APN: 943160023
MARJORIE SPENCE, ETAL
39360 AVENIDA ARIZONA
TEMECULA, CA. 92591

ASMT: 943150031, APN: 943150031
PATRICIA EBERT, ETAL
186 N SHATTUCK PL
ORANGE CA 92866

ASMT: 943160024, APN: 943160024
DELLA HARRIS, ETAL
39700 AVENIDA ARIZONA RD
TEMECULA, CA. 92591

ASMT: 943160005, APN: 943160005
RHONDA HENSLEY, ETAL
1343 VERSANTE CIR
CORONA CA 92881

ASMT: 943160026, APN: 943160026
YOLANDA ROBINSON, ETAL
39600 AVENIDA ARIZONA
TEMECULA CA 92591

ASMT: 943160006, APN: 943160006
DEBRA SEAL, ETAL
P O BOX 892215
TEMECULA CA 92589

ASMT: 943160029, APN: 943160029
JOHN PAIGE, ETAL
39682 SANTANA DR
TEMECULA, CA. 92591

ASMT: 943160007, APN: 943160007
KARY JENSEN HEDEGAARD, ETAL
39615 AVENIDA ARIZONA
TEMECULA, CA. 92591

ASMT: 943160030, APN: 943160030
ROBERTA HOPP, ETAL
39610 SANTANA DR
TEMECULA, CA. 92591

ASMT: 943160008, APN: 943160008
YVONNE OKERSON, ETAL
33180 VINO WAY
TEMECULA, CA. 92591

ASMT: 943160031, APN: 943160031
DONNA HELSOM, ETAL
33284 VINO WAY
TEMECULA, CA. 92591

ASMT: 943160020, APN: 943160020
BETTY DANG, ETAL
33142 VINO WAY
TEMECULA, CA. 92590

ASMT: 943160032, APN: 943160032
PAI LING CHU, ETAL
87 SPLENDOR
IRVINE CA 92618

ASMT: 943170010, APN: 943170010
BERYL WOODING, ETAL
33495 VINO WAY
TEMECULA CA 92591

ASMT: 943170017, APN: 943170017
TAMMY KRISTOFFERSEN
42200 CALLE BARBONA
TEMECULA CA 92592

ASMT: 943170011, APN: 943170011
TAMARA FLUBACHER, ETAL
33475 VINO WAY
TEMECULA, CA. 92591

ASMT: 943170019, APN: 943170019
TRACI DEWEY, ETAL
39720 BUENOS WAY
TEMECULA, CA. 92591

ASMT: 943170012, APN: 943170012
ALICIA MARTINEZ, ETAL
33434 VISTA DEL MONTE
TEMECULA, CA. 92591

ASMT: 943170020, APN: 943170020
HELEN LIM, ETAL
525 PLAZA DEL CID
CHULA VISTA CA 91910

ASMT: 943170013, APN: 943170013
HSUEH LAN, ETAL
P O BOX 1800
WEST COVINA CA 91793

ASMT: 943170021, APN: 943170021
TIMOTHY FAULKNER, ETAL
C/O TIMOTHY A FAULKNER
39500 BUENOS WAY
TEMECULA, CA. 92591

ASMT: 943170014, APN: 943170014
HOLLY IVERSON, ETAL
39610 PATAGONIA CT
TEMECULA, CA. 92591

ASMT: 943170022, APN: 943170022
JOANN PULSIPHER, ETAL
STE A110
39755 MURRIETA HOT SPGS
MURRIETA CA 92563

ASMT: 943170015, APN: 943170015
CANDICE STEVENS, ETAL
571 H CRANE ST
LAKE ELSINORE CA 92530

ASMT: 943170023, APN: 943170023
WALTER LIFSEY
750 MILLER ST NO 901
SAN JOSE CA 95110

ASMT: 943170016, APN: 943170016
DIANE DEWENTER, ETAL
39673 GRANJA CT
TEMECULA, CA. 92591

ASMT: 943170024, APN: 943170024
QIONG KAY, ETAL
39647 PATAGONIA CT
TEMECULA CA 92591



ASMT: 943170025, APN: 943170025
DOROTHY CAKE
39621 PATAGONIA CT
TEMECULA, CA. 92591

ASMT: 943190024, APN: 943190024
JOAN GALLOWAY, ETAL
33612 VINO WAY
TEMECULA CA 92590

ASMT: 943170026, APN: 943170026
MARIAN HAWKEY
1534 COUNTRY CLUB DR
ESCONDIDO CA 92029

ASMT: 943190025, APN: 943190025
FRANCES HOWARD, ETAL
33614 VINO WAY
TEMECULA, CA. 92591

ASMT: 943180004, APN: 943180004
ALNI, ETAL
24933 ARIELLA DR
CALABASAS CA 91302

ASMT: 943190026, APN: 943190026
DOROTHY CARFRAE, ETAL
869 DOROTHEA RD
LA HABRA HEIGHTS CA 90631

ASMT: 943190007, APN: 943190007
JILL HERNANDEZ, ETAL
39757 CALLE CABERNET
TEMECULA, CA. 92591

ASMT: 943190028, APN: 943190028
PAMELA WANTINK, ETAL
33583 VINO WAY
TEMECULA CA 92591

ASMT: 943190019, APN: 943190019
THOMAS HARNEY, ETAL
39817 CALLE CABERNET
TEMECULA, CA. 92591

ASMT: 943190029, APN: 943190029
CAROL BUCK, ETAL
33625 VINO WAY
TEMECULA, CA. 92591

ASMT: 943190020, APN: 943190020
JULIE MILLER, ETAL
39897 CALLE CABERNET
TEMECULA, CA. 92591

ASMT: 943190030, APN: 943190030
LISA YODER, ETAL
33667 VINO WAY
TEMECULA, CA. 92591

ASMT: 943190022, APN: 943190022
MARGARET LUCEY, ETAL
39957 CALLE CABERNET
TEMECULA, CA. 92591

ASMT: 943190031, APN: 943190031
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2941 UNICORNIO ST NO A
CARLSBAD CA 92009

ASMT: 943190032, APN: 943190032
DIANNE NASH, ETAL
33425 VISTA DEL MONTE
TEMECULA, CA. 92591

ASMT: 943200016, APN: 943200016
LYLE KNODE, ETAL
P O BOX 892065
TEMECULA CA 92589

ASMT: 943190033, APN: 943190033
LINDA KRAUS
39581 SPERRY CT
TEMECULA, CA. 92591

ASMT: 943200017, APN: 943200017
THELMA JOHNSON
939 W BAY AVE
NEWPORT BEACH CA 92661

ASMT: 943190034, APN: 943190034
SHANA HILL, ETAL
40124 SPERRY CT
TEMECULA, CA. 92591

ASMT: 943200020, APN: 943200020
CAROL HALEY, ETAL
39625 ANZA RD
TEMECULA, CA. 92591

ASMT: 943190035, APN: 943190035
LORRAINE CERWIN, ETAL
33588 VINO WAY
TEMECULA, CA. 92591

ASMT: 943200026, APN: 943200026
SILVANA LUNETTO, ETAL
39840 CALLE DE VINEDOS
TEMECULA, CA. 92591

ASMT: 943190036, APN: 943190036
DIANE TREADWAY, ETAL
P O BOX 891376
TEMECULA CA 92589

ASMT: 943200027, APN: 943200027
CAROLYN MAYFIELD, ETAL
39800 CALLE DE VINEDOS
TEMECULA, CA. 92591

ASMT: 943190037, APN: 943190037
KARI WESTLING, ETAL
39676 GRANJA ST
TEMECULA, CA. 92591

ASMT: 943200030, APN: 943200030
ROSALYN BRAINARD, ETAL
P O BOX 892544
TEMECULA CA 92589

ASMT: 943200015, APN: 943200015
KATHLEEN A FAMILY TRUST, ETAL
C/O GERALD CURRAN
P O BOX 891092
TEMECULA CA 92589

ASMT: 943210007, APN: 943210007
ROBIN RENNAKER, ETAL
33805 VINO WAY
TEMECULA, CA. 92591

ASMT: 943210009, APN: 943210009
EILEEN RIVARD
40205 CALLE CABERNET
TEMECULA, CA. 92591

ASMT: 943230005, APN: 943230005
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
3403 10TH ST STE 500
RIVERSIDE CA 92501

ASMT: 943210010, APN: 943210010
JODI DUBOTS, ETAL
33775 CORTE PRIVADA
TEMECULA, CA. 92591

ASMT: 943240004, APN: 943240004
FALKNER WINERY INC
7625 HILLSIDE DR
LA JOLLA CA 92037

ASMT: 943210012, APN: 943210012
NALINI PATEL, ETAL
978 S LADAN LN
ANAHEIM HILLS CA 92808

ASMT: 943240006, APN: 943240006
RAUL RAMIREZ
440 W MARKHAM ST
PERRIS CA 92571

ASMT: 943210014, APN: 943210014
FELICITAS YAKUT, ETAL
39820 CALLE CONTENTO
TEMECULA CA 92591

ASMT: 943250001, APN: 943250001
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

ASMT: 943220002, APN: 943220002
RUTH MAIS, ETAL
P O BOX 892075
TEMECULA CA 92589

ASMT: 943250012, APN: 943250012
GÜZEL VEASEY, ETAL
STE 107 255
30520 RCHO CALIF RD
TEMECULA CA 92591

ASMT: 943230001, APN: 943230001
109 ACRES
C/O JAMES CARTER
P O BOX 28739
SANTA ANA CA 92799

ASMT: 943250013, APN: 943250013
COLLEEN KLINE, ETAL
P O BOX 893713
TEMECULA CA 92589

ASMT: 943230004, APN: 943230004
DARA ZHANG, ETAL
32301 CORTE PALACIO
TEMECULA CA 92591

ASMT: 943250014, APN: 943250014
DENISE KILPATRICK, ETAL
40853 BUCHAREST ST
TEMECULA, CA. 92591

ASMT: 943250015, APN: 943250015
EDWARD TANDY, ETAL
3824 BROADWAY NO 2
OAKLAND CA 94611

ASMT: 943270001, APN: 943270001
JOYCE MCGINLEY, ETAL
39693 CALLE CABERNET
TEMECULA, CA. 92591

ASMT: 943250016, APN: 943250016
MARGARET CONNELLY, ETAL
P O BOX 891311
TEMECULA CA 92589

ASMT: 943270002, APN: 943270002
OWB REO
C/O ONEWEST BANK
2900 ESPERANZA CROSSING
AUSTIN TX 78758

ASMT: 943250017, APN: 943250017
VIOLET HAMILTON
2341 SABLE TREE CIR
TUSTIN CA 92780

ASMT: 943270003, APN: 943270003
HOLLAND CHILDHOUSE, ETAL
39617 CALLE CABERNET
TEMECULA, CA. 92591

ASMT: 943250018, APN: 943250018
CALVARY CHAPEL BIBLE FELLOWSHIP
34180 RANCHO CALIFORNIA
TEMECULA CA 92591

ASMT: 943270004, APN: 943270004
VICKIE DYSON
PMB 165
30520 RCHO CALIF RD 107
TEMECULA CA 92591

ASMT: 943250019, APN: 943250019
MARVIN SMOTRICH, ETAL
4957 CALVIN AVE
TARZANA CA 91356

ASMT: 943270005, APN: 943270005
C STEVENS, ETAL
C/O LILLY MORRISON
39650 PATAGONIA CT
TEMECULA CA 92591

ASMT: 943250021, APN: 943250021
CALVARY CHAPEL BIBLE FELLOWSHIP INC
34180 RANCHO CALIFORNIA RD
TEMECULA, CA. 92591

ASMT: 943270006, APN: 943270006
VALERIE LANNI, ETAL
39517 CALLE CABERNET
TEMECULA, CA. 92591

ASMT: 943260027, APN: 943260027
TEMECULA VINEYARD ESTATES
41391 KALMIA ST STE 200
MURRIETA CA 92562

ASMT: 943270007, APN: 943270007
MARIA GUEVARRA, ETAL
39511 CALLE CABERNET
TEMECULA, CA. 92591

ASMT: 943270008, APN: 943270008
PGD INV
C/O JUDI WHITE
711 E IMPERIAL HWY NO 200
BREA CA 92821

ASMT: 943280005, APN: 943280005
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P O BOX 892922
TEMECULA CA 92589

ASMT: 943270009, APN: 943270009
KAREN FARR, ETAL
39512 CALLE CABERNET
TEMECULA, CA. 92591

ASMT: 943280006, APN: 943280006
MELANIE KUEHNEL, ETAL
40174 CALLE CALETA
TEMECULA, CA. 92591

ASMT: 943270010, APN: 943270010
EMELEZE ROSS, ETAL
39526 CALLE CABERNET
TEMECULA, CA. 92591

ASMT: 943280007, APN: 943280007
JOHN REINGRUBER
40250 CALLE CALETA
TEMECULA, CA. 92591

ASMT: 943270011, APN: 943270011
JACQUELINE DIAZ, ETAL
39552 CALLE CABERNET
TEMECULA, CA. 92591

ASMT: 943280008, APN: 943280008
CARMEN BASHE, ETAL
40284 CALLE CALETA
TEMECULA, CA. 92591

ASMT: 943280001, APN: 943280001
SHARON DILDAY, ETAL
40070 CALLE CABERNET
TEMECULA CA 92591

ASMT: 951090001, APN: 951090001
WENDY SOO, ETAL
1432 SANTA FE DR
TUSTIN CA 92780

ASMT: 943280002, APN: 943280002
GABRIELLA SEBOK, ETAL
40134 CALLE CABERNET
TEMECULA CA 92591

ASMT: 951090019, APN: 951090019
MEI HSIN, ETAL
23 OLD PALI PL
HONOLULU HI 96817

ASMT: 943280004, APN: 943280004
CHATEAU DHUIS
3350 E 7TH ST NO 811
LONG BEACH CA 90804

ASMT: 951090020, APN: 951090020
ANGELA STEVANUS, ETAL
33497 MADERA DE PLAYA
TEMECULA, CA. 92592



ASMT: 951090027, APN: 951090027
BARRETT BIRD
21812 VIA DEL LAGO
TRABUCO CANYON CA 92679

ASMT: 951110005, APN: 951110005
MARIA BORGES, ETAL
33650 MADERA DE PLAYA DR
TEMECULA, CA. 92592

ASMT: 951090028, APN: 951090028
NORA BABER, ETAL
33442 MADERA DE PLAYA ST
TEMECULA, CA. 92592

ASMT: 951110006, APN: 951110006
PHILIP LEWIS
33700 MADERA DE PLAYA DR
TEMECULA, CA. 92592

ASMT: 951100001, APN: 951100001
TRUST, ETAL
C/O MICHAEL W NEWCOMB
43460 RIDGE PARK STE 200
TEMECULA CA 92590

ASMT: 951110007, APN: 951110007
EILEEN RUNDE, ETAL
33718 MADERA DE PLAYA DR
TEMECULA CA 92590

ASMT: 951110001, APN: 951110001
TANUYA BIVIN, ETAL
33502 MADERA DE PLAYA DR
TEMECULA, CA. 92592

ASMT: 951110008, APN: 951110008
LAEL HALL, ETAL
P O BOX 986
TEMECULA CA 92593

ASMT: 951110002, APN: 951110002
LAURA GILLIAM, ETAL
33510 MADERA DE PLAYA DR
TEMECULA, CA. 92592

ASMT: 951110009, APN: 951110009
PATRICK DILLON
33545 MADERA DE PLAYA DR
TEMECULA, CA. 92592

ASMT: 951110003, APN: 951110003
BRICE PERRY
33550 MADERA DE PLAYA DR
TEMECULA, CA. 92592

ASMT: 951110010, APN: 951110010
MICHELLE UYS, ETAL
33605 MADERA DE PLAYA DR
TEMECULA, CA. 92592

ASMT: 951110004, APN: 951110004
VICKY RANEY, ETAL
33600 MADERA DE PLAYA DR
TEMECULA, CA. 92592

ASMT: 951110011, APN: 951110011
KIMBERLY ADAMIC, ETAL
33685 MADRA DE PLAYA DR
TEMECULA, CA. 92592

ASMT: 951110018, APN: 951110018
JOSEFINA BECK, ETAL
P O BOX 891143
TEMECULA CA 92589

ASMT: 951110028, APN: 951110028
J CARDILLO LEE
41575 ARROYO VISTA RD
TEMECULA, CA. 92592

ASMT: 951110019, APN: 951110019
MADELEINE BLOOMER, ETAL
41615 ROWLAND CT
TEMECULA, CA. 92592

ASMT: 951120023, APN: 951120023
KRISTEN LACOMBE
41101 LOMAR CIR
TEMECULA, CA. 92592

ASMT: 951110020, APN: 951110020
RUPALI HAWRANIK, ETAL
41595 ROWLAND CT
TEMECULA CA 92592

ASMT: 951120024, APN: 951120024
AMNON YADIN
5736 OWENS DR NO 204
PLEASANTON CA 94588

ASMT: 951110023, APN: 951110023
SANTA KURAITIS, ETAL
41610 ROWLAND CT
TEMECULA, CA. 92592

ASMT: 951120025, APN: 951120025
RENEE GOODACRE, ETAL
41200 LOMAR CIR
TEMECULA, CA. 92592

ASMT: 951110024, APN: 951110024
DENA MACIAS, ETAL
41590 ROWLAND CT
TEMECULA, CA. 92592

ASMT: 951130004, APN: 951130004
MARIE WEAVER, ETAL
33740 MADERA DE PLAYA DR
TEMECULA, CA. 92592

ASMT: 951110025, APN: 951110025
JEANNE UGARTE, ETAL
33735 MADERA DE PLAYA
TEMECULA, CA. 92592

ASMT: 951130005, APN: 951130005
MARIE WEAVER, ETAL
33740 MADERA DE PLAYA
TEMECULA CA 92592

ASMT: 951110027, APN: 951110027
MARCIA SCHAEFER
33721 MADERA DE PLAYA DR
TEMECULA, CA. 92592

ASMT: 951130006, APN: 951130006
MADHUJA CHATTERJEE, ETAL
7 SALVO
IRVINE CA 92606

ASMT: 951130007, APN: 951130007
 SHARON FERRE, ETAL
 33966 MADERA DE PLAYA DR
 TEMECULA, CA. 92592

ASMT: 951130014, APN: 951130014
 SUZANNE MALHERBE, ETAL
 33951 MADERA DE PLAYA
 TEMECULA CA 92592

ASMT: 951130008, APN: 951130008
 MARY MARTIN
 33985 MADERA DE PLAYA DR
 TEMECULA, CA. 92592

ASMT: 951130015, APN: 951130015
 THERESA RONAN, ETAL
 34192 PAUBA RD
 TEMECULA, CA. 92592

ASMT: 951130009, APN: 951130009
 RICHARD HARVEY
 33747 MADERA DE PLAYA
 TEMECULA, CA. 92592

ASMT: 951130016, APN: 951130016
 EVONNE MCMAHON, ETAL
 34222 PAUBA RD
 TEMECULA, CA. 92592

ASMT: 951130010, APN: 951130010
 MAYLIN NAVARRO, ETAL
 33771 MADERA DE PLAYA ST
 TEMECULA, CA. 92592

ASMT: 951130017, APN: 951130017
 DEBORAH MARTIN, ETAL
 41615 CALLE CONTENTO
 TEMECULA, CA. 92592

ASMT: 951130011, APN: 951130011
 DEBRA ALVARADO, ETAL
 33851 MADERA DE PLAYA
 TEMECULA, CA. 92592

ASMT: 951130025, APN: 951130025
 CREATIVE SPACE INNOVATION
 C/O KENDALL WOOTAEK
 4322 WILSHIRE BLV NO 300
 LOS ANGELES CA 90010

ASMT: 951130012, APN: 951130012
 JUDY UHRICH, ETAL
 33883 MADERA DE PLAYA
 TEMECULA, CA. 92592

ASMT: 951140001, APN: 951140001
 JOSEPHINE ADAMS
 34655 CALLE BELLA LOMA
 TEMECULA, CA. 92592

ASMT: 951130013, APN: 951130013
 DEBRA TAYLOR, ETAL
 33933 MADERA DE PLAYA
 TEMECULA, CA. 92592

ASMT: 951140002, APN: 951140002
 ZOOZEE ENTERPRISES INC
 21856 THIMBLEBERRY CT
 CORONA CA 92883

ASMT: 951140003, APN: 951140003
SALLY MARTINEZ, ETAL
34791 CALLE BELLA LOMA
TEMECULA, CA. 92592

ASMT: 951140012, APN: 951140012
LORI NAYLOR, ETAL
13834 RECUERDO DR
DEL MAR CA 92014

ASMT: 951140004, APN: 951140004
GREY GOOSE
C/O BRENDA CARTER
34795 CALLE BELLA LOMA
TEMECULA, CA. 92592

ASMT: 951140013, APN: 951140013
ESTHER JOINSON, ETAL
34478 MADERA DE PLAYA DR
TEMECULA, CA. 92592

ASMT: 951140007, APN: 951140007
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41432 CALLE CONTENTO
TEMECULA, CA. 92592

ASMT: 951140014, APN: 951140014
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TEMECULA CA 92593

ASMT: 951140008, APN: 951140008
JUNE MAHURIN, ETAL
41460 CALLE CONTENTO RD
TEMECULA, CA. 92592

ASMT: 951140015, APN: 951140015
SANDRA RAMIREZ, ETAL
34652 MADERA DE PLAYA DR
TEMECULA, CA. 92592

ASMT: 951140009, APN: 951140009
GEORGENE RAISNER, ETAL
34020 MADERA DE PLAYA
TEMECULA, CA. 92592

ASMT: 951140016, APN: 951140016
LEONORA WEST
34790 MADERA DE PLAYA DR
TEMECULA, CA. 92592

ASMT: 951140010, APN: 951140010
LAURA TURNBOW, ETAL
34200 MADERA DE PLAYA DR
TEMECULA, CA. 92592

ASMT: 951140025, APN: 951140025
CHRISTINE DECLERK, ETAL
34790 PAUBA RD
TEMECULA, CA. 92592

ASMT: 951140011, APN: 951140011
NANCY DICK, ETAL
34292 MADERA DE PLAYA DR
TEMECULA, CA. 92592

ASMT: 951140026, APN: 951140026
J BURGESS OBRIEN, ETAL
34708 PAUBA RD
TEMECULA, CA. 92592

ASMT: 951140028, APN: 951140028
MARJORIE COUGHLIN
34528 PAUBA RD
TEMECULA, CA. 92592

ASMT: 951140035, APN: 951140035
PAULENE HELME, ETAL
34201 MADERA DE PLAYA
TEMECULA, CA. 92592

ASMT: 951140029, APN: 951140029
JOSEPH BERGMAN
34430 PAUBA RD
TEMECULA, CA. 92592

ASMT: 951140036, APN: 951140036
SHAWN BECKMAN, ETAL
34475 MADERA DE PLAYA DR
TEMECULA, CA. 92592

ASMT: 951140030, APN: 951140030
MAXINE HEILLER
P O BOX 1653
TEMECULA CA 92593

ASMT: 951140037, APN: 951140037
ADRIAN MCGREGOR, ETAL
P O BOX 894108
TEMECULA CA 92589

ASMT: 951140031, APN: 951140031
PATRICIA GARZA, ETAL
41648 CALLE CONTENTO
TEMECULA, CA. 92592

ASMT: 951140038, APN: 951140038
MARTHA POTTER, ETAL
10101 KNUTH
VILLA PARK CA 92861

ASMT: 951140032, APN: 951140032
FRANK GARZA
41648 CALLE CONTENTO RD
TEMECULA CA 92592

ASMT: 951140042, APN: 951140042
SKATE RANCH
C/O G B VAN ROEKEL
2506 ROYAL VIEW RD
ESCONDIDO CA 92027

ASMT: 951140033, APN: 951140033
MARY BISHOP
P O BOX 30
PALA CA 92059

ASMT: 951140046, APN: 951140046
NANCY VAN, ETAL
34353 MADERA DE PLAYA DR
TEMECULA, CA. 92592

ASMT: 951140034, APN: 951140034
JOAN GOLDSMITH, ETAL
34015 MADERA DE PLAYA
TEMECULA, CA. 92592

ASMT: 951140052, APN: 951140052
LIZABETH MULLIGANCODET, ETAL
27351 ORTEGA HWY
SAN JUAN CAPO CA 92675

ASMT: 951140053, APN: 951140053
DORENA JOHNSON
34650 PAUBA RD
TEMECULA, CA. 92592

ASMT: 951150009, APN: 951150009
ADAM TRUJILLO
41625 ALTANOS RD
TEMECULA, CA. 92591

ASMT: 951140056, APN: 951140056
GIZELLA CZIRAKI, ETAL
15611 SUNFLOWER LN
HUNTINGTON BEACH CA 92647

ASMT: 951150010, APN: 951150010
VICTORIA MENDOZA, ETAL
34490 CALAC RD
TEMECULA, CA. 92592

ASMT: 951140059, APN: 951140059
DESTINY VINEYARDS
P O BOX 4026
CHATSWORTH CA 91313

ASMT: 951150011, APN: 951150011
DAVID JORDAN
31026 MIRA LOMA DR
TEMECULA CA 92592

ASMT: 951140063, APN: 951140063
FOSSANOVA 42.1
41391 KALMIA NO 100
MURRIETA CA 92562

ASMT: 951150012, APN: 951150012
STACI GREENAWAY, ETAL
34415 PAUBA RD
TEMECULA, CA. 92592

ASMT: 951140065, APN: 951140065
NELSON LAND CO
27450 YNEZ RD STE 222
TEMECULA CA 92591

ASMT: 951150013, APN: 951150013
DUANE MITCHELL
34410 CALAC RD
TEMECULA, CA. 92592

ASMT: 951150003, APN: 951150003
MARIA RAMIREZ, ETAL
34452 CALAC RD
TEMECULA, CA. 92592

ASMT: 951150014, APN: 951150014
PATRICIA BAAL, ETAL
34449 PAUBA RD
TEMECULA, CA. 92592

ASMT: 951150008, APN: 951150008
PATRICIA ROBERTS, ETAL
34525 PAUBA RD
TEMECULA, CA. 92592

ASMT: 951150015, APN: 951150015
ANGELA WILLEY, ETAL
34450 KAMPEN ST
TEMECULA, CA. 92592

ASMT: 951150016, APN: 951150016
THOMAS MARTENS, ETAL
34495 CALAC RD
TEMECULA, CA. 92592

ASMT: 951160018, APN: 951160018
MARTHA KLEINER, ETAL
216 N GLENROY AVE
LOS ANGELES CA 90049

ASMT: 951150017, APN: 951150017
KURT LEMBACH
3633 ALBERT ST
SAN DIEGO CA 92103

ASMT: 951190005, APN: 951190005
MINDY SMITH, ETAL
41700 CALLE CONTENTO
TEMECULA, CA. 92592

ASMT: 951160001, APN: 951160001
MARIANNE OBRIEN, ETAL
34521 PAUBA RD
TEMECULA, CA. 92592

ASMT: 951190006, APN: 951190006
AMBER GENTRY, ETAL
P O BOX 890848
TEMECULA CA 92589

ASMT: 951160002, APN: 951160002
GREGORY QUIGLEY
34575 PAUBA RD
TEMECULA, CA. 92592

ASMT: 951270001, APN: 951270001
NORMA SCHOEDL, ETAL
34721 MADERA DE PLAYA
TEMECULA, CA. 92592

ASMT: 951160003, APN: 951160003
JOAN RULISON, ETAL
34635 PAUBA RD
TEMECULA, CA. 92592

ASMT: 951270002, APN: 951270002
DIANNE DUVAL, ETAL
41205 ANZA RD
TEMECULA, CA. 92592

ASMT: 951160004, APN: 951160004
BEVERLY ANDERSON
34735 PAUBA RD
TEMECULA, CA. 92592

ASMT: 951270003, APN: 951270003
MARY SCHAFFER, ETAL
41297 ANZA RD
TEMECULA, CA. 92592

ASMT: 951160008, APN: 951160008
MAI TRAN, ETAL
33026 TERRACE DR
TEMECULA CA 92592

ASMT: 951270005, APN: 951270005
THERESA THERRIEN, ETAL
41381 ANZA RD
TEMECULA, CA. 92592



ASMT: 951270006, APN: 951270006
AMBER PRESTON, ETAL
41475 ANZA RD
TEMECULA, CA. 92592

ASMT: 951270015, APN: 951270015
DONNA DORAN, ETAL
18500 HWY 22 N
WILDERSVILLE IN 38388

ASMT: 951270008, APN: 951270008
ARLENE WILKINSON
34972 PAUBA RD
TEMECULA, CA. 92592

ASMT: 964180001, APN: 964180001
RIVERSIDE COUNTY PUBLIC FIN AUTHORITY
C/O JOE RANK
3535 10TH ST STE 300
RIVERSIDE CA 92501

ASMT: 951270009, APN: 951270009
MARY LESMEISTER, ETAL
34653 MADERA DE PLAYA
TEMECULA, CA. 92592

ASMT: 964180002, APN: 964180002
OPEN SPACE, ETAL
4600 CRESTMORE RD
RIVERSIDE CA 92519

ASMT: 951270011, APN: 951270011
LORA SANDERS, ETAL
41425 FLOYD CT
TEMECULA, CA. 92592

ASMT: 964180015, APN: 964180015
REGENTS OF THE UNIVERSITY OF CALIF
C/O REAL ESTATE SERVICES GROUP
1111 FRANKLIN ST 6TH FL
OAKLAND CA 94607

ASMT: 951270012, APN: 951270012
MENA GOMEZ, ETAL
34882 PAUBA RD
TEMECULA, CA. 92592

ASMT: 964180016, APN: 964180016
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 951270013, APN: 951270013
DONNA ROBERTS, ETAL
41382 VIA CON DIOS
TEMECULA CA 92592

ASMT: 964180029, APN: 964180029
RORIPAUGH VALLEY RESTORATION
C/O STEVEN SWARTZ
482 N ROSEMEAD STE 103
PASADENA CA 91107

ASMT: 951270014, APN: 951270014
EURO PRECAST CONCRETE
C/O WALTER KURCZYNSKI
41602 CORTE AZULEJO
TEMECULA CA 92592

ASMT: 965250002, APN: 965250002
ADRIANA DAHLEN, ETAL
P O BOX 456
HOLUALOA HI 96725

ASMT: 965250003, APN: 965250003
TIFFANY RICHTER, ETAL
41800 CALLE CONTENTO
TEMECULA, CA. 92592

ASMT: 965250004, APN: 965250004
LINDA FRAZIER, ETAL
34123 PAUBA RD
TEMECULA, CA. 92592

ASMT: 965250005, APN: 965250005
ASHLEY SIGEL
P O BOX 506
TEMECULA CA 92593

Dept of Conservation
801 K Street, MS 24-01
Sacramento, CA 95814

Riverside Local Agency
Formation Commission
3850 Vine St. Suite 110
Riverside, CA 92507

Jim Carter
34843 Rancho Ca Rd
Temecula, CA 92591

Hunsaker & Associates
43460 Ridge Park Dr.
Suite # 220
Temecula, CA 92590



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Agricultural Preserve No. 1011/ Plot Plan No. 23017 / Environmental Assessment No. 41524

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: Kinika Hesterly/Halimah Shenghur Title: Project Planner Date: July 31, 2012

Applicant/Project Sponsor: Jim Carter Date Submitted: October 27, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

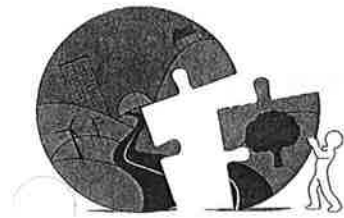
Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Kinika Hesterly at (951) 955-1888 or Halimah Shenghur at (951) 955-3250.

Please charge deposit fee case#: ZEA41524 ZCFG04869

FOR COUNTY CLERK'S USE ONLY

[Empty rectangular box for County Clerk's use]



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

Environmental Assessment No. 41524 / Agricultural Preserve No. 1011/ Plot Plan No. 23017
Project Title/Case Numbers

Kinika Hesterly/ Halimah Shenghur (951) 955-1888/ (951) 955-3250
County Contact Person Phone Number

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

Jim Carter 34843 Rancho California Rd, Temecula, CA 92591
Project Applicant Address

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

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. The plot plan 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.
Project Description

To advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on August 28, 2012, and has the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,101.50 + \$64.00).
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Signature Title Date
Date Received for Filing and Posting at OPR: _____
DM/rj

Please charge deposit fee case#: ZEA41524 ZCFG04869

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * T0709011

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SPRUCE GROVE INC \$64.00
paid by: CK 1203
CALF FISH & GAME FOR EA41524 / EIR00520
paid towards: CFG04869 CALIF FISH & GAME: DOC FEE
at parcel: 34305 RANCHO CALIFORNIA RD TEM
appl type: CFG3

By _____ Aug 15, 2007 15:11
WCHEN posting date Aug 15, 2007

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1010791

1080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SPRUCE GROVE INC \$2,010.25
paid by: CK 005005
CALF FISH & GAME FOR EA41524 / EIR00520
paid towards: CFG04869 CALIF FISH & GAME: DOC FEE
at parcel: 34305 RANCHO CALIFORNIA RD TEM
appl type: CFG3

By _____ Sep 28, 2010 07:45
MGARDNER posting date Sep 28, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1200074

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SPRUCE GROVE INC \$91.25
paid by: CK 005079
CALF FISH & GAME FOR EA41524 / EIR00520
paid towards: CFG04869 CALIF FISH & GAME: DOC FEE
at parcel: 34305 RANCHO CALIFORNIA RD TEM
appl type: CFG3

By _____ Jan 04, 2012 13:25
GLKING posting date Jan 04, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$91.25

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