



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
**Interim Planning Director**

**DATE: June 30, 2014**

**TO: Clerk of the Board of Supervisors**

**FROM: Planning Department - Riverside Office**

**SUBJECT: TR31444M2/CZ07827**

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |   |  |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT)                   | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | 3 <sup>rd</sup> District - Press Enterprise and The Californian  |
| <input type="checkbox"/> Place on Consent Calendar  | <input checked="" type="checkbox"/> No New Environmental Documentation Required                            |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                         |

**Designate Newspaper used by Planning Department for Notice of Hearing: 3<sup>rd</sup> District Press-Enterprise and The Californian**

**Documents to be sent to County Clerk's Office for Posting within five days:**

Notice of Determination  
California Department of Fish & Wildlife Receipt (CFG06067)

**Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.**

**Requesting July 29, 2014 BOS date.**

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

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



**FROM:** TLMA – Planning Department


**SUBMITTAL DATE:**  
July 17, 2014

**SUBJECT:** TENTATIVE TRACT MAP NO. 31444, MINOR CHANGE NO. 2 and CHANGE OF ZONE NO. 7827 – No new environmental documentation is required - Applicant: Graperoad, LLC – Engineer/Representative: Ventura Engineering – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture : Agriculture (AG) (10 Acre Minimum) – Temecula Valley Wine Country Policy Area – Location: Southeasterly of Rancho California Road, Westerly of Camino Del Vino, and Southerly of Monte de Oro – 220.9 Gross Acres – Zoning: Citrus Vineyard – 10 Acre (C/V-10) Minimum and Citrus Vineyard – 5 Acres Minimum (C/V-5) – REQUEST: The Minor Change to the Schedule D proposes to subdivide 220.9 gross acres into 24 residential lots, 4 winery lots and 3 production lots. The Change of Zone proposes to change the existing zoning of Citrus Vineyard 5 Acre Minimum and Citrus Vineyard 10 Acre Minimum to Wine Country – Winery Zone.

**RECOMMENDED MOTION:** That the Board of Supervisors:

- FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environmental have been adequately analyzed in the previously certified

JCP:pn

  
 Juan C. Perez  
 TLMA Director/ Interim Planning  
 Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

**SOURCE OF FUNDS:** Deposit based funds

**Budget Adjustment:** N/A

**For Fiscal Year:** N/A

**C.E.O. RECOMMENDATION:**

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

FORM APPROVED COUNTY COUNSEL  
 BY: MICHELLE CLACK  
 DATE: 7/19/14

Departmental Concurrence

- A-30
- 4/5 Vote
- Positions Added
- Change Order

**Prev. Agn. Ref.:**

**District:** 3<sup>rd</sup>

**Agenda Number:**

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: Tentative Tract Map No. 31444 Minor Change No. 2 and Change of Zone No. 7827**

**DATE:** July 17, 2014

**PAGE:** Page 2 of 3

**ENVIRONMENTAL IMPACT REPORT NO. 524** and in the adopted **MITIGATED NEGATIVE DECLARATION** associated with Environmental Assessment No. 39433 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR or MND, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

2. **APPROVE CHANGE OF ZONE NO. 7827**, amending the zoning classification for the subject properties from C/V-5 and C/V-10 Zones to WC-W Zone, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,
3. **ADOPT ORDINANCE NO. 348.4784** amending the zoning in the Rancho California Area shown on Map No. 2.2362 Change of Zone No. 7827 attached hereto and incorporated herein by reference; and,
4. **APPROVE TENTATIVE TRACT MAP NO. 31444 MINOR CHANGE NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

**Summary**

The Project was presented to the Planning Commission for recommendation to the Board on July 16, 2014. During which, a memo regarding changes to Condition of Approval Condition 10 Parks 1 and an update to the Notice of Determination was provided to the Planning Commission. Condition 10 Parks 1 was corrected to condition for the completion of trail grading as part of Phase II. The Notice of Determination was updated to reference the appropriate CEQA sections as described in the Staff Report. Staff also discussed changes to Condition of Approval 50 Trans. 5 and 90 Trans. 2 in regards to undergrounding of utilities. Transportation Department has clarified these conditions to only apply to undergrounding of utilities along Rancho California Road. The memo, its attachments and updates to the Conditions of Approval are provided in this Form 11 as Attachment B. The Planning Commission recommended approval of the project by a vote of 5-0.

**TR31444 Minor Change No. 2**

The Board of Supervisors approved Tentative Tract Map No. 31444 on January 31, 2006 to create three 10-acre winery lots and thirty-eight 5-acres residential lots, a total of 41 lots. A mitigated negative declaration was adopted for TR31444 based on the findings and conclusions in Environmental Assessment No. 39433 (EA 39433). The first minor change (TR31444M1) was approved on September 2, 2008 to reduce the number of lots.

The second minor change (TR31444M2) still proposes to subdivide 220.9 acres. This minor change reduces the total number of lots analyzed in EA 39433 from 41 lots to 31 with 24 residential lots, 4 winery lots and 3 production lots. There is no increase in residential density and the total acreage for the winery lots remains 75 acres. Additionally, reducing the number of residential lots and increasing the amount of agricultural production lots is a net reduction of impacts that were studied in EA 39433. Therefore, the intensity of TR31444 as modified by Minor Change No. 2 would be the same or less than that tentatively approved map analyzed in EA 39433 for the adopted MND.

**The need for Change of Zone No. 7827**

In order to be able to make the finding that the project is in conformance with the recently adopted General Plan Amendment No. 1077 (GPA1077), a Change of Zone from Citrus/Vineyard to Wine Country – Winery Zone is required. GPA1077 placed the project site within the Wine Country – Winery District of the Temecula Valley Wine Country Policy Area which requires the corresponding zoning to be Wine Country – Winery Zone.

**Consistency between TR31444M2 and recently approved General Plan Amendment No. 1077**

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11: Tentative Tract Map No. 31444 Minor Change No. 2 and Change of Zone No. 7827**

**DATE:** July 17, 2014

**PAGE:** Page 3 of 3

TR31444 was approved prior to the adoption of the Temecula Valley Wine Country Policy Area (WCPA). The WCPA policy SWAP 1.5 requires a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps approved after March 11, 2014 within the Winery District. TR31444 was approved in 2006; therefore, the density requirement of SWAP 1.5 does not apply to the proposed TR31444M2. In 2006, TR31444 was approved under the Citrus/Vineyard Policy Area (CVPA) and the Citrus/Vineyard (C/V) Zone. The lots proposed for TR31444M2 are consistent with the minimum lot size requirements of the former CVPA and C/V Zone.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission Hearing.

**ATTACHMENTS:**

- A. **July 16, 2014 Planning Commission Agenda Item 3.6 Staff Report**
- B. **July 16, 2014 Memo to Planning Commission and Updated Conditions of Approval**
- C. **Ordinance No. 348. 4784**

Printed at: 11:12 am

on: Wednesday, Jul 16, 2014

Ad #: 0009943964

Order Taker: mtinajero

# THE PRESS-ENTERPRISE

Classified Advertising

Proof

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Riverside, CA 92507

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### Account Information

Phone #: 951-955-1066

Name: BOARD OF SUPERVISORS

Address: COUNTY OF RIVERSIDE, P.O. BOX 1147,  
RIVERSIDE, CA 92502  
USA

Account #: 1100141323

Client:

Placed By: Cecilia Gil

Fax #:

### Ad Information

Placement: Legal Liner PE P2W Riverside P2W

Publication: PE Riverside, PE.com

Start Date: 07/19/2014

Stop Date: 07/19/2014

Insertions: 1 print / 1 online

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Ad type: C Legal

Size: 2.0 X 86 Li

Bill Size: 172.00

Amount Due: **\$249.40**

### Ad Copy:

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND MINOR CHANGE TO TENTATIVE TRACT MAP NO. 31444 - THIRD SUPERVISORIAL DISTRICT - AND INTENT TO FIND NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED**

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 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 29, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider the following project:

**CHANGE OF ZONE NO. 7827, TENTATIVE TRACT MAP NO. 31444 MINOR CHANGE NO. 2** - Applicant: Grape Road, LLC - Engineer/Representative: Ventura Engineering - Third Supervisorial District - Location: Southeasterly of Rancho California Road, westerly of Camino Del Vino and southerly of Monte De Oro. **REQUEST:** Change of Zone No. 7827 proposes to change the property's zone from Citrus/Vineyard-5 and Citrus/Vineyard-10 to Wine Country - Winery Zone and Tentative Tract Map No. 31444 Minor Change No. 2 proposes to increase the number of winery lots from two to four, to reduce the number of residential lots from 29 to 24, to include three production lots and install sewer.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed on the proposed project.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, 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 Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PHAYVANH NANTHAVONGDUANGSY, PROJECT PLANNER, AT (951) 955-6573 OR EMAIL PNANTHAV@rctima.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All 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 project.

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 Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the 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 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: July 16, 2014

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

7/19

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND MINOR CHANGE TO TENTATIVE TRACT MAP NO. 31444 - THIRD SUPERVISORIAL DISTRICT - AND INTENT TO FIND NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED**

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 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, July 23, 2014 at 10:30 A.M. or as soon as possible thereafter, to consider the following project:

**CHANGE OF ZONE NO. 2827, TENTATIVE TRACT MAP NO. 31444 MINOR CHANGE NO. 2 - Applicant: Grape Road, LLC - Engineer/Representative: Vantura Engineering Third Supervisorial District - Location: Southeasterly of Rancho California Road, westerly of Capalino Oak Vine and southerly of Monte De Oro. REQUEST: Change of Zone No. 7827 proposes to change the property's zone from Citrus/Vineyard-5 and Citrus/Vineyard-18 to Wine Country - Winery Zone and Tentative Tract Map No. 31444 Minor Change No. 2 proposes to increase the number of winery lots from two to four, to reduce the number of residential lots from 29 to 24, to include three production lots and install sewer.**

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed on the proposed project.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4880 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

**FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PHAYVANH NANTHAONGDUANGSY, PROJECT PLANNER, AT (951) 955-6373 OR EMAIL PHANTHAVA@cltrm.org.**

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All 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 project.

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 Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the 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 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: July 16, 2014      Ketcha Harper-John, Clerk of the Board  
By: Cecilia Gil, Board Assistant  
10864933C  
Published: July 19, 2014

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Steve Converse  
Grape Road, LLC  
30343 Canwood St. Suite 206  
Agoura Hills, CA 91301

Attn: Wilfred Ventura  
Ventura Engineering  
27315 Jefferson Ave. Suite J 229  
Temecula, CA 92590

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# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/5/2014.

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

APN (s) or case numbers TR31444M2 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

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

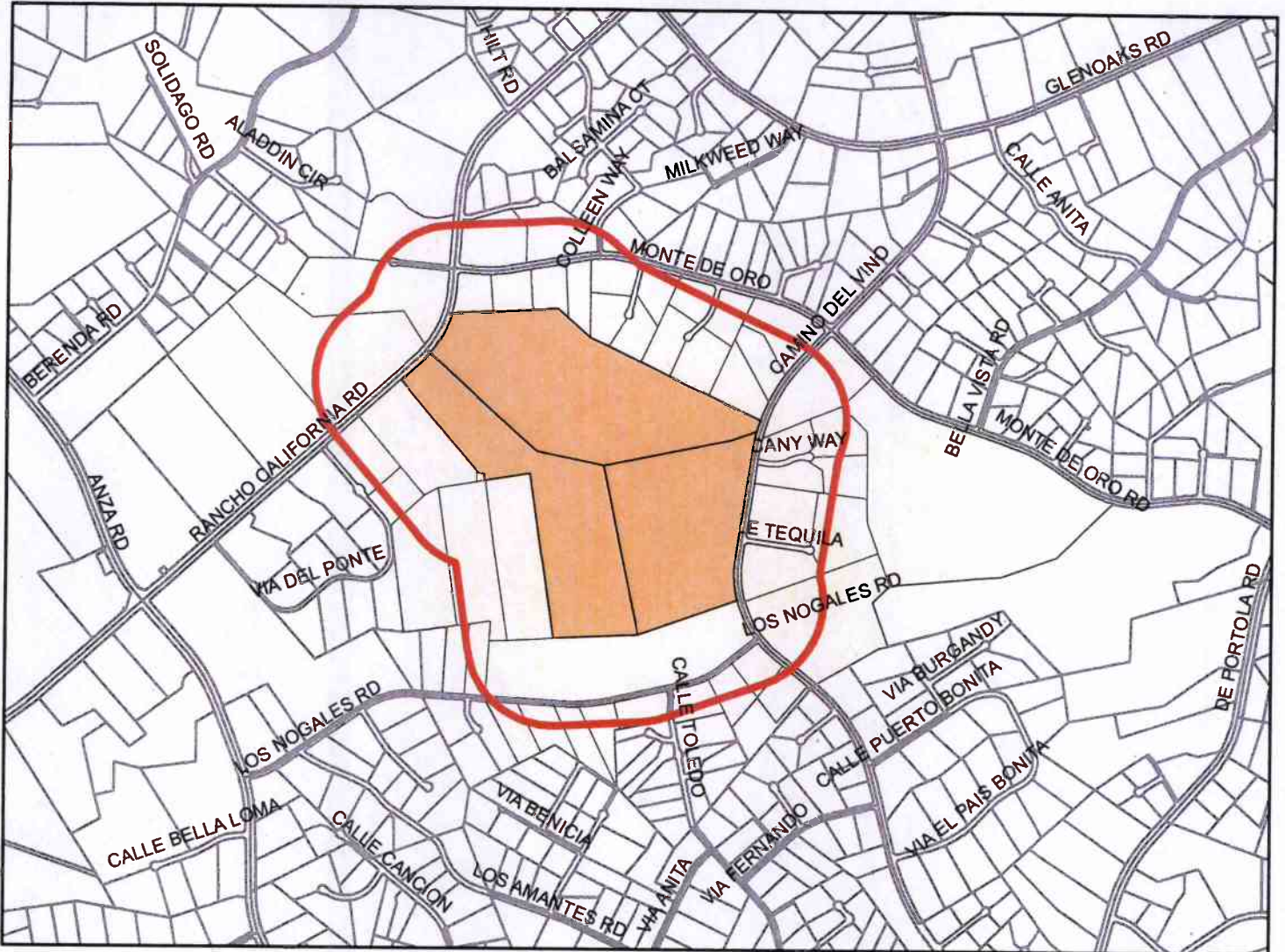
Riverside, Ca. 92502

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

*Checked by  
Larry Ross  
Expires  
12-5-14*



## TR31444M2 (1000 feet buffer)



### Selected Parcels

941-230-006 942-200-005 941-230-009 941-230-010 927-480-005 942-190-010 942-190-011 942-190-012 942-200-012 927-470-006  
 941-230-011 927-470-007 927-470-010 941-230-007 941-230-008 942-230-009 927-470-008 927-450-002 942-200-010 942-220-004  
 942-220-005 942-220-006 942-210-003 942-210-004 942-220-001 927-460-003 941-230-005 942-190-014 942-200-006 942-090-011  
 942-090-016 942-080-033 942-200-007 941-230-001 927-460-001 927-480-006 927-470-009 927-460-002 942-220-003 942-190-013  
 942-170-007 942-180-003 942-200-011 942-200-014 927-460-005 941-320-002 942-190-015 942-190-016 941-320-001 942-220-002  
 941-230-004 942-180-002 942-240-004 942-190-009 942-080-024 942-230-008



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ASMT: 927450002, APN: 927450002  
IRENE SIREBRENK, ETAL  
C/O GERHARD SCHWARZBLATT  
9454 WILSHIRE BL STE 207  
BEVERLY HILLS CA 90212

ASMT: 927470008, APN: 927470008  
FERNIKKI  
4170 MORENO BLVD STE E  
SAN DIEGO CA 92117

ASMT: 927460001, APN: 927460001  
LARRY SMALLEY, ETAL  
7 EDGEWATER  
IRVINE CA 92604

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

ASMT: 927460002, APN: 927460002  
MARY FRY  
40605 CAMINO DEL VINO  
TEMECULA CA 92592

ASMT: 927470010, APN: 927470010  
MIMI CHANG, ETAL  
33181 EMBASSY AVE  
TEMECULA CA 92592

ASMT: 927460003, APN: 927460003  
GREG GOODMAN  
40599 CAMINO DEL VINO  
TEMECULA, CA. 92592

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

ASMT: 927460005, APN: 927460005  
PAMELA DUFFY  
40600 CALLE TOLEDO  
TEMECULA, CA. 92592

ASMT: 927480006, APN: 927480006  
MARIAN HAWKEY  
1534 COUNTRY CLUB DR  
ESCONDIDO CA 92029

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

ASMT: 941230001, APN: 941230001  
LORENZI ESTATE WINES INC  
C/O DON LORENZI  
3400 CENTRAL AVE STE 160  
RIVERSIDE CA 92506

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

ASMT: 941230004, APN: 941230004  
PATRICIA NADEAU, ETAL  
40170 CAMINO DEL VINO  
TEMECULA, CA. 92592



ASMT: 941230005, APN: 941230005  
LORI SOVINE, ETAL  
P O BOX 550  
WILDOMAR CA 92595

ASMT: 942080033, APN: 942080033  
ROBIN SWEENEY, ETAL  
39570 COLLEEN WAY  
TEMECULA, CA. 92592

ASMT: 941230006, APN: 941230006  
SANDRA M FAMILY TRUST, ETAL  
40350 CAMINO DEL VINO  
TEMECULA, CA. 92592

ASMT: 942090016, APN: 942090016  
LAURA PAULK, ETAL  
23445 CARANCHO RD  
TEMECULA CA 92590

ASMT: 941230007, APN: 941230007  
HELEN KIM, ETAL  
40070 CAMINO DEL VINO  
TEMECULA, CA. 92592

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

ASMT: 941230010, APN: 941230010  
ROLAND TANG, ETAL  
70 PACIFIC ST NO 268  
CAMBRIDGE MA 2139

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

ASMT: 941230011, APN: 941230011  
MYUNG KIM, ETAL  
P O BOX 1358  
GARDEN GROVE CA 92842

ASMT: 942190012, APN: 942190012  
LANFLISI II, ETAL  
SOUTH TOWER NO 2011  
2170 CENTURY PARK E  
LOS ANGELES CA 90067

ASMT: 941320002, APN: 941320002  
PATRICIA LIN  
C/O EUSTON HOMES  
910 CAMINO DEL MAR NO A  
DEL MAR CA 92014

ASMT: 942190013, APN: 942190013  
MICHAEL URMAN  
35555 MONTE DE ORO RD  
TEMECULA, CA. 92592

ASMT: 942080024, APN: 942080024  
VAYEHI INC  
39512 COLLEEN WAY  
TEMECULA CA 92592

ASMT: 942190014, APN: 942190014  
MAY LORAH, ETAL  
35767 VIA LAS RAMBLAS  
TEMECULA CA 92592



ASMT: 942190016, APN: 942190016  
PAUL BENEVIDES  
C/O SPECIALTY METALS INDUSTRIES  
P O BOX 890293  
TEMECULA CA 92589

ASMT: 942200014, APN: 942200014  
PALUMBO FAMILY PROP  
C/O NICHOLAS PALUMBO  
P O BOX 893202  
TEMECULA CA 92589

ASMT: 942200005, APN: 942200005  
INGEBORG HEINZELMANN, ETAL  
C/O VIOLAS MGMT CO  
42568 JOLENE CT  
TEMECULA CA 92592

ASMT: 942220001, APN: 942220001  
GRAPEROAD  
C/O REI MANAGEMENT CO  
30343 CANWOOD ST STE 206  
AGOURA HILLS CA 91301

ASMT: 942200006, APN: 942200006  
REGINA SANCHEZ, ETAL  
40005 CAMINO DEL VINO  
TEMECULA, CA. 92592

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

ASMT: 942200007, APN: 942200007  
JOHNNY TOURINO  
4420 E MIRA LOMA AVE NO M  
ANAHEIM CA 92807

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

ASMT: 942200010, APN: 942200010  
PATRICIA BROWN, ETAL  
P O BOX 891836  
TEMECULA CA 92589

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

ASMT: 942200011, APN: 942200011  
PALUMBO FAMILY PROP  
C/O NICHOLAS PALUMBO  
P O BOX 89202  
TEMECULA CA 92589

ASMT: 942230009, APN: 942230009  
MERI ROSA PRYCE, ETAL  
38589 HILLSIDE TRAIL DR  
MURRIETA CA 92562

ASMT: 942200012, APN: 942200012  
CINDY YOST  
35615 MONTE DE ORO  
TEMECULA, CA. 92592

ASMT: 942240004, APN: 942240004  
LASSALETTE ENTERPRISES, ETAL  
C/O GARY MCMILLIAM  
29379 RANCHO CALIF RD 201  
TEMECULA CA 92591



**ATTACHMENT A: July 16, 2014 Planning Commission Staff Report Item 3.6**

**TR31444M2/CZ07827**

Agenda Item No.: 3.6  
Area Plan: Southwest Area Plan  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: P. Nanthavongdouangsy  
Planning Commission: July 16, 2014

TENTATIVE TRACT MAP NO. 31444M2 /  
CHANGE OF ZONE No. 7827  
Environmental Assessment No. N/A  
Applicant: REI Management Company  
Engineer: Ventura Engineering

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

#### **Tentative Tract Map No. 31444 Minor Change No. 2 (TR31444M2):**

The Tentative Tract Map proposes a Schedule D subdivision of 220.9 gross acres into 24 residential lots, 4 winery lots and 3 production lots.

#### **Change of Zone No. 7827 (CZ07827):**

The Change of Zone proposes to change the existing zoning of Citrus Vineyard 5 acres minimum and Citrus Vineyard 10 acres minimum to Wine Country – Winery zone.

The project site is located southeasterly of Rancho California Road, westerly of Camino Del Vino, and southerly of Monte De Oro.

### BACKGROUND

#### Changes from TR31444 to TR31444M1

The Board of Supervisors approved Tentative Tract Map No. 31444 on January 31, 2006 to create three 10-acre winery lots and thirty-eight 5-acre residential lots. A mitigated negative declaration was adopted for Tentative Tract Map No. 31444 based on the findings and conclusions in Environmental Assessment No. 39433 (EA 39433). EA 39433 analyzed subdividing the project site into 38 residential lots with a minimum size of 5 acres and 3 winery lots with a minimum lot size of 10 acres.

The first minor change to Tentative Tract Map No. 31444 was approved on September 2, 2008 to reduce the number of residential and winery lots. TR31444M1 created two winery lots (a 30-acre and 45-acre winery lot) and twenty-nine 5-acre residential lots.

#### Changes from TR31444M1 to TR31444M2

TR31444M2 proposes to divide TR31444M1 Lot 1 and Lot 2 into four winery lots: TR31444M2 Lot 1 (20 acres), Lot 2 (10 acres), Lot 3 (20 acres) and Lot 4 (25 acres). The minor change also proposes to consolidate TR31444M1 residential Lots 8-10 into TR31444M2 Lot 5 (15.9 acres). Lots 5, 6 and 7 will be used as production lots thereby reducing the number of residential lots to 24. An entry gate between Lots 5 and 6 will provide access on Via Siena. The portion of the Via Brunello Road that was adjacent to Lot 5 will be removed and a cul-de-sac will provide access to Lots 22, 23 and 24. Via Siena and Via Barolo will provide entry and exit points for this Project. TR31444M2 Phase I will consist of the winery lots totaling 75 acres and Phase II will consist of the remaining lots totaling 145.9 acres. The Project also proposes to change from septic systems to sewer and will connect to the sewer line being constructed along Rancho California Road.

There will be four agricultural easements (Agricultural/Vineyard Easement A through D) over the production and residential lots to preserve existing and future vineyards. A building envelope of approximately one acre will be delineated on each residential lot created by the subdivision prior to issuance of a building permit. The remaining acreage on each residential lot will consist of vineyards by

10. Environmental Concerns: No Further Environmental Documentation Required pursuant to CEQA Guidelines Section 15162

**RECOMMENDATIONS:**

**THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environmental have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524** and in the adopted **MITIGATED NEGATIVE DECLARATION** associated with Environmental Assessment No. 39433 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR or MND, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

**APPROVE CHANGE OF ZONE NO. 7827**, amending the zoning classification for the subject properties from C/V-5 and C/V-10 Zones to WC-W Zone, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report and pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

**APPROVAL** of **TENTATIVE TRACT MAP MINOR CHANGE NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Agriculture within the Temecula Valley Wine Country Policy Area - Winery District of the Southwest Area Plan.
2. Per SWAP 1.5 tentative tract maps and parcel maps within the Winery District of the Temecula Valley Wine Country Policy Area requires a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps [approved] after March 11, 2014. The original Tentative Tract Map was approved in 2006; therefore, WCPA SWAP 1.5 would not be applicable to this minor modification. TR31444 was approved on January 31, 2006. At that time, the Citrus/Vineyard Policy Area required a minimum of 5 gross acres for residential subdivision and permitted wineries with incidental commercial uses on a minimum of 10 gross acres. The proposed modification is consistent with the Citrus/Vineyard Policy Area.
3. Pursuant to Ordinance No. 460, a minor change is a minor modification to an approved tentative map that includes, but is not limited to, a change in lot lines, lot design or street alignment, building pad location or grading proposes provided that the basic design concept is retained. The approved TR31444 is a schedule D map that proposed to subdivide 220.9 acres into three winery lots and 38 residential lots for a total of 41 lots. As provided above, Minor Change No. 1 reduced the number of lots. Minor Change No. 2 retains the basic design concept of TR31444 and Minor Change No. 1 because it still involves subdividing 220.9 acres into winery and residential lots. Additionally, this minor modification reduces the total number of lots to 31 with 24 residential lots,

Tract Map No. 31444 to subdivide 220.9 acres into 38 residential lots with a minimum lot size of 5 acres and 3 winery lots with a minimum lot size of 10 acres. Minor Change No. 2 to TR 31444 still proposes to subdivide 220.9 acres. Additionally, this minor change reduces the total number of lots analyzed in EA 39433 from 41 lots to 31 with 24 residential lots, 4 winery lots and 3 production lots. There is no increase in residential density and the total acreage for the winery lots remains 75 acres. Additionally, reducing the number of residential lots and increasing the amount of land in agricultural production lots is a net reduction of impacts that were studied in EA39433. Therefore, the intensity of TR 31444 as modified by Minor Change No. 2 would be the same or less than the tentatively approved map analyzed in EA 39433 for the adopted MND.

15. TR 31444 as modified by Minor Change No. 2 proposes to install a sewer system instead of a septic system. The sewer system is an improvement to the installation of septic tanks analyzed in EA 39433 and will eliminate potential ground water impacts. Sewer service connections will connect directly to sewer mains proposed in the project's street system. Since the sewer mains will be placed in the street system, impacts to sensitive areas and floodways are avoided. No additional offsite sewer infrastructure will be created as a result of this project, as that the Water District project bringing sewer to this area has the capacity to accept the discharge from the project. Based on the above, potential impacts are less than those analyzed in EA39433 and the adopted MND.
16. Change of Zone No. 7827 is required to make the subject property's zoning classification consistent with the County's General Plan as amended by General Plan Amendment No. 1077. The certified EIR No. 524 analyzed the potential environmental impacts of General Plan Amendment No. 1077 and Ordinance No. 348.4729, which included the Temecula Valley Wine Country Policy Area and the Wine Country – Winery Zone, respectively.
17. In accordance with CEQA Guidelines Section 15162, Change of Zone No. 7827 will not result in any new significant environmental impacts not identified in certified EIR No. 524. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revisions to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:
  - a. Change of Zone No. 7827 is changing the property's zoning classification to Wine Country – Winery Zone to be consistent with the approved Temecula Valley Wine Country Policy Area; and,
  - b. The subject site was included within the project boundary analyzed in EIR No. 524; and,
  - c. The Wine Country–Winery Zone was included in Ordinance No. 348.4729, which was analyzed in EIR No. 524; and,
  - d. There are no changes to the mitigation measures included in EIR No. 524; and,
  - e. Change of Zone No. 7827 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved Wine Country-Winery Zone analyzed in EIR No. 524.
18. In accordance with CEQA Guidelines 15162, Tentative Tract Map No. 31444 as modified by Minor Change No. 2 will not result in any new significant environmental impacts not identified in EA 39433 and the adopted Mitigated Negative Declaration. The tract map will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revisions to EA 39433 and the adopted MND, no



- d. A liquefaction area;
  - e. A MSHCP Core Reserve Area; or,
3. The project site is located within:
- a. The Temecula Valley Wine Country Policy Area;
  - b. The boundaries of the Temecula Valley Unified School District;
  - c. County Service Area No. 149;
  - d. Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan;
  - e. Paleontological Sensitive Area;
  - f. Subsidence Area;
  - g. Zone B of the Mt. Palomar Special Lightning Area; and,
  - h. The Stephens Kangaroo Rat Fee Area;
4. The subject site is currently designated as Assessor's Parcel Numbers 942-210-003, 942-210-004 and 942-220-001.

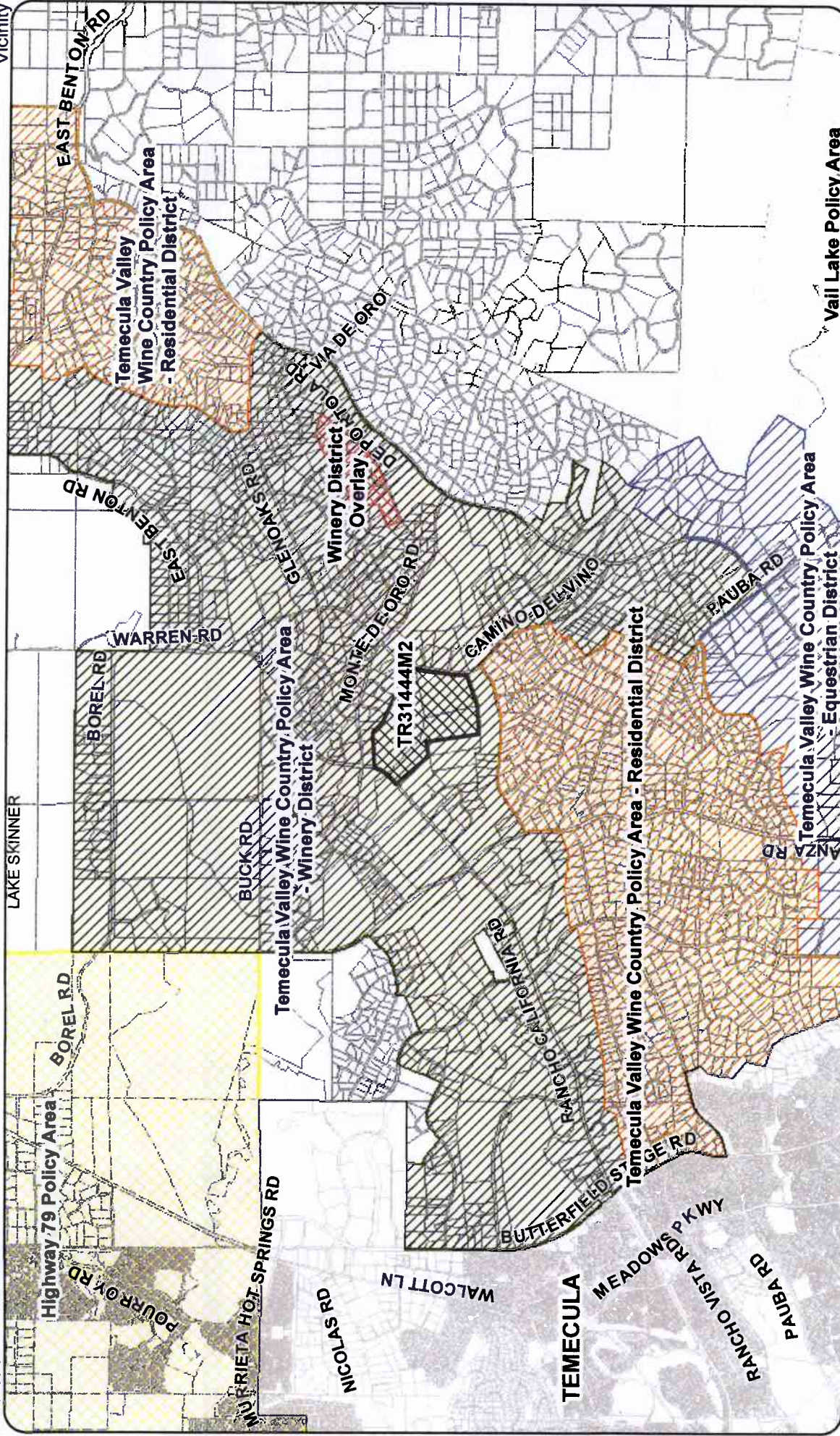
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR31444M2 CZ07827

### Vicinity, Policy Areas and Overlays

Supervisor Stone  
District 3

Date Drawn: 06/04/14  
Vicinity



Assessors Bk. Pg.: 942 21 & 22  
Thomas Bros. Pg.: 960 C1  
Edition: 2009

Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 24 & 25

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in the City of Riverside, California, at (951) 960-5277, or in Palm Desert at (760) 865-6277. (Esterlin County) or website at: <http://planning.sara.org>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR31444M2 CZ07827

### LAND USES

Supervisor Stone  
District 3

Date Drawn: 06/04/14  
Exhibit 1



Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 24 & 25

Assessors Bk. Pg.: 942 21 & 22  
Thomas Bros. Pg.: 960 C1  
Edition: 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Palm Desert at (760) 863-8277 (Eastern County) or website at: <http://planning.sma.org>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR31444M2 CZ07827

### EXISTING ZONING

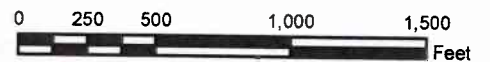
Supervisor Stone  
District 3

Date Drawn: 06/04/14  
Exhibit 2



Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 24 & 25

Assessors Bk. Pg.: 942 21 & 22  
Thomas Bros. Pg.: 960 C1  
Edition: 2009



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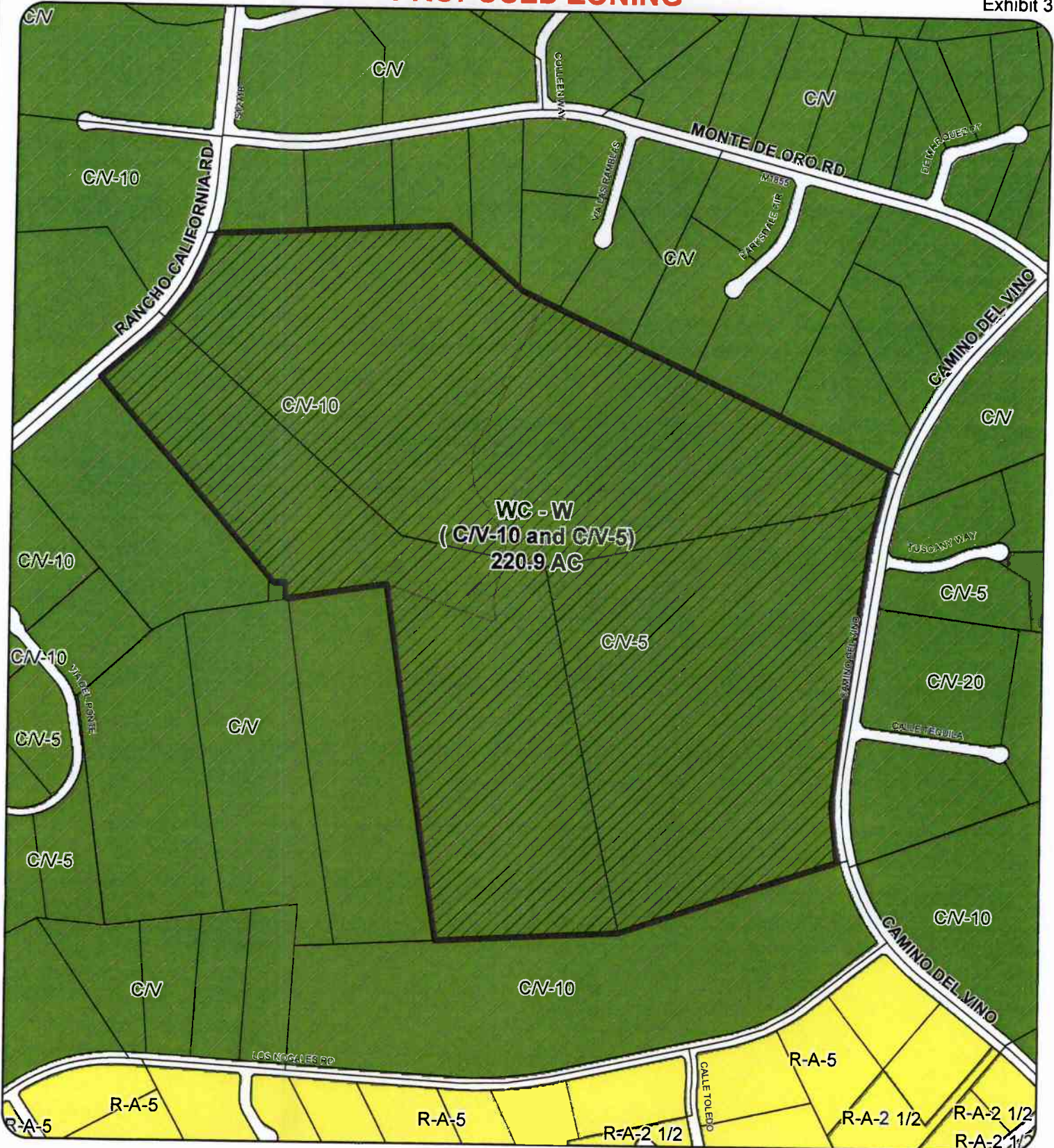
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR31444M2 CZ07827

### PROPOSED ZONING

Supervisor Stone  
District 3

Date Drawn: 06/04/14  
Exhibit 3



Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 24 & 25

Assessors Bk. Pg.: 942 21 & 22  
Thomas Bros. Pg.: 960 C1  
Edition: 2009



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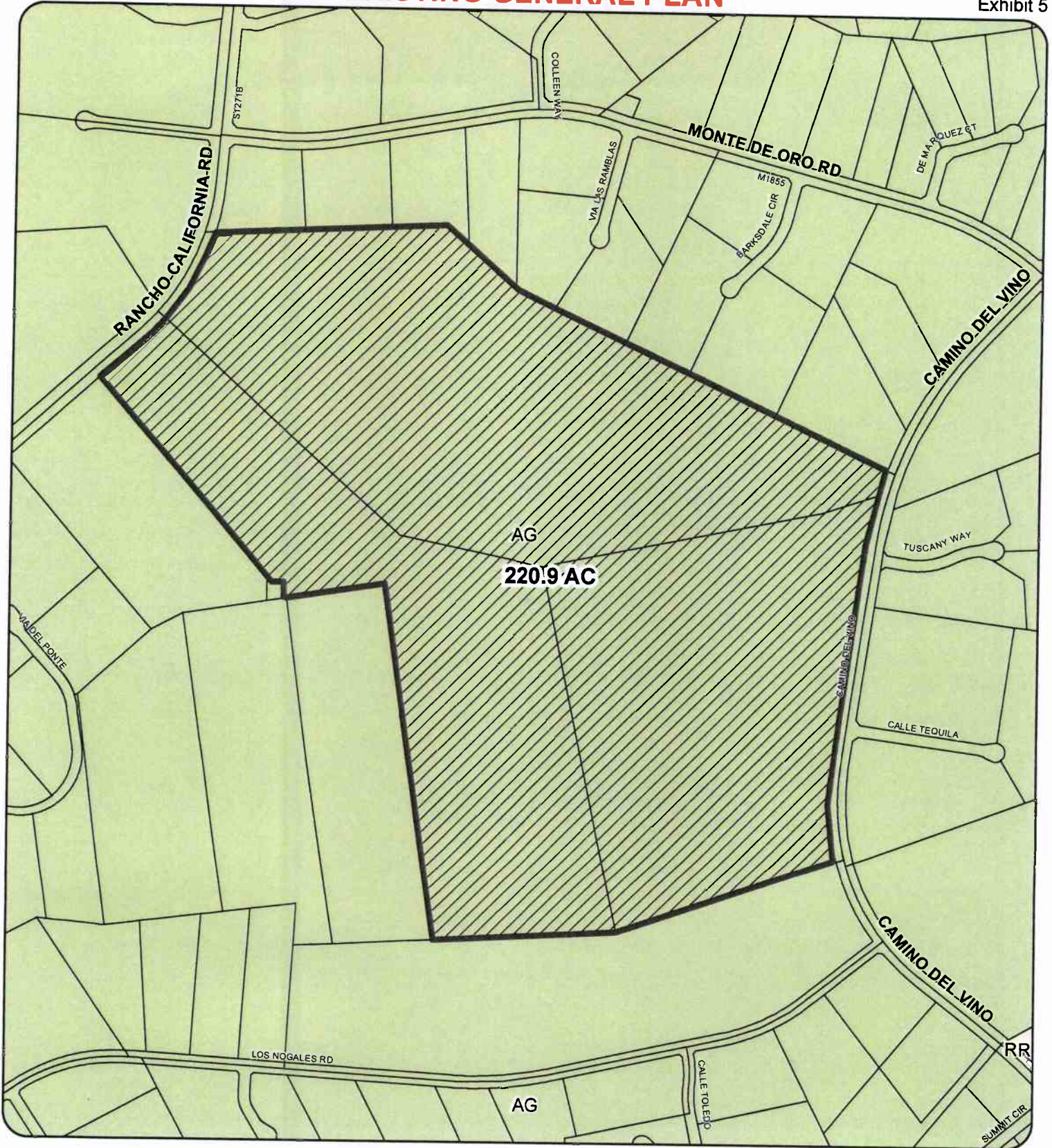
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR31444M2 CZ07827

### EXISTING GENERAL PLAN

Supervisor Stone  
District 3

Date Drawn: 06/04/14  
Exhibit 5



Zoning Area: Rancho California  
Township/Range: T7SR2W  
Section: 24 & 25

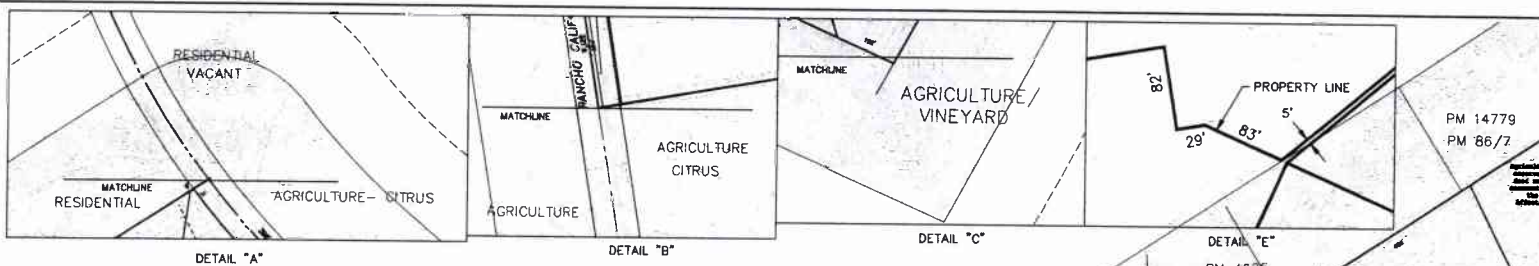
Assessors Bk. Pg.: 942 21 & 22  
Thomas Bros. Pg.: 960 C1  
Edition: 2009



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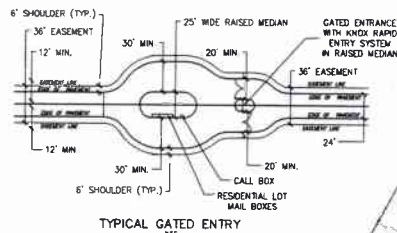




Note: For development of each Proposed Building Envelope, shown hereon at approximately 0.75 acre in size the following will apply:

- A) 4" sewer lateral sizes will be located at time of development within each Residential Building Envelope
- B) 50 foot Setbacks from Streets (Residential)
- C) 30 foot Setbacks from Property lines (Residential)
- D) Driveways in excess of 150' shall provide turnout near midpoint of the driveway to the satisfaction of Riverside County Fire.
- E) Proposed Residential Future Building pads and engineered slopes shall be completely within these 0.75 acre Proposed Building Envelopes and shall be designed and permitted at the time of individual lot development to County of Riverside Standards.

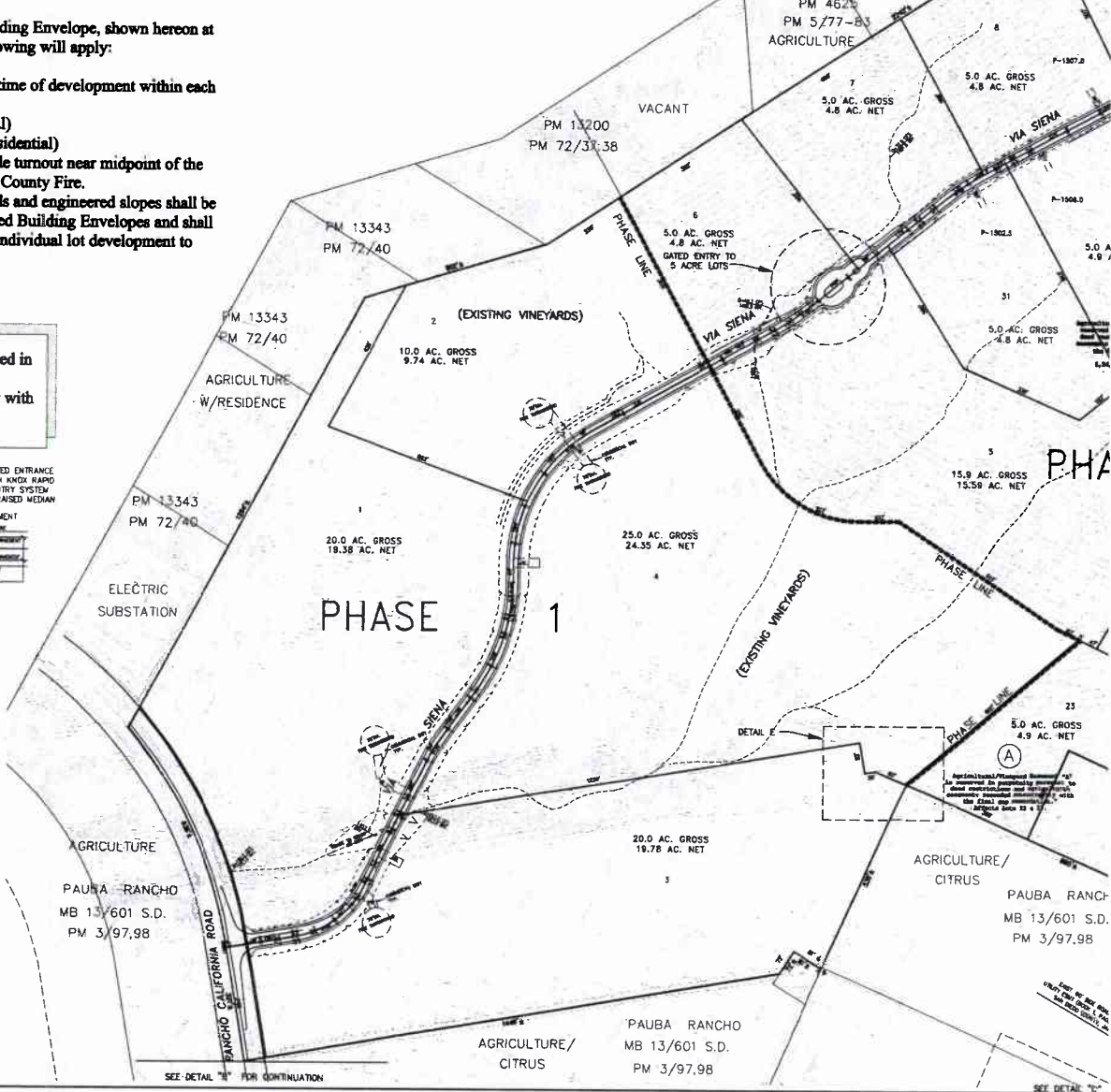
"Agricultural/Vineyard Easements are reserved in perpetuity pursuant to deed restrictions and agricultural easements recorded concurrently with the final map recordation."



SYMBOL	DESCRIPTION
(A)	AGRICULTURAL/VINEYARD EASEMENT
[Hatched Box]	AGRICULTURAL/VINEYARD EASEMENT AREA SYMBOLIC
[Dashed Line]	* AGRICULTURAL/VINEYARD EASEMENT BOUNDARY LINE
[Solid Line]	BUILDING ENVELOPE - 1 GROSS ACRE APPROXIMATE LOT SIZE, TYP.
[Number]	LOT NUMBER
[Solid Line]	PROPERTY LINE
[Dashed Line]	PHASE LINE

\* AGRICULTURAL / VINEYARD EASEMENT LINES (BOUNDARIES OF EASEMENT AREAS A, B, C & D) ARE SHOWN HEREON TO FACILITATE READABILITY. ACTUAL EASEMENT DESCRIPTIONS SHALL RUN ALONG STREET RIGHT-OF-WAYS, BUILDING ENVELOPES AND LOT EXTERIOR BOUNDARIES.

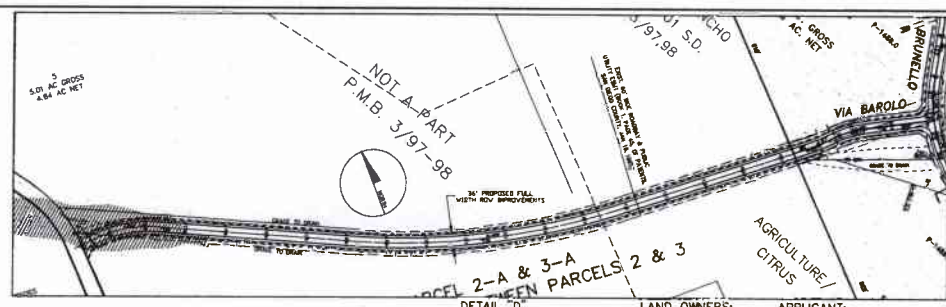
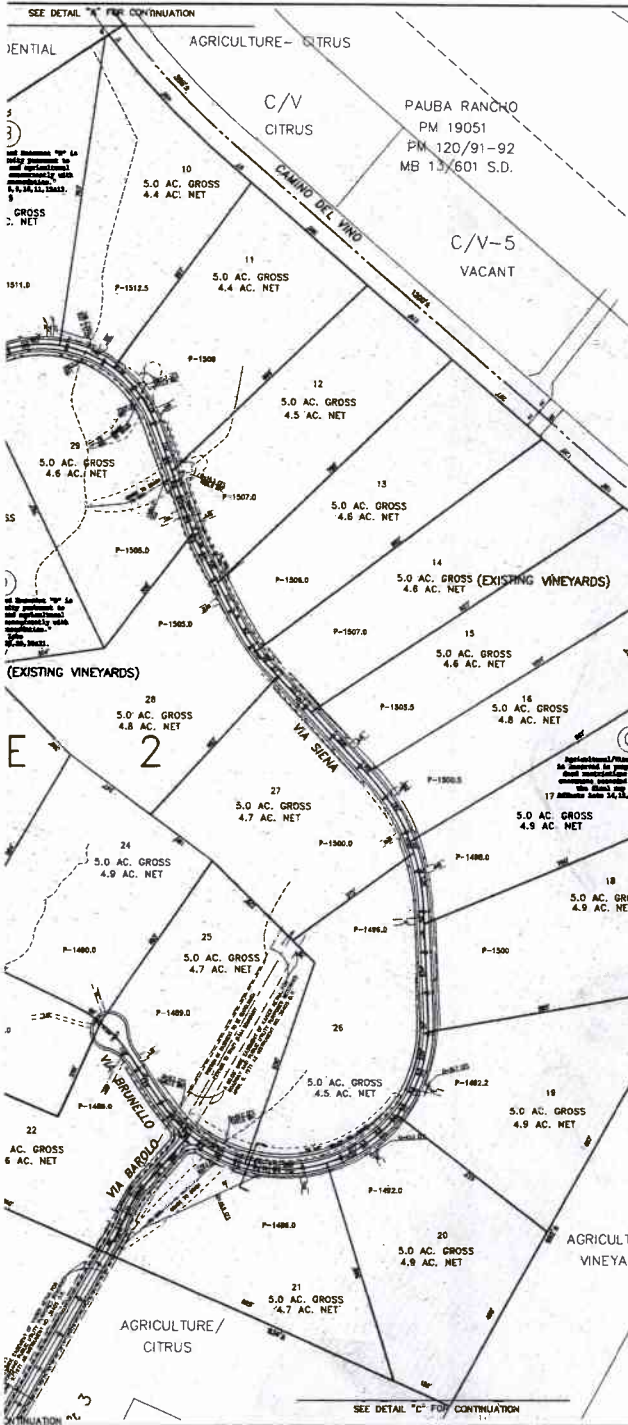
THE BASIS OF FORWARRANTY IS BY AERIAL PHOTOGRAPHY AND COMPUTER DIGITIZATION. PLOTTED BY: RICE & HOOD, DATE PLOTTED: 10/28/02. RICE & HOOD ASSOCIATES



SEE DETAIL FOR CONTINUATION

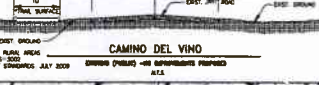
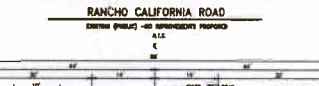
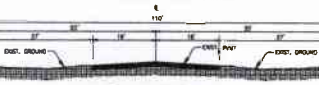
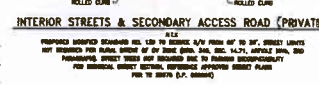
SEE DETAIL "C"





**GENERAL PLAN, ZONING & LAND USE SUMMARY**

SCOPE/TYPE	ON-SITE	NORTH	SOUTH	EAST	WEST
AGRICULTURE	100%	100%	100%	100%	100%
RESIDENCE	0%	0%	0%	0%	0%
INDUSTRIAL	0%	0%	0%	0%	0%
COMMERCIAL	0%	0%	0%	0%	0%
RECREATION	0%	0%	0%	0%	0%
UNDEVELOPED	0%	0%	0%	0%	0%
WATER	0%	0%	0%	0%	0%
LAND USE	100%	100%	100%	100%	100%



**LAND OWNERS:**  
 100% MANAGEMENT COMPANY  
 3045 CAROL STREET, STE 206  
 AGORA HILLS, CA 92620  
 (916) 706-8311  
 FAX (916) 706-8310

**APPLICANT:**  
 REI MANAGEMENT COMPANY  
 3045 CAROL STREET, STE 206  
 AGORA HILLS, CA 92620  
 (916) 706-8311

**ENGINEER/REPRESENTATIVE:**  
 VENTURA ENGINEERING  
 2700 OFFSHORE AVENUE, STE. 2200, REDWOOD CITY, CA 94060  
 (650) 353-7633  
 FAX (650) 353-7632  
 WWW.VENTURAENGINEERING.COM

**GENERAL NOTES:**  
 1. UNDEVELOPED PARCEL NUMBERS (UPN) 942-210-003, 004, 942-210-005  
 2. MAP SCALE: 1" = 100'  
 3. MAP PREPARED DATE: 10/29/07  
 4. EXISTING STREETS SHOWN AS DASHED LINES  
 5. PROPOSED IMPROVEMENTS: SEE PLAN  
 6. LOCAL AGENCY REVIEW: LONG BEACH DEPT. OF PUBLIC WORKS, 20. ITS, BEING A SUBDIVISION OF A PORTION OF THE PROPERTY DESCRIBED IN MAP NO. 28043-A  
 7. PROPOSED IMPROVEMENTS: SEE PLAN  
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 100. PROPOSED IMPROVEMENTS: SEE PLAN

**UTILITY AND SERVICE AGENCIES**  
 SCHOOL DISTRICT: SOUTHERN CALIFORNIA Edison  
 2700 OFFSHORE AVENUE, STE. 2200, REDWOOD CITY, CA 94060  
 (650) 353-7633  
 WATER: RANCHO CALIFORNIA WATER DISTRICT  
 42155 BRUNELLO ROAD  
 REDWOOD CITY, CA 94061  
 (650) 926-4437  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY  
 130 S. JAMNATH STREET  
 REDWOOD CITY, CA 94061  
 (650) 999-2020  
 SEWER: EASTERN MUNICIPAL WATER DISTRICT  
 2700 OFFSHORE AVENUE, STE. 2200, REDWOOD CITY, CA 94060  
 (650) 353-7633

**STATEMENT OF OWNERSHIP**  
 I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE CONTENT OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP  
 DATE: 10/29/07  
 WILFREDO S.D. VENTURA PCE 66532 EXP. 06/30/14

**SCALE**  
 SCALE: 1" = 100'  
 DATE PREPARED: 10/29/07  
 W.C.: 28043-A  
 GROSS AREA: 220.9 AC.  
 CONTOUR INTERVAL: 1'  
 TOTAL PARCELS: 31

**PREPARED FOR:**  
 REI MANAGEMENT COMPANY  
 31416 Agoura Road, Suite 210  
 Westlake Village, CA 91361  
 (818) 706-8311

**PREPARED BY:**  
 VENTURA ENGINEERING  
 2700 OFFSHORE AVENUE, STE. 2200, REDWOOD CITY, CA 94060  
 (650) 353-7633  
 (650) 353-7632

**VICINITY MAP**  
 SEE PLAN

**LOT STATISTICS**  
 TOTAL LOTS: 31  
 MINIMUM LOT SIZE: 5.0 ACRES

**DESIGNED BY:** M.P.P.  
**DRAFTED BY:** B.L.L.  
**PROCESSED BY:** M.P.P.

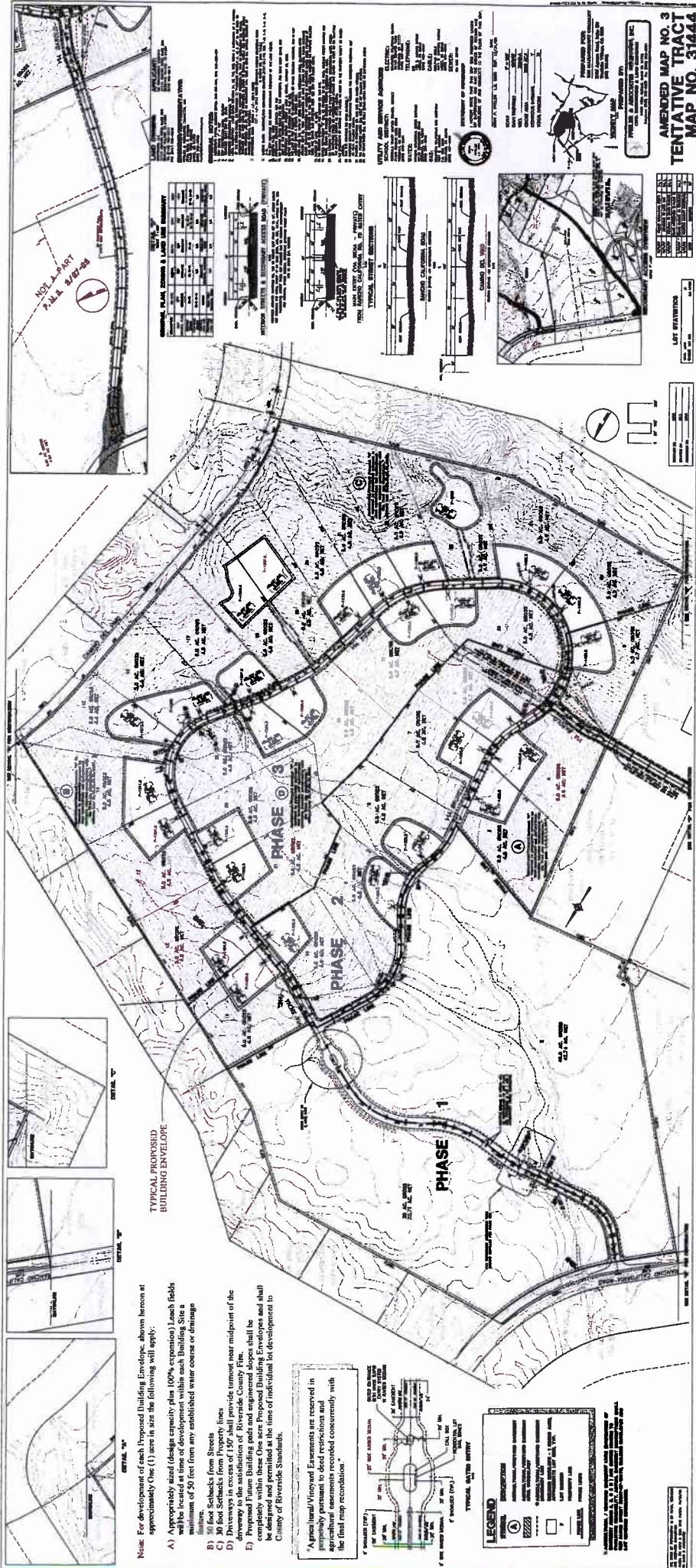
**LOT STATISTICS**  
 TOTAL LOTS: 31  
 MINIMUM LOT SIZE: 5.0 ACRES

**REVISIONS**

DATE	REVISION	BY
4/2/04	ADD PARCEL NO. 2	M.P.P.
10/2/07	REVISED PARCEL LINES	B.L.L.
10/29/07	CHANGE TO 100' W.C.	B.L.L.
10/29/07	REVISED TO SHIP CHANGE	B.L.L.
10/29/07	ADDED PARCEL NO. 28	B.L.L.
10/29/07	ADDED CHANGE TO EXISTING	B.L.L.
10/29/07	ADDED CHANGE TO EXISTING	B.L.L.

**AMENITY MAP NO. 31444M2**

# TR31444M1 for Reference only



TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is for a Schedule D map that would subdivide 220.9 gross acres into 24 residential lots, 4 Winery lots and 3 production lots.

The purpose of this minor change is to divide TR31444M1 Lot 1 (30 gross acres) into two winery lots: TR31444M2 Lot 1 (20 gross acres) and TR31444M2 Lot 2 (10 gross acres); TR31444M1 Lot 2 (45 gross acres) will also be divided into two winery lots: TR31444M2 Lot 3 (20 gross acres) and TR31444M2 Lot 4 (25 gross acres). Phase I of TR31444M2 will consist of 4 winery lots totaling 75 gross acres. The minor change also proposes to consolidate TR31444M1 residential lots 8-10 into a single lot: TR31444M2 Lot 5 (15.9 gross acres). This lot will be used as a production lot along with lots 6 and 7, thus reducing the number of residential lots to 24. Lot 5 will be accessed through Via Siena. The entry gate to residential lots on Via Siena will be moved between lots 5 and 6. The portion of the Via Brunello Road that was adjacent to Lot 5 will be removed and a cul-de-sac will provide access to lots 22-24. Via Siena and Via Barolo will provide entry and exit points for this Project. TR31444M2 Phase II will consist of three production lots (lot 5,6 and 7) and 24 residential lots (lots 8-31) totaling approximately 145.9 gross acres. The Project also proposes to change from septic systems to sewer and connect to the sewer line being constructed along Rancho California Road.

There will be 4 agricultural easements (Agricultural/Vineyard Easement A through D) over the production and residential lots.

10. EVERY. 2

MAP - HOLD HARMLESS

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in

TRACT MAP Tract #: TR31444M2

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10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.)

RECOMMND

California Government Code, Section 66499.37; and,

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 31444M2 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 31444M2 Exhibit F, May 29, 2014

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

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10. GENERAL CONDITIONS

10. EVERY. 4                    MAP - 90 DAYS TO PROTEST (cont.)                    RECOMMND  
of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1                MAP - GENERAL INTRODUCTION                    RECOMMND  
Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 3                MAP - OBEY ALL GDG REGS                    RECOMMND  
All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4                MAP - DISTURBS NEED G/PMT                    RECOMMND  
Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 5                MAP - NPDES INSPECTIONS                    RECOMMND  
Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources

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10. GENERAL CONDITIONS

10.BS GRADE. 5

MAP - NPDES INSPECTIONS (cont.)

RECOMMND

Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

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

10.BS GRADE. 6

MAP - EROS CNTRL PROTECT

RECOMMND

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

10.BS GRADE. 7

MAP - DUST CONTROL

RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be

TRACT MAP Tract #: TR31444M2

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10. GENERAL CONDITIONS

- 10.BS GRADE. 7                    MAP - DUST CONTROL (cont.)                    RECOMMND  
required at the time a grading permit is issued.
- 10.BS GRADE. 8                    MAP - 2:1 MAX SLOPE RATIO                    RECOMMND  
Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.
- 10.BS GRADE. 9                    MAP - MINIMUM DRNAGE GRADE                    RECOMMND  
Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.
- 10.BS GRADE. 10                    MAP - DRNAGE & TERRACING                    RECOMMND  
Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".
- 10.BS GRADE. 11                    MAP - SLOPE SETBACKS                    RECOMMND  
Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.
- 10.BS GRADE. 14                    MAP - PVT RD GDG PMT                    RECOMMND  
Constructing a private road requires a grading permit. All private roads which are conditioned to be paved shall conform to Ordinance 457 base and paving and inspection requirements.
- 10.BS GRADE. 16                    MAP - RETAINING WALLS                    RECOMMND  
Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.
- 10.BS GRADE. 19                    MAP - MANUFACTURED SLOPES                    RECOMMND  
Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought

TRACT MAP Tract #: TR31444M2

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10. GENERAL CONDITIONS

10.BS GRADE. 19                    MAP - MANUFACTURED SLOPES (cont.)                    RECOMMND  
tolerant shrubs or trees in accordance with the  
requirements of Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1                    TVWC SEWER CONNECT-COMMERCIAL                    RECOMMND  
Commercial projects within the Temecula Valley Wine  
Country (TVWC) Phase I and Phase II (Sewer) Infrastructure  
Study Area proposing onsite wastewater treatment exceeding  
cumulative discharges of wastewater flow greater than 1,200  
gallons per day shall connect to the sanitary sewer within  
60 days of it becoming available, for the disposal of all  
wastewater. Sewer shall be considered available when the  
main sewer is in the street in front of the property (or  
the sewer runs along any portion of the property boundary)  
and is active.

In the meantime, these commercial projects shall be allowed  
to install a 1,200 gallons per day conventional septic  
system with engineered flowmeter/diversion valve system to  
shift flow exceeding that amount to a holding tank under  
existing Department of Environmental Health authority. The  
interim conventional system and/or holding tank shall not  
be used after sewer becomes available and a total of five  
years. The project proponents shall sign a Project  
Participation Agreement with Eastern Municipal Water  
District to financially participate in the sewer project  
and a copy thereof shall be provided to the Department of  
Environmental Health.

10.E HEALTH. 2                    TVWC SEWER CONNECT-RES SUB DIV                    RECOMMND  
Residential Subdivisions (proposing to create five or more  
lots) within the Temecula Valley Wine Country (TVWC) Phase  
I and Phase II of (Sewer) Infrastructure Study Area shall  
connect to the sanitary sewer within 60 days of it becoming  
available, for the disposal of all wastewater. Sewer shall  
be considered available when the main sewer is in the  
street in front of the property (or the sewer runs along  
any portion of the property boundary) and is active.

10.E HEALTH. 3                    EMWD SANITARY SEWER SERVICE                    RECOMMND  
All lots under Tract Map 31444 M2 are proposing to receive  
sanitary sewer service from Eastern Municipal Water



TRACT MAP Tract #: TR31444M2

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10. GENERAL CONDITIONS

10.E HEALTH. 3                   EMWD SANITARY SEWER SERVICE (cont.)                   RECOMMND

District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain sewer service are met with EMWD as well as all other applicable agencies.

10.E HEALTH. 4                   RCWD POTABLE WATER SERVICE                   RECOMMND

All lots under Tract Map 31444 M2 are proposing to receive potable water service from Rancho California Water District (RCWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

10.E HEALTH. 5                   ABANDON/REMOVE EXISTING OWTS                   RECOMMND

All existing onsite wastewater treatment systems (OWTS) shall be properly removed or abandoned under permit with the Department of Environmental Health (DEH) upon connection to the sanitary sewer service. All lots shall connect to the sanitary sewer service within 60 days of it becoming available.

10.E HEALTH. 6                   RETENTION BASINS - NO VECTORS                   RECOMMND

All retention basins shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

10.E HEALTH. 7                   ENV CLEANUP PROGRAM-COMMENTS                   RECOMMND

As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required. For further information, please contact the County of Riverside, Department of Environmental Health, Environmental Cleanup Programs at (951) 955-8980.

10.E HEALTH. 8                   MAP- PLOT PLAN/ CUP-NOISE STDY                   RECOMMND

Prior to the Department of Environmental Health (DEH) clearance of any implementing project (i.e. Plot Plan, Conditional Use Permit), a noise study shall be required. For further information please contact the Office of Industrial Hygiene at (951) 955-8980.

TRACT MAP Tract #: TR31444M2

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1                    MAP    F EXHIBIT                    RECOMMND

ALL CONDITIONS ARE PER EXHIBIT "F" DATED 5/28/14

10.FIRE. 2                    MAP-#50-BLUE DOT REFLECTORS                    RECOMMND

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

10.FIRE. 3                    MAP-#16-HYDRANT/SPACING                    RECOMMND

LOTS 5 THRU 31

Approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant.

10.FIRE. 4                    MAP-#15-POTENTIAL FIRE FLOW                    RECOMMND

The water mains shall be capable of providing a potential fire flow 4000 GPM and an actual fire flow available from any one hydrant shall be 2500 GPM for 2-hour duration at 20 PSI residual operating pressure.

10.FIRE. 5                    MAP-#14-COMMERICAL HYDRANTS                    RECOMMND

LOTS 1 THRU 4

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a fire hydrant.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                MAP FLOOD HAZARD REPORT FORM2                RECOMMND

Tract Map 31444, minor change 2 is a proposal to divide TR31444M1 Lot1 into two winery lots: TR31444M2 Lot 1 and TR31444M2 Lot 2, TR31444M1 Lot 2 will also be divided into two winery lots: TR31444M2 Lot 3 and TR31444M2 Lot 4. Phase 1of TR31444M2 will consists of 4 winery lots totaling 75 gross acres. The minor change also proposes to consolidate TR31444M1 residential lots 8-10 into a single

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT FORM2 (cont.)

RECOMMND

lot: TR31444M2 Lot 5. This lot will be used as a production lot along with lots 6 and 7, thus reducing the number of residential lots to 24. TR31444M2 Phase 2 will consist of three production lot and 24 residential lots 5-acre minimum in the Rancho California area. The site is located on the east side of Rancho California Road, approximately 600 feet south of Monte De Oro Road. Camino Del Vino bounds the site to the east and Long Valley Wash bounds the site to the south.

Our review indicates the topography of the area consists of well-defined ridges and natural watercourses that traverse the property. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The developer is proposing the pad locations out of the natural watercourses. The exhibit shows driveway and street culverts for the natural watercourses. Driveway culverts shall have an emergency escape path away from building pads for the 100-year storm event in case they become plugged with debris.

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions. Diversions from one watershed to another will not be permitted.

This site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$1,179 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

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10. GENERAL CONDITIONS

PARKS DEPARTMENT

10.PARKS. 1                    MAP - TRAIL GRADING                    RECOMMND

The applicant/owner and/or his designee shall cause the grading to be completed for all trails prior to Phase II.

PLANNING DEPARTMENT

10.PLANNING. 1                MAP - MAP ACT COMPLIANCE                RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule D, unless modified by the conditions listed herein.

10.PLANNING. 2                MAP - FEES FOR REVIEW                    RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3                MAP - ORIGINAL APPROVAL DATE                RECOMMND

The Board of Supervisors approval date of the original tentative map occurred on January 31, 2006. All determinations of whether the land division is eligible for an extension of time shall be based on this original approval date.

10.PLANNING. 4                MAP - TRAIL MAINTENANCE                    RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 7                MAP - OFFSITE SIGNS ORD 679.4                RECOMMND

No offsite subdivision signs advertising this land Division/development are permitted, other than those

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10. GENERAL CONDITIONS

10.PLANNING. 7                    MAP - OFFSITE SIGNS ORD 679.4 (cont.)                    RECOMMND

allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 8                    MAP - RES. DESIGN STANDARDS                    RECOMMND

The design standards for the subdivision are as follows:

- a. The minimum parcel size is 5 gross acres.
- b. No more than 50% of the lot shall be covered by structure.
- c. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 9                    MAP - ORD NO. 659 (DIF)                    RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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10. GENERAL CONDITIONS

10.PLANNING. 10

MAP - ORD 810 OPN SPACE FEE

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 11

MAP - REQUIRED MINOR PLANS

RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING. 12

MAP - DESIGN GUIDELINES

RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

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10. GENERAL CONDITIONS

10.PLANNING. 14                   MAP - SUBMIT BUILDING PLANS                   RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 15                   MAP - VINEYARD PLANTING                   RECOMMND

Prior to recordation of the Final map, seventy-five (75) percent of the lot area of each winery lot, lot nos. 1, 2, 3, and 4 shall be planted as wine grape vineyards.

10.PLANNING. 16                   MAP - VINEYARD MAINTENANCE                   RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of the wine grape vineyards planted on lot nos. 1, 2, 3, and 4 required under condition of approval 10.PLANNING.15, until such time that a plot plan or conditional use permit for a winery is approved for the lot in question.

10.PLANNING. 17                   MAP - GEO01398                   RECOMMND

County Geologic Report (GEO) No. 1398 was prepared for this project (TR31444) by Geocon, Inc and is entitled: "Geotechnical Investigation, Tentative Tract No. 31444, Rancho California Road, Riverside County, California," dated January 5, 2004. In addition Geocon prepared "Percolation Testing Lots 17, 18, and 19, Suitable Locations for Septic Systems and Revised Geologic Map, Tentative Tract 31444, Riverside County, California," dated May 21, 2004. This document is herein incorporated as a part of GEO No. 1398.

GEO No. 1398 concluded:

1.The site is not located within an Earthquake Fault Hazard Zone.

2.The potential for liquefaction at this site is very low.

3.The site could be subject to significant seismic shaking in the event of a major earthquake on the nearby Elsinore Fault Zone, located about 7 miles to the west of the site.

4.The effects of seismic shaking can be reduced by

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - GEO01398 (cont.)

RECOMMND

adherence to the seismic design requirements in the latest version of the Uniform Building Code.

GEO No. 1398 satisfies the requirement for a Seismic/Geologic/ Geotechnical study for Planning/CEQA purposes. GEO No. 1398 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters where not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 18 MAP - UNANTICIPATED RESOURCES

RECOMMND

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

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

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

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened



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10. GENERAL CONDITIONS

10.PLANNING. 18                    MAP - UNANTICIPATED RESOURCES (cont.)                    RECOMMND

with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary."

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2                    MAP - COUNTY WEB SITE                    RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 3                      MAP - TS/EXEMPT                      RECOMMND

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

10.TRANS. 4                      MAP - DRAINAGE 1                      RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 5                      MAP - DRAINAGE 2                      RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 6                      MAP - NO ADD'L ON-SITE R-O-W                      RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2                      MAP - EXPIRATION DATE                      RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE (cont.)

RECOMMND

expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS

RECOMMND

Any roposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 2 MAP-#73-ECS-DRIVEWAY REQUIR

RECOMMND

LOTS 5 THRU 31

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width. and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 3 MAP-#67-ECS-GATE ENTRANCES

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 4                      MAP-#88-ECS-AUTOMATIC GATES                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 5                      MAP-#46-WATER PLANS                      RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 6                      MAP-#53-ECS-WTR PRIOR/COMBUS                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2                      MAP SUBMIT ECS & FINAL MAP                      RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

50.FLOOD RI. 4                      MAP DELINEATE WC ON ECS (AC)                      RECOMMND

The natural watercourse(s) which drain(s) a watershed of 10 acres or more shall be delineated and labeled on the environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating, "The natural watercourses shall be kept free

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 4                   MAP DELINEATE WC ON ECS (AC) (cont.)                   RECOMMND  
of all buildings and obstructions".

50.FLOOD RI. 8                   MAP SANTA GERTRUDIS VALLEY ADP                   RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Murrieta Creek/Santa Gertrudis Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

50.FLOOD RI. 9                   MAP SUBMIT PLANS                   RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PARKS DEPARTMENT

50.PARKS. 1                   MAP - TRAIL PLAN                   RECOMMND

Prior to map recordation, the applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District and/or other entity for Camino Del Vino

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50. PRIOR TO MAP RECORDATION

50.PARKS. 1                      MAP - TRAIL PLAN (cont.)                      RECOMMND

using the Regional Trail detail PARKS-3002. Included as part of the exhibit, the applicant shall provide for review and approval; all alignments, easement widths, typical trail cross sections, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.

50.PARKS. 2                      MAP - OFFER OF DEDICATION                      RECOMMND

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

PLANNING DEPARTMENT

50.PLANNING. 1                      MAP - PREPARE A FINAL MAP                      RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2                      MAP - FINAL MAP PREPARER                      RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 3                      MAP - SURVEYOR CHECK LIST                      RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3                    MAP - SURVEYOR CHECK LIST (cont.)                    RECOMMND

B. All lots on the FINAL MAP shall have a minimum lot size of 5 gross acres.

C. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

D. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

E. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

50.PLANNING. 4                    MAP - REQUIRED APPLICATIONS                    RECOMMND

No FINAL MAP shall record until Change of Zone No. 7827 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation[s] and/or zone[s] ultimately applied to the property.

50.PLANNING. 8                    MAP - QUIMBY FEES (1)                    RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 12                    MAP - ECS SHALL BE PREPARED                    RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 13                    MAP - ECS NOTE RIGHT-TO-FARM                    RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13

MAP - ECS NOTE RIGHT-TO-FARM (cont.)

RECOMMND

"Lot Nos.1-31, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D,C-V) properties.

50.PLANNING. 19

MAP - ECS NOTE MT PALOMAR LIGH

RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 27 MAP - AG/DAIRY NOTIFICATION

RECOMMND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

50.PLANNING. 28 MAP - FEE BALANCE

RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA

RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

MAP - CC&R RES POA COM. AREA (cont.)

RECOMMND

registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions (CC&R's) submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association shall ensure that Agricultural Vineyard Easements A-D of the TENTATIVE MAP, consisting of wine grape vineyards, are kept in a fully planted condition and maintained in perpetuity as required by Riverside County Ordinance No. 348, Article XIVb.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions, and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet sign and notarized original declaration of covenants, conditions, and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions, and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 34 MAP - ECS AFFECTED LOTS RECOMMND

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:  
Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book \_\_\_\_, Page \_\_\_\_. [This affects Lot No(s). \_\_\_\_] [This affects all Lots]"

50.PLANNING. 35 MAP-RECORD EASMENTS AG PURPOSE RECOMMND

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND (1) original, wet-signed, notarized and ready for recordation easement instrument for each of four (4) agricultural vineyard easement(s) that collectively

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 35

MAP-RECORD EASMENTS AG PURPOSE (cont.)

RECOMMND

include residential lots 6-31 of the TENTATIVE MAP; attached to these documents shall be a legal description that adequately describes the property consisting of the vineyard planted and maintained areas of each residential lot, lots 6-31 of the TENTATIVE MAP to be included within the agricultural vineyard easement(s) subject to the maintenance obligations stated herein and a scaled map or diagram of the agricultural vineyard easement area covering each residential lot. Both such documents shall be signed and stamped by a California registered civil engineer or licensed land surveyor.

The agricultural vineyard easement(s) submitted for review shall:

- a) Provide that the easement shall not be terminated on a lot-by-lot basis;
- b) Provide that in the event of any subsequent merger of parcels, lot-line adjustment, or other actions results in the merger of any of the residential lots into any of the winery lots or production lot, lot nos. 1, 2, 3, 4, 5, 6 and 7 of the TENTATIVE MAP, then the agricultural vineyard easement shall be terminated only as to the affected residential lot(s);
- c) Provide for Siena Farms, LLC, as initial easement holder;
- d) Provide that the easement holder and its successor(s) and/or assignee(s) shall ensure that the easement areas of residential lots 8-31 of the TENTATIVE MAP, consisting of wine grape vineyards, are kept in a fully-planted condition and maintained in perpetuity as required by Riverside County Ordinance No. 348, Article XIVb;
- e) Provide that in the event that Siena Farms, LLC, ceases farming for two (2) consecutive years then Siena Farms, LLC, shall transfer the recorded agricultural vineyard easement(s) to a Home Owners Association, other designated entity or association pursuant to California Civil Code Section 1351(a), or a County-authorized entity in order for farming to promptly resume. For the purpose of these conditions of approval, "farming" shall be defined as maintenance activities including but not limited to: pruning, cultivating, watering, and upkeep of the planted

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 35 MAP-RECORD EASMENTS AG PURPOSE (cont.) (cont.RECOMMND

area in accordance with standard commercial viticultural practices. For the purpose of these conditions of approval, "promptly" shall be defined as a period not to exceed ninety (90) calendar days. Said transfer shall be subject to the written approval of the Planning Director of the County of Riverside;

f) Provide that, after the transfer referenced in e) above takes place, if the Home Owners Association, other designated entity or association pursuant to California Civil Code Section 1351(a), or a County-authorized entity fails to promptly resume farming or ceases farming for two (2) consecutive years then such entity shall transfer the recorded agricultural vineyard easement to a County-authorized entity in order for farming to promptly resume. Said transfer shall be subject to the written approval of the Planning Director of the County of Riverside. This transfer provision shall be first subject to Siena Farms, LLC, exercising its option to again assume responsibility as easement holder for the recorded agricultural vineyard easement(s) in order for farming to promptly resume. After receiving written notification by the existing easement holder or County that a transfer is being contemplated under this provision, Siena Farms, LLC, shall have sixty (60) calendar days in which to exercise its option in the form of a writing sent to the Planning Director of the County of Riverside. In the event that Siena Farms, LLC, subsequently ceases farming for two (2) consecutive years then Siena Farms, LLC, shall transfer the recorded agricultural vineyard easement(s) in accordance with e) referenced above.

g) Provide that the County shall, in the event that the easement holder fails to perform the planting and maintenance obligations referenced above, has the power to enforce said obligations as permitted by law, including but not limited to Riverside County Ordinance No. 348, as well as the right, but not obligation, to enter and keep the easement areas of residential lots 8-31 in a fully-planted condition and maintained in perpetuity until such time as a maintenance entity acceptable to the Planning Director of the County of Riverside is able to resume the above-referenced planting and maintenance obligation responsibilities; and h) provide that the County shall also have the right to recover from the easement holder for the reasonable cost of keeping the residential lot(s), in a

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50.PLANNING. 35 MAP-RECORD EASEMENTS AG PURPOSE (cont.) (cont.RECOMMND

fully planted condition and maintained in perpetuity,  
including attorneys' fees.

Once approved, the copy and the original of each agricultural vineyard easement instrument(s) shall be forwarded by the Office of County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original agricultural vineyard easement(s) to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original agricultural vineyard easement(s) in conjunction with the recordation of the final map.

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT/SUR RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 2 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on Rancho California Road and so noted on the final map.

50.TRANS. 3 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign at the intersection of Via Siena and Rancho California Road in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 4 MAP - CORNER CUT-BACK I/SUR RECOMMND

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

50.TRANS. 5 MAP - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines located in a General

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50. PRIOR TO MAP RECORDATION

50.TRANS. 5                      MAP - UTILITY PLAN (cont.)                      RECOMMND

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

50.TRANS. 6                      MAP - INTERSECTION/50' TANGENT                      RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 7                      MAP - IMP PLANS                      RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: [http://www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

50.TRANS. 8                      MAP - SIGNING & STRIPING PLAN                      RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9                      MAP - IMPROVEMENT/PHASE I                      RECOMMND

Via Siena (Phase I) from Rancho California Road to Phase II limit (privately maintained road) shall be improved with 24 feet of asphalt concrete pavement within a 36' full-width dedicated right-of-way in accordance with County Standard No. 138. (24'/36') (Modified for reduced right-of-way from 60' to 36'.)

NOTE: Construct acceleration and deceleration lanes along Rancho California Road to the north and south project boundaries at Via Siena (project's primary entrance) per County Standard No. 803, Ordinance 461.

50.TRANS. 10                      MAP - IMPROVEMENT/PHASE II                      RECOMMND

Via Siena (Phase II) from the northerly limit of Phase I to Via Barolo and all interior streets (privately maintained roads) shall be improved with 24 feet of asphalt concrete pavement within a 36' full-width dedicated right-of-way in accordance with County Standard No. 138. (24'/36') (Modified for reduced right-of-way from 60' to 36'.)

50.TRANS. 11                      MAP - SUFFICIENT R-O-W                      RECOMMND

Sufficient right-of-way along Camino Del Vino shall be dedicated for public use to provide for a 37 foot half-width right-of-way.

50.TRANS. 12                      MAP - OFF-SITE ACCESS/PHASE II                      RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for a paved access road to a paved and maintained road

Said access road shall be constructed with 24' of AC pavement within a 32' to 60' dedicated right-of-way in accordance with modified County Standard No. 106, Section A (24'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the extension of Via



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50. PRIOR TO MAP RECORDATION

50.TRANS. 12                      MAP - OFF-SITE ACCESS/PHASE II (cont.)                      RECOMMND

Siena to Via Barolo and the westerly extension of Via Barolo (construction shall be within the existing 60' wide roadway and public utility easement) and through Tract Map 29975 to Rancho California Road.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      MAP - COMMERCIAL LOTS NO PG                      RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR PARCEL(S) 1,2,3,4,5,6 & 7 OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

60.BS GRADE. 2                      MAP - NPDES/SWPPP                      RECOMMND

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

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

60.BS GRADE. 3                      MAP - GRADING SECURITY                      RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3            MAP - GRADING SECURITY (cont.)            RECOMMND  
yards are exempt.

60.BS GRADE. 4            MAP - IMPORT/EXPORT            RECOMMND

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

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

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

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

60.BS GRADE. 5            MAP - GEOTECH/SOILS RPTS            RECOMMND

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

60.BS GRADE. 7            MAP - DRNAGE DESIGN Q100            RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8                    MAP - OFFSITE GDG ONUS                    RECOMMND

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

60.BS GRADE. 9                    MAP - NOTRD OFFSITE LTR                    RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 10                    MAP - RECORDED ESMT REQ'D                    RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 11                    MAP - APPROVED WQMP                    RECOMMND

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

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

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

60.BS GRADE. 13                    MAP- BMP CONST NPDES PERMIT                    RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13            MAP- BMP CONST NPDES PERMIT (cont.)            RECOMMND

Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14            MAP - SWPPP REVIEW            RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15            MAP - RESIDENTIAL LOT DEV            RECOMMND

Each residential parcel shall be designed so that all grading is independent of the adjacent properties - designed so that permission to grade from the adjacent property is not required.

60.BS GRADE. 16            MAP - AG GRADING TO CODE            RECOMMND

Prior to issuance of a grading permit the previously agriculturally graded portions of the site shall be brought to code including but not limited to all access roads, pads and existing drainage system. All portions of the site included as part of this development shall be evaluated and designed to meet current requirements. This may require the need for additional permits, department or agency clearances, reports and studies.

E HEALTH DEPARTMENT

60.E HEALTH. 1            USE - NOISE REPORT            RECOMMND

Prior to the Issuance of a Grading Permit for lots 10 through 16, a noise report shall be required. For further information, please contact the Office of Industrial Hygiene at (951) 955-8980.

EPD DEPARTMENT

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

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western