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CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR31444M2

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1                      EPD - 30 DAY BURROWING OWL SUR (cont.)                      RECOMMND

Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2                      MAP SANTA GERTRUDIS VALLEY ADP                      RECOMMND

TR 31444 M2 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

60.FLOOD RI. 3                      MAP SUBMIT PLANS                      RECOMMND

A copy of the improvement plans, grading plans, and any other necessary documentation along with supporting

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60.FLOOD RI. 3                      MAP SUBMIT PLANS (cont.)                      RECOMMND

hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PARKS DEPARTMENT

60.PARKS. 1                      MAP - TRAIL MAINTENANCE REGION                      RECOMMND

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

60.PARKS. 2                      MAP - TRAIL PLAN APPROVED REGI                      RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

PLANNING DEPARTMENT

60.PLANNING. 1                      MAP - PARCEL MAXIMUM GRADING                      RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading to a maximum of 25% of the net area of each parcel identified on the approved grading area map. This percentage may increase/adjusted if a licensed engineer can certify in writing that the TR31444M2 meets the 75% vineyard planting requirement.

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60.PLANNING. 1            MAP - PARCEL MAXIMUM GRADING (cont.)            RECOMMND

Calculations for permitted graded area shall include building pad, driveway, and all manufactured slopes.

60.PLANNING. 12            MAP - SECTION 1601/1603 PERMIT            RECOMMND

For lots 21, 22, 25, 26, and 27, should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 13            MAP - SECTION 404 PERMIT            RECOMMND

For lots 21, 22, 25, 26, and 27, should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 15            MAP - SKR FEE CONDITION            RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 220.9 acres (gross) in accordance with the TENTATIVE MAP. If the development is

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60.PLANNING. 15            MAP - SKR FEE CONDITION (cont.)            RECOMMND

subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 16            MAP - FEE BALANCE            RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 17            MAP - GRADING PLAN REVIEW            RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 20            MAP - REQUIRED APPLICATIONS            RECOMMND

No grading permits shall be issued until Change of Zone No. 7827 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 21            MAP - PLANNING DEPT REVIEW            RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 22            MAP - PALEO PRIMP & MONITOR            RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils).

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

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60.PLANNING. 22 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

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TRANS DEPARTMENT

60.TRANS. 1 MAP-SBMT/APPVD GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 2 MAP - TRAIL GRADE INSPECTION

RECOMMND

Prior to the issuance of final grading inspection of the 15th lot, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

70.PARKS. 3 MAP - TRAIL GRADE

RECOMMND

Prior to final grading inspection of the 15th lot, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MOPNITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1                    MAP - PALEO MOPNITORING REPORT (cont.)                    RECOMMND

Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                    MAP-NO BP'S FOR COMM. LOTS                    RECOMMND

NO BUILDING PERMITS TO 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) .

80.BS GRADE. 2                    MAP - ROUGH GRADE APPROVAL                    RECOMMND

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

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.



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80. PRIOR TO BLDG PRMT ISSUANCE

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

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

80.BS GRADE. 3                    MAP - NO B/PMT W/O G/PMT                    RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1                    TVWC SWR CONNECT FEE-COMMRCIAL                    RECOMMND

Prior to the Issuance of a Building Permit, commercial projects within the Temecula Valley Wine Country (TVWC) Phase I and Phase II of (Sewer) Infrastructure Study Area shall be required to pay its portion of the sewer connection fee to Eastern Municipal Water District (EMWD). Written verification of this transaction shall be provided to the Department of Environmental Health.

80.E HEALTH. 2                    TVWC SWR CONNECT FEE-RESIDENTI                    RECOMMND

Prior to the Issuance of a Building Permit, residential subdivisions (proposing to create five or more lots) located within the Temecula Valley Wine Country (TVWC) Phase I and Phase II of (Sewer) Infrastructure Study Area shall be required to pay its portion of the sewer connection fee to Eastern Municipal Water District (EMWD). Written verification of this transaction shall be provided to the Department of Environmental Health.

80.E HEALTH. 3                    PUBLIC/SEMIPUBLIC FOOD FACILTY                    RECOMMND

For any public or semi-public food facility, a total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1                      MAP-#50C-TRACT WATER VERIFICA                      RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

80.FIRE. 2                      MAP-RESIDENTIAL FIRE SPRINKLER                      RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

FLOOD RI DEPARTMENT

80.FLOOD RI. 2                      MAP SANTA GERTRUDIS VALLEY ADP                      RECOMMND

TR 31444M2 is located within the limits of the Murrieta Creek/Santa Gertrudis valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

80.FLOOD RI. 3                      MAP SUBMIT PLANS                      RECOMMND

A copy of the improvement plans, grading plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3                    MAP SUBMIT PLANS (cont.)                    RECOMMND

the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLANNING DEPARTMENT

80.PLANNING. 1                    MAP - ROOF MOUNTED EQUIPMENT                    RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval or provided by State law.

80.PLANNING. 2                    MAP - UNDERGROUND UTILITIES                    RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 11                    MAP - SCHOOL MITIGATION                    RECOMMND

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 12                    MAP - FEE BALANCE                    RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 14                    MAP - ENTRY MONUMENT PLOT PLAN                    RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (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. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14                    MAP - ENTRY MONUMENT PLOT PLAN (cont.)                    RECOMMND

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1                    MAP-NO P.G. FOR COMMERCIAL                    RECOMMND

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR PARCEL(S) 1,2,3,4,5,6 & 7 OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

90.BS GRADE. 2                    MAP - WQMP BMP INSPECTION                    RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3                    MAP - WQMP BMP CERT REQ'D                    RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 4                    MAP - BMP GPS COORDINATES                    RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 5                    MAP - WQMP BMP REGISTRATION                    RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 6                    MAP - REQ'D GRDG INSP'S                    RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7                    MAP - WQMP ANNUAL INSP FEE                    INEFFECT

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 8                    MAP - P.G. INSP RES LOTS                    RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Precise grade inspection.

i. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes

2. Completion of drainage swales, berms, onsite drainage facilities and required drainage away from foundation.

90.BS GRADE. 9                    MAP - PRECISE GRD'G APRVL                    RECOMMND

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

1. Requesting a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

2. Submitting a "Wet Signed" copy of the Precise Grade Certification from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 TVWC SWR SURCHARGE FEE-COMMERC RECOMMND

Prior to the Issuance of a Building Final, commercial projects located within the Temecula Valley Wine Country Phase I and Phase II of (Sewer) Infrastructure Study Area shall be required to pay its portion of the sewer surcharge fee to Eastern Municipal Water District (EMWD). Written verification of this transaction shall be provided to the Department of Environmental Health.

90.E HEALTH. 2 TVWC SWR SURCHARGE FEE-RESIDEN RECOMMND

Prior to the Issuance of a Building Final, residential subdivisions (proposing to create five or more lots) located within the Temecula Valley Wine Country (TVWC) Infrastructure Study Area shall be required to pay its portion of the sewer surcharge fee to Eastern Municipal Water District (EMWD). Written verification of this transaction shall be provided to the Department of Environmental Health.

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL CONSTRUCTION COMPL RECOMMND

Prior to the issuance of the 15 occupancy permit, the applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

90.PARKS. 2 MAP - TRAIL MAINTENACE MECHANI RECOMMND

Prior to the issuance of the 15 occupancy permit, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

PLANNING DEPARTMENT

90.PLANNING. 3 MAP - QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of

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90.PLANNING. 3                    MAP - QUIMBY FEES (2) (cont.)                    RECOMMND

    parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the County of Riverside Economic Develoment Agency (EDA) for CSA No. 152.

90.PLANNING. 10                    MAP - SKR FEE CONDITION                    RECOMMND

    Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 220.9 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 12                    MAP - ROLL-UP GARAGE DOORS                    RECOMMND

    All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1                        MAP - WRCOG TUMF                        RECOMMND

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



TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2                      MAP - UTILITY INSTALL                      RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines in a General Plan Road shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1                      MAP - TRAIL MAINTENANCE MECHAN                      RECOMMND

Prior to or in conjunction with the issuance of 15th building prmit, the project applicant shall identify the trail(s) maintenance entity (in writing) to County Planning Department and the Regional Park and Open-Space District.

PLANNING DEPARTMENT

100.PLANNING. 1                      MAP - VINEYARD PLANTING (2)                      RECOMMND

Prior to the issuance of the 1st residential building permit, 100% of Agricultural Easement A shall be planted as wine grape vineyards.

100.PLANNING. 2                      MAP - VINEYARD PLANTING (3)                      RECOMMND

Prior to the issuance of the 3rd residential building permit, 100% of Agricultural Easement B shall be planted as wine grape vineyards.

100.PLANNING. 3                      MAP - VINEYARD PLANTING (4)                      RECOMMND

Prior to the issuance of the 9th residential building permit, 100% of Agricultural Easement C shall be planted as wine grape vineyards.

06/05/14  
09:55

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 52

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 4

MAP - VINEYARD PLANTING (5)

RECOMMND

Prior to the issuance of the 17th residential building permit, 100% of Agricultural Easement C shall be planted as wine grape vineyards.

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

**FILE COPY**

DATE: April 24, 2014

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health – Industrial Hygiene  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Landscape – Mark Hughes

P.D. Archaeology Section-Heather Thomas  
3rd District Supervisor  
3rd District Planning Commissioner

**TENTATIVE TRACT MAP NO. 31444, MINOR CHANGE NO.2 – EA42684– 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 – 219.66 Gross Acres – Zoning: Citrus Vineyard – 10 Acre (C/V-10) Minimum and Citrus Vineyard – 5 Acres Minimum (C/V-5) – **REQUEST:** 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 (14.66 gross acres). This lot will be used as a production lot, thus reducing the number of residential lots to 26. 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 one production lot (lot 5) and 26 residential lots (lots 6-31) totaling approximately 144.66 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. – APN: 942-220-001, 942-210-003, 942-210-004 – Related Cases: TR31444, TR31444M1- Concurrent Case: CZ07827 (Planning only - Consistency zoning)**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on May 22, 2014.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

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

Should you have any questions regarding this project, please do not hesitate to contact **Phayvanh Nanthavongdouangsy**, Project Planner, at (951) 955-6573 or email at [pnanthav@rctlma.org](mailto:pnanthav@rctlma.org) / MAILSTOP# 1070.

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207827 DATE SUBMITTED: 4-11-14

### APPLICATION INFORMATION

Applicant's Name: GRAPE ROAD, LLC E-Mail: STEVECONVERSE@HOTMAIL.COM

Mailing Address: 30343 CANWOOD ST. SUITE 206  
AGOURA HILLS CA 91301  
City State ZIP

Daytime Phone No: (818) 706-8311 Fax No: (818) 706-8340

Engineer/Representative's Name: VENTURA ENGINEERING E-Mail: VENTURA-ENGINEERING@YK1100.COM

Mailing Address: 27315 JEFFERSON AVE SUITE J 229  
TEMECULA CA 92590  
City State ZIP

Daytime Phone No: (951) 252-7632 Fax No: (951) 346-5726

Property Owner's Name: SAME AS APPLICANT E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street  
City State ZIP

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_ Fax No: (\_\_\_\_) \_\_\_\_\_

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

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR CHANGE OF ZONE**

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

GRAPE ROAD, LLC  
PRINTED NAME OF APPLICANT

[Signature]  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

CLAUDIO PONTE  
PRINTED NAME OF PROPERTY OWNER(S)  
MANAGING MEMBER  
GRAPE ROAD, LLC  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)  
[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 942-210-003, 004; 942-220-001

Section: 24, 25 T7S R2W Township: RANCHO PAUBA Range: \_\_\_\_\_

Approximate Gross Acreage: 220.9

General location (nearby or cross streets): North of \_\_\_\_\_, South of \_\_\_\_\_, East of \_\_\_\_\_, West of RANCHO CALIF RD, MONTE DE ORO.

**APPLICATION FOR CHANGE OF ZONE**

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2003 CD

Thomas Brothers map, edition year, page number, and coordinates: PG 960 1B, 1C, 1D, 2C, 2D

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

going to W-CU

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Related cases filed in conjunction with this request:

TENTATIVE MAP 31444

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



Juan C. Perez  
Agency Director

Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

Code  
Enforcement  
Department

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and GRAPE ROAD, LLC hereafter "Applicant" and SAME "Property Owner".

Description of application/permit use:

ZONE CHANGE AND MINOR CHANGE TO TENTATIVE  
MAP 31444

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.



- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 942-210-003, 004 ; 942-220-001

Property Location or Address:

35601, 35701 RANCHO CALIF

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: GRAPE ROAD, LLC

Phone No.: 818-706-8311

Firm Name: REI MANAGEMENT

Email: STEVECONVERSE@HOTMAIL.COM

Address: 30343 CAHUARD ST. SUITE 206  
ARBUCKLE HILLS, CA 91301

**3. APPLICANT INFORMATION:**

Applicant Name: SAME AS OWNER

Phone No.: 626-319-7771

Firm Name: STEVE CONVERSE

Email: STEVECONVERSE@HOTMAIL.CO

Address (if different from property owner)

**4. SIGNATURES:**

Signature of Applicant: [Signature] Date: 4-11-14

Print Name and Title: STEVE CONVERSE, AIA

Signature of Property Owner: [Signature] Date: 4-10-14

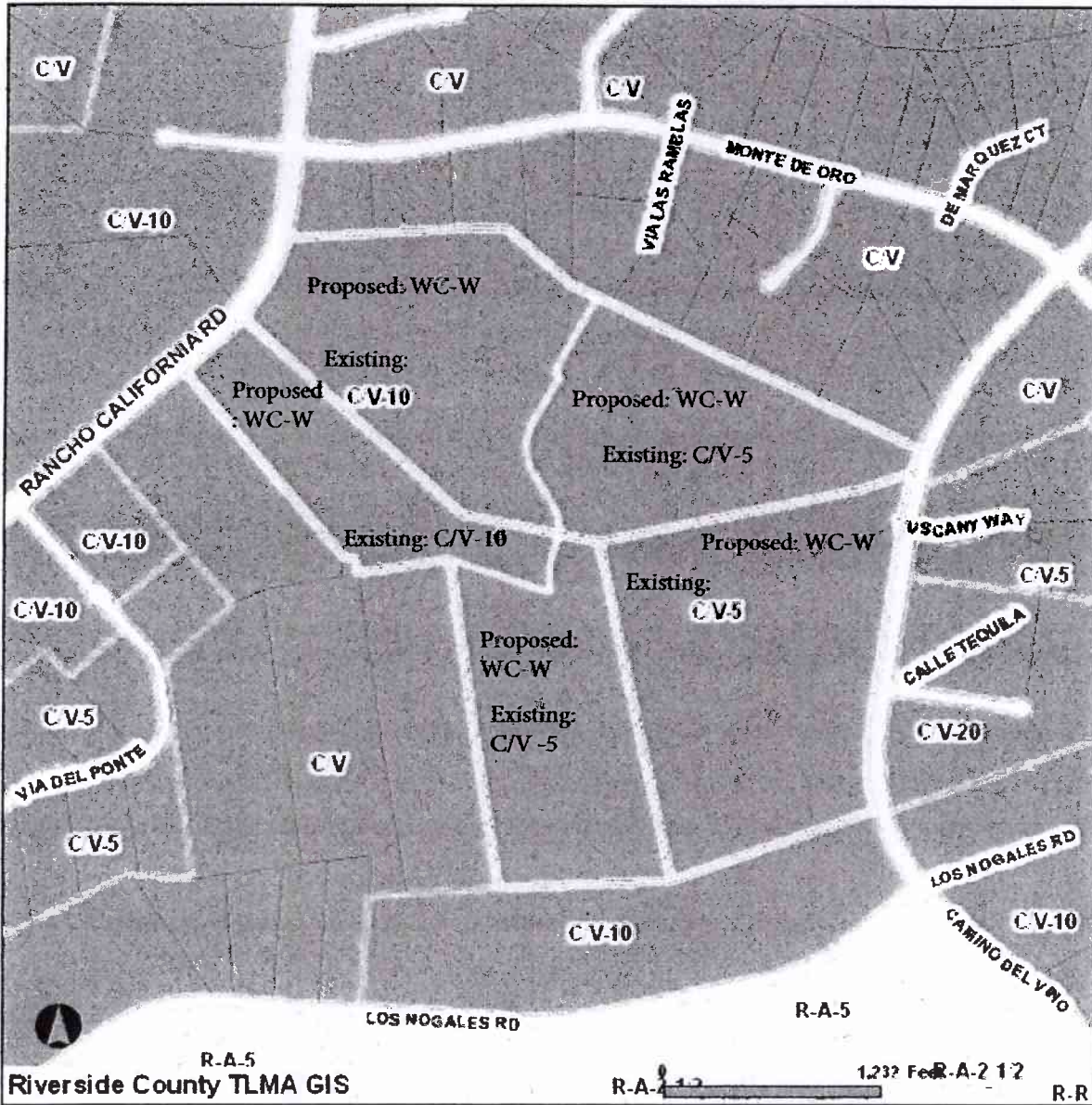
Print Name and Title: CLAUDIO RONSE MANAGING MEMBER

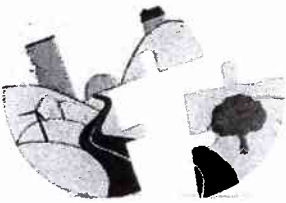
Signature of the County of Riverside, by [Signature] Date: 4/14/14

Print Name and Title: CRISTINE MOSELEY, LAND USE TECH II

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>TR31444M2, CZ07827, EA4264, CF806067</u>
Set #:	<u>CC006545</u>
Application Date:	<u>4/14/14</u>

Change of Zone application





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- |                                      |  |   |
|--------------------------------------|--|---|
| <input type="checkbox"/> TRACT MAP   | <input checked="" type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE    | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP  | <input type="checkbox"/> AMENDMENT TO FINAL MAP  |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

*JR 31444 M2*

CASE NUMBER: TRACT 31444 AMEND 4 DATE SUBMITTED: 4-11-14

### APPLICATION INFORMATION

Applicant's Name: GRAPE ROAD, LLC E-Mail: STEVECONVERSE@HOTMAIL.COM

Mailing Address: 30343 CANWOOD ST. SUITE 206  
AGOURA HILLS, CA 91301  
Street City State ZIP

Daytime Phone No: (818) 706-8311 Fax No: (818) 706-8340

Engineer/Representative's Name: VENTURA ENGINEERING E-Mail: VENTURA-ENGINEERING@YAHOO.COM

Mailing Address: 27315 JEFFERSON AVE SUITE J 229  
TEMECULA  
Street City State ZIP

Daytime Phone No: (951) 252-7632 Fax No: (951) 346-5726

Property Owner's Name: SAME AS APPLICANT E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street City State ZIP

Daytime Phone No: ( ) \_\_\_\_\_ Fax No: ( ) \_\_\_\_\_

If additional persons have an ownership interest in the subject above, attach a separate sheet that references the application.

Steve Converse, A.I.A.  
steveconverse@hotmail.com  
direct (626) 319-7771

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

Dc

(7c

30343 Canwood Street, Suite 206, Agoura Hills, CA 91301  
tel (818) 706-8311 fax (818) 706-8340  
pontevineyardinn.com

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

GRAPE ROAD LLC  
PRINTED NAME OF APPLICANT      [Signature]  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

GRAPE ROAD LLC  
PRINTED NAME OF PROPERTY OWNER(S)      [Signature]  
SIGNATURE OF PROPERTY OWNER(S)  
MANAGING MEMBER  
CLAUDIO PONTE  
PRINTED NAME OF PROPERTY OWNER(S)      [Signature]  
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 942-210-003, 004; 942-220-001

Section: 74, 25, 775, R2W Township: RANCHO PAUBA Range: \_\_\_\_\_

Approximate Gross Acreage: 220.9

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of \_\_\_\_\_, South of \_\_\_\_\_, East of \_\_\_\_\_, West of RANCHO CALIF RD. MONTE DE ORO

Thomas Brothers map, edition year, page number, and coordinates: 2003 ED. P6960 | B | C  
1D 2C 2D

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

(2) WINERY PARCEL 20 AC, 1 WINERY PARCEL 25 AC, 1 WINERY PARCEL 10 AC  
PHASE 1  
2A 5 ACRE RESIDENTIAL PARCELS PHASE 2

Related cases filed in conjunction with this request:

APPROVED TENTATIVE 31444  
ZONE CHANGE

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

If yes, provide Case No(s). 31444 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes  No

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

Is sewer service available at the site? Yes  No  (PENDING)

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

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

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 5,000 PHASE 1

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Estimated amount of fill = cubic yards SITE IS BALANCED

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

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

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

How many anticipated truckloads? \_\_\_\_\_ truck loads.

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

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land  Pay Quimby fees  Combination of both

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

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

Does the subdivision exceed more than one acre in area? Yes  No

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

Santa Ana River       Santa Margarita River       San Jacinto River       Whitewater River

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *[Signature]* Date 4-10-14

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**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

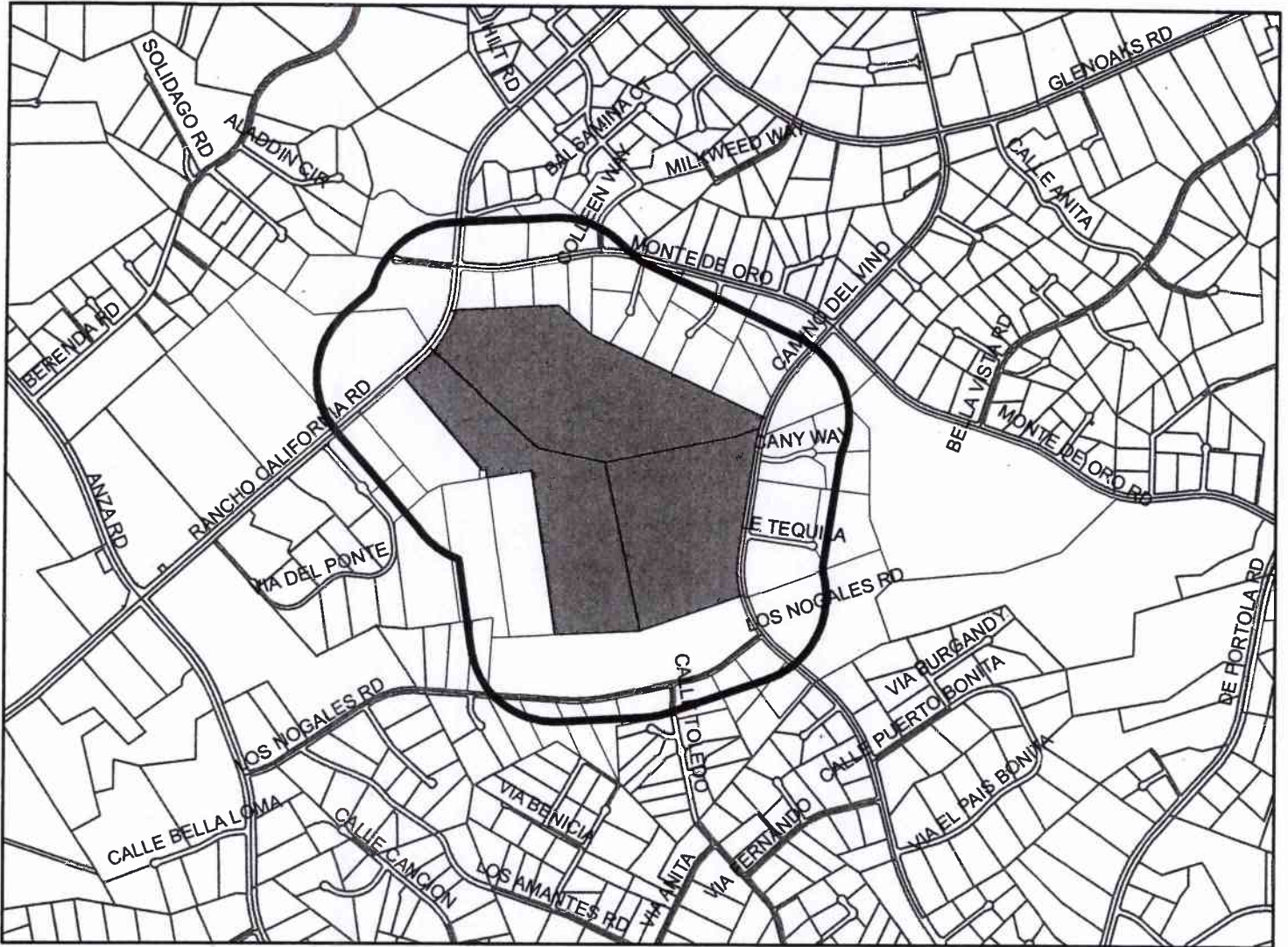
Riverside, Ca. 92502

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

*checked by  
Larry Huss  
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



2,000 1,000 0 2,000 Feet

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

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

ASMT: 927470008, APN: 927470008  
FERNİKKI  
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



www.avery.com  
1-800-GO-AVERY

Attention: Steve Converse  
Grape Road, LLC and REI Management  
Company  
30343 Canwood St. Suite 206  
Agoura Hills, CA 91301

Attention: Steve Converse  
Grape Road, LLC and REI Management  
Company  
30343 Canwood St. Suite 206  
Agoura Hills, CA 91301

Repliez à la hachure afin de  
révéler le rebord Pop-up™

Attention: Wilfredo Ventura  
Ventura Engineering  
27315 Jefferson Avenue, Suite J-299  
Temecula, CA 92590

Attention: Wilfredo Ventura  
Ventura Engineering  
27315 Jefferson Avenue, Suite J-299  
Temecula, CA 92590

Sens de  
chargement

Utilisez le gabarit AVERY® 5160®  
Étiquettes faciles à peeler

AVERY® 5160®



Bend along line to  
expose Pop-up Edge™

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Easy Peel® Labels  
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# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

### Planning Department

Robert C. Johnson · Planning Director

**TO:**

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

**FROM:**

Riverside County Planning Department  
 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409  
 39493 Los Alamos Rd  
Murrieta, CA 92563

82-675 Highway 111, 2nd Floor  
Indio, CA 92201  
Riverside County Transportation Department  
 4080 Lemon Street, 8th Floor  
P.O. Box 1090  
Riverside, CA 92502-1090

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

EA39433

Project Title

CHANGE OF ZONE NO. 6934 / TENTATIVE TRACT MAP NO. 31444

Case Numbers

Dana Weaver

County Contact Person

(951) 955-9075

Phone Number

State Clearinghouse Number

REI Management Company

Project Applicant

26901 Agoura Road, #250, Calabasas, CA 91301

Address

Northerly of Los Nogales Road, southeasterly of Rancho California Road and westerly of Camino Del Vino

Project Location

The Change of Zone is a request to change the existing zoning from Citrus Vineyard 20-Acre Minimum (C/V-20) to Citrus Vineyard 5-Acre Minimum (C/V-5) and Citrus Vineyard 10-Acre Minimum (C/V-10) and a Schedule D subdivision of 220.9 acres into 35 Estate Vineyard Lots, and 3 winery lots.

Project Description

This is to advise that the Riverside County Board of Supervisors has approved the above-referenced project on \_\_\_\_\_ and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2.  Environmental Impact Report No. \_\_\_\_\_ was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act (\$914.00 fee)  
 An Addendum to Environmental Impact Report No. \_\_\_\_\_ was prepared for this project and certified pursuant to the provisions of the California Environmental Quality Act (\$64.00 fee and evidence of prior EIR fee)  
 The project was undertaken pursuant to and in conformity with Specific Plan No. \_\_\_\_\_ for which an Environmental Impact Report (EIR) was certified or a Negative Declaration (ND) adopted. All potentially significant effects of the project were adequately analyzed in the earlier EIR or ND and were avoided or mitigated pursuant to that earlier EIR or ND. NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED. (\$64.00 fee)  
 A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$1314)
3. Mitigation measures WERE made a condition of the approval of the project.
4. Findings were made in accordance with Section 21081 of the California Public Resources Code.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. A de minimis finding WAS NOT made for the project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Mitigated Negative Declaration or Final EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature

Title

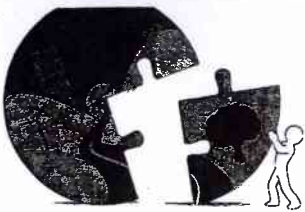
Date

Y:\Planning Master Forms\CEQA Forms\NOD Form.doc 6/12/2009

**TO BE COMPLETED BY OPR**  
Date Received for Filing and  
Posting at OPR:

**FOR COUNTY CLERK'S USE ONLY**

Please charge deposit fee case#: ZEA39433 ZCFG02912



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Original Negative Declaration or Notice of Determination was routed to County Clerks for posting on.

3/11/14 Date

Initial

Juan C. Perez
TLMA Director/
Interim Planning Director

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

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

[ ] 38686 El Cerrito Road
Palm Desert, California 92211

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

Temecula Valley Wine Country Community Plan, General Plan Amendment (GPA) No. 1077, Zoning Ordinance Amendment No. 348.4729, Temecula Valley Wine Country Design Guidelines, Temecula Valley Wine Country Greenhouse Gas Reduction Workbook, Program Environmental Impact Report No. 524

Phayvanh Nanthavongdouangsy
County Contact Person

951-955-6573
Phone Number

SCH No. 2009121076
State Clearinghouse Number (if submitted to the State Clearinghouse)

County of Riverside TLMA-Planning Department
Project Applicant

4080 Lemon St. 12th Floor Riverside Ca 92501-1409
Address

Southwest portion of the unincorporated Riverside County, approximately three miles north of the border with San Diego County, covering approximately 18,005 acres of land located east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake. 33° 31' 25.6" / 177° 5' 35.6". See attached map.

The proposed project is the development of a Temecula Valley Wine Country Community Plan, that will be used to ensure that the region develops in an orderly manner that maximizes the area's unique viniculture potential and associated entrepreneurial uses, while balancing the need to protect the area's existing equestrian and rural lifestyles. The project includes the following County actions: (1) Adoption of General Plan Amendment No. 1077 which adopts the Wine Country Community Plan and updates the existing Southwest Area Plan (SWAP) and other elements of the County General Plan, particularly the policies and boundaries related to the existing Citrus Vineyard and Valle de Los Caballos Policy Areas; (2) Zoning Ordinance Amendment No. 348.4729, adding new zoning classifications that implement the General Plan; and (3) Replacement of the existing Citrus Vineyard Policy Area Design Guidelines with the Temecula Valley Wine Country Design Guidelines and adopting the Temecula Valley Wine Country Greenhouse Gas Reduction Workbook.

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on March 11, 2014, and has made the following determinations regarding that project:

- 1. The project will have a significant effect on the environment.
2. A Program Environmental Report was prepared and certified for this project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency;
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring or Reporting Plan was adopted for this project.
5. A Statement of Overriding Considerations was adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final Program Environmental Impact Report No. 524 with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

TLMA Director / Interim Planning Director
Title

March 11, 2014
Date

Date Received for Filing and Posting at OPR:

3-28
MAR 11 2014

FOR COUNTY CLERK'S USE ONLY

Empty box for County Clerk's use.

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1405525

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

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

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: GRAPEROAD LLC \$2,181.25  
paid by: CK 18281  
CFG FOR EA42684 (TR31444M2)  
paid towards: CFG06067 CALIF FISH & GAME: DOC FEE  
at parcel: 35701 RANCHO CALIFORNIA RD TEM  
appl type: CFG3

By \_\_\_\_\_ May 29, 2014 09:07  
MGARDNER posting date May 29, 2014

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

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



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

R1403762

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: GRAPEROAD LLC \$50.00  
paid by: CK 2156  
paid towards: CFG06067 CALIF FISH & GAME: DOC FEE  
CFG FOR EA42684 (TR31444M2)  
at parcel #: 35701 RANCHO CALIFORNIA RD TEM  
appl type: CFG3

By \_\_\_\_\_ Apr 14, 2014 11:23  
MGARDNER posting date Apr 14, 2014

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
**658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* T0402207

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

82675 Highway 111  
Room 209  
Indio, CA 92201  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: REI MANAGEMENT CO \$64.00  
paid by: CK 4040  
paid towards: CFG02912 CALIF. FISH & GAME: DOC FEE  
EA39433  
at parcel #:   
appl type: CFG3

By \_\_\_\_\_ Feb 17, 2004 09:41  
ONERO posting date Feb 17, 2004

\*\*\*\*\*  
\*\*\*\*\*

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

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

Additional info at [www.tlma.co.riverside.ca.us/lms/lms.htm](http://www.tlma.co.riverside.ca.us/lms/lms.htm)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0513863

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

82675 Highway 111  
Room 209  
Indio, CA 92201  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: REI MANAGEMENT CO \$1,250.00  
paid by: CK 4286  
paid towards: CFG02912 CALIF FISH & GAME: DOC FEE  
EA39433  
at parcel #:   
appl type: CFG3

By \_\_\_\_\_ Jul 08, 2005 12:45  
CYUHAS posting date Jul 08, 2005

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,250.00

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

Additional info at [www.tlma.co.riverside.ca.us/lms/lms.htm](http://www.tlma.co.riverside.ca.us/lms/lms.htm)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

R1400921

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

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

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

\*\*\*\*\*  
\*\*\*\*\*

Received from: COUNTY OF RIVERSIDE  
paid by: JV 0001661564 \$3,079.75  
CFG FOR WINE COUNTRY COMMUNITY PLAN  
paid towards: CFG06040 CALIF FISH & GAME: DOC FEE  
at parcel: 21420 MEMORY LN PERR  
appl type: CFG3

By ADANIELS Jan 30, 2014 13:08  
posting date Jan 30, 2014

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$3,029.75
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

PeopleSoft Financials  
JOURNAL ENTRY DETAIL REPORT

64  
3 PAYING CFG06040 PER PHAYVANH  
/ONGDOUANGSY  
HALIMAH, ELEONOR, PHAYVANH, REVENUE

Ledger Group: ACTUALS  
Source: ONL  
Reversal: N  
Reversal Date:

Prepared By:  
Aimee Daniels 5-6843  
TLARC

Reference Number TLARC  
Accounting Period 8  
Fiscal Year: 2014  
Operator ID: E203740

DeptID	Prog	Class	ProjGrant	Stat	Statistica Amt	Description	Reference	Base Amount
3120100000						PLANNING PAYING CFG06040	R1400921	-3,079.75
3120100000						PLANNING PAYING CFG06040	R1400921	3,079.75
3120100000			ZRWVC9889			PLANNING PAYING CFG06040	R1400921	3,079.75
3120100000			ZRWVC9889			PLANNING PAYING CFG06040	R1400921	-3,079.75

<b>Total Lines</b>	4	<b>Total Base Debits</b>	6,159.50	<b>Total Base Credits</b>	6,159.50
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**TLMA**  
JAN 30 2014  
APPROVED



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
Interim Planning Director

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**  
**Tentative Tract Map No. 31444M2 (TR31444M2) and Change of Zone No. 7827 (CZ 7827)**

Project Title/Case Numbers  
Phavvanh Nanthavongdouangsy 951-955-6573  
County Contact Person Phone Number  
N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)  
Graperoad, LLC 30343 Canwood Street, Ste 206 Agoura Hills, CA 91301  
Project Applicant Address

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

TR31444M2 proposes a Schedule D subdivision of 220.9 gross acres into 24 residential lots, 4 winery lots and 3 production lots. CZ7827 proposes to change the existing zoning of Citrus/Vineyard 5 acres minimum and Citrus/Vineyard 10 acres minimum to Wine Country - Winery (WC-W) zone. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified EIR No. 524 and in the adopted Mitigated Negative Declaration associated with EA39433 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 as indicated in the staff report findings and conclusions for this project, which is incorporated herein by reference. CZ7827 will not result in any new significant environmental impacts not identified in the certified EIR No. 524. CZ7827 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: CZ7827 is changing the property's zoning classification to WC-W Zone to be consistent with the approved Temecula Valley Wine Country Policy Area, the subject site was included within the project boundary analyzed in EIR No. 524, the WC-W Zone was included in Ordinance 348.4729, which was analyzed in EIR No. 524, there are no changes to the mitigation measures included in EIR No. 524, and CZ7827 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved WC-W Zone analyzed in EIR No. 524. TR31444M2 will not result in any new significant environmental impacts not identified in EA39433 and the adopted Mitigated Negative Declaration. TR31444M2 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 considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: the project analyzed in EA39433 included TR31444 to subdivide 220.9 acres into 38 residential lots with a minimum lots size of 5 acres and 3 winery lots with a minimum lot size of 10 acres. TR31444M2 still proposes to subdivide 220.9 acres. TR31444M2 reduces the total number of lots analyzed in EA39433 from 41 lots to 31 lots 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, reduction 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, installing a sewer system is an improvement to the installation of septic tanks analyzed in EA39433 and will eliminate potential ground water impacts, and the intensity of TR31444M2 would be the same or less than the tentatively approved map analyzed in EA39433.

**Project Description**

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

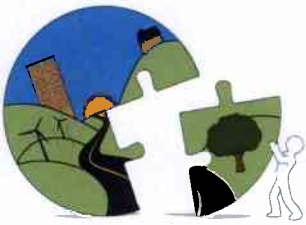
1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00) and reflects the independent judgment of the Lead Agency.
3. Mitigation measures were included in the previously certified EIR and adopted Mitigated Negative Declaration.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted for the project.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier certified EIR and adopted Mitigated Negative Declaration and EA 39433, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_  
Date Received for Filing and Posting at OPR: \_\_\_\_\_  
Please charge deposit fee case#: ZEA42684 ZCFG06067

**FOR COUNTY CLERK'S USE ONLY**

**ATTACHMENT B: July 16, 2014 Memo to Planning Commission and  
Updates to the Conditions of Approval**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Juan C. Perez,  
Interim Director*

## Memorandum

**DATE:** July 15, 2014

**TO:** Planning Commission

**FROM:** Phayvanh Nanthavongdouangsy

**RE:** Condition of Approval Condition 10 Parks 1 and Notice of Determination for TR3144M2

The Condition of Approval Condition 10 Parks 1 had an error. The correction to this condition is shown below in red:

“The applicant/owner and/or his designee shall cause the grading to be completed for all trails **prior to as part of** Phase II.”

Also, attached to this memo is the updated Notice of Determination for this project. The NOD was corrected to reference the appropriate CEQA sections as discussed in the Staff Report.

- Thank you.



---

**From:** Kang, HP <HPKang@rivcoparks.org>  
**Sent:** Tuesday, July 15, 2014 11:47 AM  
**To:** Ross, Larry; 'steve converse'  
**Cc:** Nanthavongdouangsy, Phayvanh  
**Subject:** RE: TR31444M2 Parks

Thank you.

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

Sincerely,

**H.P. Kang**

Contract Planner

**RivCoParks (Riverside County Regional Park and Open-Space District)**  
4600 Crestmore Road, Jurupa Valley, CA 92509 | (951) 955-6998 | Fax: (951) 955-4305  
[hpkang@rivcoparks.org](mailto:hpkang@rivcoparks.org) | [www.RivCoParks.org](http://www.RivCoParks.org)  
Follow RivCoParks: [Facebook](#) | [Twitter](#) | [Upcoming Events](#)

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**From:** Ross, Larry  
**Sent:** Tuesday, July 15, 2014 10:01 AM  
**To:** 'steve converse'; Kang, HP  
**Cc:** Nanthavongdouangsy, Phayvanh  
**Subject:** RE: TR31444M2 Parks

Phayvanh will do a memo to the PC.

---

**From:** steve converse [<mailto:steveconverse@hotmail.com>]  
**Sent:** Tuesday, July 15, 2014 9:50 AM  
**To:** Kang, HP; Ross, Larry  
**Subject:** RE: TR31444M2 Parks

Larry

There is a typo in Condition 10 Parks 1.

The end of the sentence should read "as part of Phase II." not "prior to Phase II"

How do you want to handle this? I spoke to HP and he agrees.

Sincerely,  
Steve Converse

---

**From:** [HPKang@rivcoparks.org](mailto:HPKang@rivcoparks.org)  
**To:** [steveconverse@hotmail.com](mailto:steveconverse@hotmail.com)  
**CC:** [LROSS@rctlma.org](mailto:LROSS@rctlma.org); [MBrewer@rivcoparks.org](mailto:MBrewer@rivcoparks.org)



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez

Interim Planning Director

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

Tentative Tract Map No. 31444M2 (TR31444M2) and Change of Zone No. 7827 (CZ 7827)

Project Title/Case Numbers

Phayvanh Nanthavongduangsy

County Contact Person

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Graceroad, LLC

Project Applicant

951-955-6573  
Phone Number

30343 Canwood Street, Ste 206 Agoura Hills, CA 91301  
Address

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

Project Location

TR31444M2 proposes a Schedule D subdivision of 220.9 gross acres into 24 residential lots, 4 winery lots and 3 production lots. CZ7827 proposes to change the existing zoning of Citrus/Vineyard 5 acres minimum and Citrus/Vineyard 10 acres minimum to Wine Country - Winery (WC-W) zone. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified EIR No. 524 and in the adopted Mitigated Negative Declaration associated with EA39433 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 as indicated in the staff report findings and conclusions for this project, which is incorporated herein by reference. CZ7827 will not result in any new significant environmental impacts not identified in the certified EIR No. 524. CZ7827 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: CZ7827 is changing the property's zoning classification to WC-W Zone to be consistent with the approved Temecula Valley Wine Country Policy Area, the subject site was included within the project boundary analyzed in EIR No. 524, the WC-W Zone was included in Ordinance 348.4729, which was analyzed in EIR No. 524, there are no changes to the mitigation measures included in EIR No. 524, and CZ7827 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved WC-W Zone analyzed in EIR No. 524. TR31444M2 will not result in any new significant environmental impacts not identified in EA39433 and the adopted Mitigated Negative Declaration. TR31444M2 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 considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: the project analyzed in EA39433 included TR31444 to subdivide 220.9 acres into 38 residential lots with a minimum lots size of 5 acres and 3 winery lots with a minimum lot size of 10 acres. TR31444M2 still proposes to subdivide 220.9 acres. TR31444M2 reduces the total number of lots analyzed in EA39433 from 41 lots to 31 lots 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, reduction 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, installing a sewer system is an improvement to the installation of septic tanks analyzed in EA39433 and will eliminate potential ground water impacts, and the intensity of TR31444M2 would be the same or less than the tentatively approved map analyzed in EA39433.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00) and reflects the independent judgment of the Lead Agency.
3. Mitigation measures were included in the previously certified EIR and adopted Mitigated Negative Declaration.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted for the project.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier certified EIR and adopted Mitigated Negative Declaration and EA 39433, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_  
Date Received for Filing and Posting at OPR: \_\_\_\_\_  
Please charge deposit fee case#: ZEA42684 ZCFG06067

FOR COUNTY CLERK'S USE ONLY

07/16/14  
12:27

Riverside County LMS  
CONDITIONS OF APPROVAL

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

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 as a part of Phase II.

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 5 MAP - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines located in a General 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 on Rancho California Road and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 2 MAP - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines in a General Plan Road shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage on Rancho California Road and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation

**Updated Conditions of Approval 7/16/14**

07/16/14  
12:27

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2                      MAP - UTILITY INSTALL (cont.)

RECOMMND

as proof of completion.

**ATTACHMENT C: Ordinance No. 348. 4784**

1   ORDINANCE NO. 348.4784

2   AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
3   AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4  
5   The Board of Supervisors of the County of Riverside ordains as follows:

6   Section 1.         Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as  
7 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as  
8 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.  
9 2.2362, Change of Zone Case No. 7827" which map is made a part of this ordinance.

10   Section 2.         This ordinance shall take effect 30 days after its adoption.

11  
12   BOARD OF SUPERVISORS OF THE COUNTY  
13   OF RIVERSIDE, STATE OF CALIFORNIA

14   By: \_\_\_\_\_  
  Chairman, Board of Supervisors

15   ATTEST: Kecia Harper-Ihem  
16   Clerk of the Board

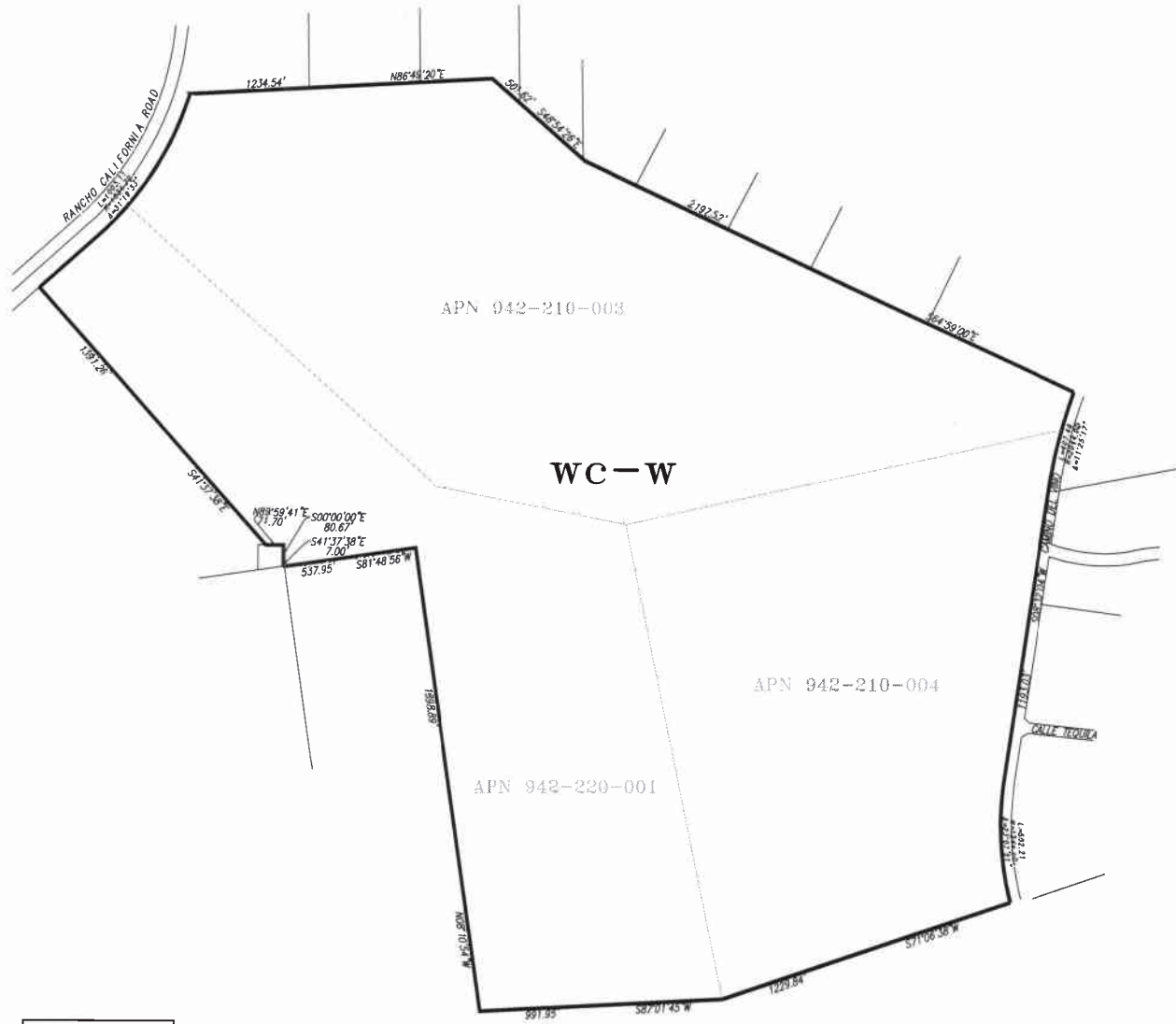
17  
18   By: \_\_\_\_\_  
  Deputy

19  
20   (SEAL)

21  
22   APPROVED AS TO FORM  
23   July 16, 2014

24  
25   By:  \_\_\_\_\_  
26   MICHELLE CLACK  
27   Deputy County Counsel

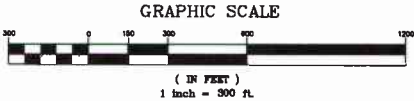
RANCHO CALIFORNIA AREA  
 SEC. 24&25, T. 7 S., R. 2 W. S.B.B. & M.



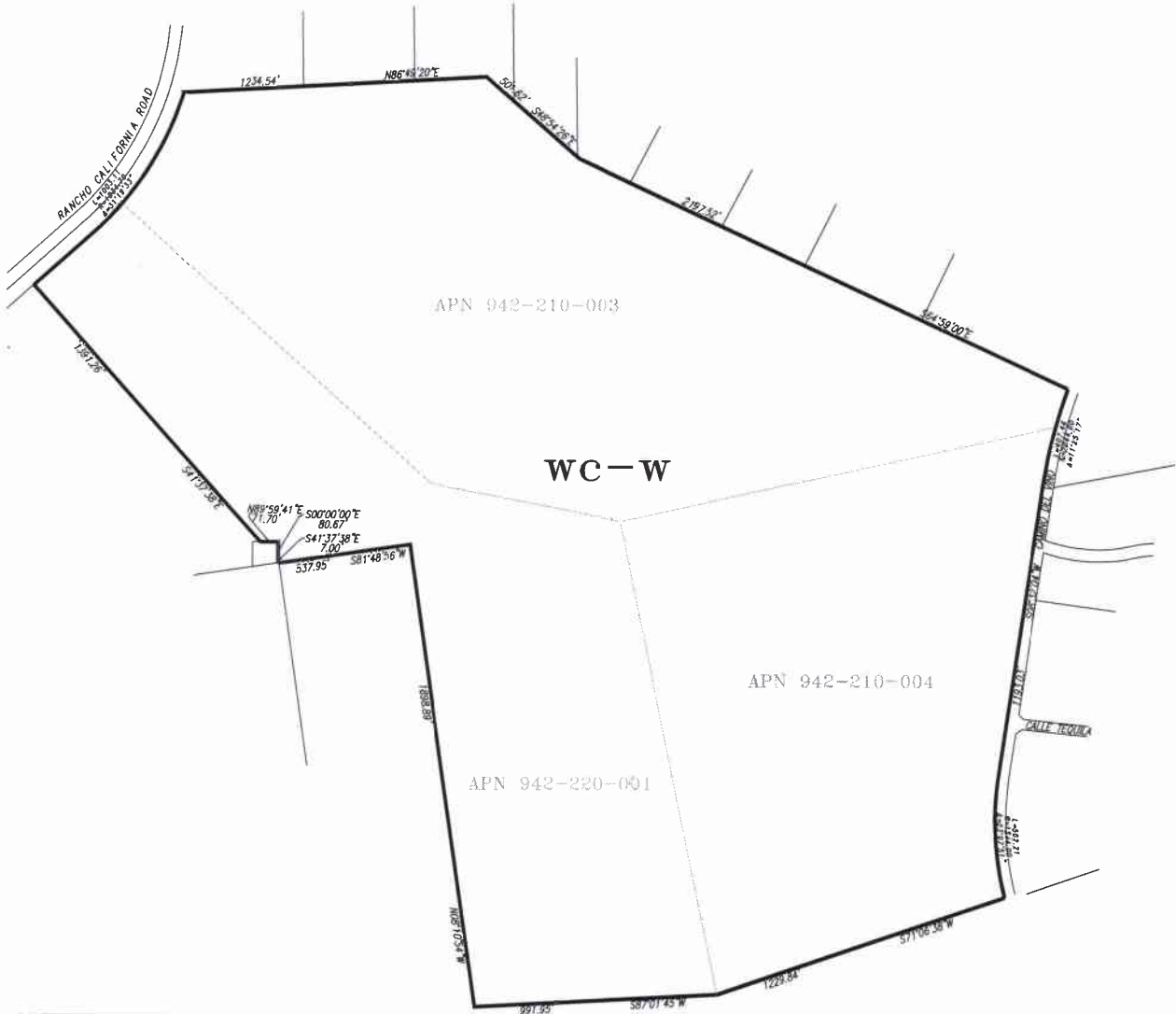
**WC-W** WINE COUNTRY-WINERY

MAP NO. 2.2362  
CHANGE OF OFFICIAL ZONING PLAN

AMENDING  
 MAP NO. 2 ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 07827  
 ADOPTED BY ORDINANCE NO. 348.4784  
 DATED: JULY 29, 2014  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



RANCHO CALIFORNIA AREA  
 SEC. 24&25, T. 7 S., R. 2 W. S.B.B.& M.



**WC-W** WINE COUNTRY-WINERY

MAP NO. 2.2362  
CHANGE OF OFFICIAL ZONING PLAN  
 AMENDING  
 MAP NO. 2 ORDINANCE NO. 348  
 CHANGE OF ZONE CASE NO. 07827  
 ADOPTED BY ORDINANCE NO. 348.4784  
 DATED: JULY 29, 2014  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

