

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

306B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 23, 2010

SUBJECT: AGRICULTURAL PRESERVE NO. 1020 / CHANGE OF ZONE NO. 7653 / TENTATIVE TRACT MAP NO. 35924 (FTA 2010-15) - Intent to Adopt a Negative Declaration - Applicant: Louidar LLC/Louis Darwish - Engineer / Representative: Hunsaker & Associates - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) - Citrus Vineyard Rural Policy Area - Location: The project site is located northerly of Rancho California Road, easterly of La Serena Way, westerly of Calle Contento, and southerly of Vista Del Monte Road. - 178.8 Gross Acres - Zoning: Citrus Vineyard (CV) and Citrus Vineyard - 10 Acre Minimum (CV-10) - REQUEST: Agricultural Preserve No. 1020 proposes to diminish Rancho California Agricultural Preserve No. 4, and cancel the associated land conservation contract on a 30.02-acre portion of the subject site; the change of zone proposes to change the site's zoning classifications from Citrus/Vineyard and Citrus/Vineyard - 10 Acre Minimum to Citrus/Vineyard - 1 Acre Minimum, Citrus/Vineyard - 2 Acre Minimum and Citrus/Vineyard - 10 Acre Minimum; and the tentative tract map is a Schedule B subdivision of 178.8 gross acres into 20 lots ranging in size from 1.2 acres to 90.4 acres.

RECOMMENDED MOTION:

THE COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY COMMITTEE, BY A MAJORITY VOTE, RECOMMENDS TO THE BOARD OF SUPERVISORS:

DENIAL of AGRICULTURAL PRESERVE CASE NO. 1020, a proposal to diminish Rancho California Agricultural Preserve No. 4, as amended, and cancel the associated land conservation contract as depicted on Map No. 1020.

Greg Neal, Deputy Director,
for

Carolyn Syms Luna
Planning Director

Initials
CSL:kl/dm, M

REVIEWED BY EXECUTIVE OFFICE
DATE 9/23/10
Tina Grande

Departmental Concurrence

Dep't Recomm.: Policy Policy
Per Exec. Ofc.: Consent Consent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley
Nays: None
Absent: None
Date: November 9, 2010
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref. | District: Third | Agenda Number:

16.1

The Honorable Board of Supervisors

RE: **AGRICULTURAL PRESERVE NO. 1020 / CHANGE OF ZONE NO. 7653 / TENTATIVE TRACT MAP NO. 35924 (FTA 2010-15)**

September 23, 2010

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In the event that the Board wishes to approve the cancellation of the associated land conservation contract on the affected portions of the project site and diminishment of these areas from said agricultural preserve,

THE PLANNING DIRECTOR RECOMMENDS TO THE BOARD OF SUPERVISORS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42381**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **AGRICULTURAL PRESERVE CASE NO. 1020**, a proposal to diminish Rancho California Agricultural Preserve No. 4, as amended, and cancel the associated land conservation contract as depicted on Map No. 1020.

APPROVAL of **CHANGE OF ZONE NO. 7653**, from Citrus/Vineyard (C/V) and Citrus/Vineyard – 10 Acre Minimum (C/V-10) to Citrus/Vineyard – 1 Acre Minimum (C/V-1), Citrus/Vineyard – 2 Acre Minimum (C/V-2), and Citrus/Vineyard – 10 Acre Minimum (C/V-10) in accordance with Exhibit #3, based on the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 35924**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Agricultural Preserve Case No. 1020 is a request by Louidar LLC/Louis Darwish to diminish Rancho California Agricultural Preserve No. 4, Map No. 110, and cancel the land conservation contract as it applies to 30.02 acres of the subject site. The 30.02 acres is comprised of discrete areas that represent land uses inconsistent with County Ordinance No. 509 (relating to Agricultural Preserves), but are intended to enhance and augment the vineyard and winery operations. On September 15, 2010, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered an application to diminish Rancho California Agricultural Preserve No. 4, Map No. 110, as depicted on Map No. 1020.

Change of Zone No. 7653 (CZ 7653), Tentative Tract Map No. 35924 (TR35924) and Plot Plan No. 23343 (PP23343) are being processed with this Agricultural Preserve case. TR35924 and PP23343 constitute the applicant's proposed alternative land use of the site upon cancellation of the current land conservation contract and diminishment of the parcels from the affected agricultural preserve. The tentative tract map is a Schedule B subdivision of 178.8 gross acres into 20 lots ranging in size from 1.2 acres to 90.4 acres. Of the 20 lots, 15 residential lots are less than 10 acres in size necessitating the removal of those properties from the agricultural preserve and Williamson Act contract. PP23343 consists of a winery and tasting room, wine production area, retail space, a restaurant, a chapel, lodging units (casitas), and associated parking areas. Agricultural Preserve Case No. 1020 proposes to remove discrete areas associated within the retail spaces, the restaurant, the chapel, the lodging complex (casitas, common area, and pool), and related parking areas.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA42381 / AG1020/ TR35924 / CZ07653

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

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

COMPLETED/REVIEWED BY:

By: Kinika Hesterly Title: Project Planner Date: September 23, 2010

Applicant/Project Sponsor: Louidar, LLC/Louis Darwish Date Submitted: 10:58 AM

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

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

Y:\Planning Case Files-Riverside office\TR35924\Hearings\Mitigated Negative Declaration.TR35924.docx

Please charge deposit fee case#: ZEA42381 ZCFG05732

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th 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.

EA42381 / AG1020 / TR35924 / CZ07653

Project Title/Case Numbers

Kinika Hesterly
County Contact Person

(951) 955-1888
Phone Number

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

Louidar, LLC/Louis Darwish
Project Applicant

33820 Rancho California Rd, Temecula, CA 92591
Address

The project site is located in the Community of Rancho California of the Southwest Area Plan of Western Riverside County; more specifically, northerly of Rancho California Road, easterly of La Serena Way and westerly of Calle Contento.
Project Location

The tentative tract map is a Schedule B subdivision of 178.8 gross acres into 15 lots for residential purposes, with a minimum lot size of 1 acre, 1 production lot with a minimum lot size of 25 acres and 4 lots with a minimum lot size of 10 acres.

The change of zone proposes to change portions of the zoning classifications of APNs: 943-120-014 and 943-120-023 from Citrus Vineyard – 10 Acre Minimum (C/V-10) to Citrus Vineyard – 1 Acre Minimum (C/V-1) and Citrus Vineyard – 2 Acre Minimum (C/V-2) and change the zoning classification of APN: 943-110-009 from Citrus Vineyard (C/V) to Citrus Vineyard – 10 Acre Minimum (C/V-10).
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. DM A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,010.25 plus \$64.00)

3. Mitigation measures WERE made a condition of the approval of the project.

4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.

5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\TR35924\Hearings\NOD Form.TR35924.docx

Please charge deposit fee case#: ZEA42381 ZCFG05732 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1009449

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: LOUIDAR LLC \$64.00
paid by: CK 3729
CFG FOR AG01020/TR35924/CZ7653
paid towards: CFG05732 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Aug 24, 2010 13:35
MGARDNER posting date Aug 24, 2010

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

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

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department

Carolyn Syms Luna · Director

306B

DATE: September 23, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

SUBJECT: Ag. Preserve No. 1020/Change of Zone No. 7653/Tentative Tract Map No. 35924
(Charge your time to these case numbers)

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

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

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

Need Director's signature by September 23, 2010
Please schedule on the November 9, 2010 BOS Agenda

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

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG5732)

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

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

The Honorable Board of Supervisors

RE: AGRICULTURAL PRESERVE NO. 1020 / CHANGE OF ZONE NO. 7653 / TENTATIVE TRACT MAP NO. 35924 (FTA 2010-15)

September 23, 2010

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Pursuant to Government Code Section 51284.1, a copy of the complete application for tentative cancellation was submitted to the State Department of Conservation (SDC) for a mandatory 30-day review and comments. Staff is awaiting the SDC's response and will apprise the Board prior to or during their hearing of this matter. Additionally, a copy of the SDC response will be provided to the Clerk of the Board of Supervisors for the public record.

CAPTAC recommended DENIAL of the proposed diminishment; however, the Planning Department does not concur with CAPTAC's conclusion and is recommending APPROVAL of the diminishment and cancellation of the associated land conservation contract, based on the findings and conclusions incorporated herein.

Should the Board of Supervisors authorize tentative approval of the proposed cancellation, the applicant would be required to comply with the following conditions prior to issuance of a Certificate of Final Cancellation as outlined in Government Code Section 51283.4:

1. The cancellation fee of \$281,500 shall be paid; and,
2. All conditions necessary for the County to issue grading permits for TR35924 and PP23343 shall have been met.

When all conditions and contingencies enumerated in the Certificate of Tentative Cancellation have been satisfied, the landowner shall notify the Board of Supervisors. Within 30 days of receipt of such notice, and upon determination that the conditions and contingencies have been satisfied, the Board of Supervisors shall cause to be executed and recorded a Certificate of Final Cancellation.

FINDINGS:

1. A portion of the 178.8 gross acre site is subject to an agricultural preserve contract.
2. The site is located northerly of and adjacent to Rancho California Road, easterly of La Serena Way, westerly of Calle Contento and southerly of Vista Del Monte in the Wine Country Area of western Riverside County.
3. The project site is currently used to grow wine grapes and includes an existing winery.
4. According to the Natural Resource Conservation Service, the soils Capability Classification as indicated in the USDA Soil Survey for Western Riverside County indicates that the site is one hundred (100) percent within Class III, Class IV, and Class VI.
5. John Poole Radio Properties, Inc. entered into a land conservation contract with the County of Riverside for land within Rancho California Agricultural Preserve No. 4. This contract is dated January 1, 1971 and was recorded on October 14, 1970 as Instrument No. 103843 in the Office of the County Recorder of Riverside, California.

The Honorable Board of Supervisors

RE: **AGRICULTURAL PRESERVE NO. 1020 / CHANGE OF ZONE NO. 7653 / TENTATIVE TRACT MAP NO. 35924 (FTA 2010-15)**

September 23, 2010

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6. The subject parcels affected by the proposed diminishment are included under this single contract.
7. A notice of non-renewal on Assessor's Parcel No. (APN) 943-120-023 has been submitted.
8. Pursuant to the owner's notice of non-renewal submitted on June 28, 2010, the land conservation contract on the subject parcels will expire on January 1, 2020 (GC§51245 and R&T Code §426(c)).
9. TR35924 and PP23343 are being processed with this Agricultural Preserve case. TR35924 and PP23343 constitute the applicant's proposed alternative land use of the site upon cancellation of the current land conservation contract and diminishment of the parcels from the affected agricultural preserve. The tentative tract map is a Schedule B subdivision of 178.8 gross acres into 20 lots ranging in size from 1.2 acres to 90.4 acres. Of the 20 lots, 15 residential lots are less than 10 acres in size necessitating the removal of those properties from the agricultural preserve and Williamson Act contract. PP23343 consists of a winery and tasting room, wine production area, retail space, a restaurant, a chapel, lodging units (casitas), and associated parking areas. Agricultural Preserve Case No. 1020 proposed to remove discrete areas associated within the retail spaces, the restaurant, the chapel, the lodging complex (casitas, common area and pool), and related parking areas.
10. The project site is located in the Citrus Vineyard Rural Policy Area. This policy area recognizes the need to provide for permanent preservation of vineyards while allowing for incidental commercial uses which provide economic viability to the primary vineyards and winery operations. The policy is expected to result in the permanent preservation of approximately one-half of the agricultural lands located in the affected area. Therefore, the proposed cancellation is not expected, in and of itself, to result in the removal of adjacent lands from agriculture.
11. Upon approval of CZ7653 and TR35924, the proposed alternative use will be consistent with the existing Riverside County General Plan and the proposed zoning.
12. The cancellation fee was determined by the Riverside County Assessor's Office to be \$281,500.
13. The cancellation of the contract for the identified 30.02 acres is in the public interest, because the alternative land uses that will be developed within those areas will enhance the overall project as a vineyard, winery, and destination resort that can help create an economic benefit for the wine country, as a whole.

CONCLUSIONS:

1. The cancellation is for land on which a notice of non-renewal has been served.

The Honorable Board of Supervisors

RE: **AGRICULTURAL PRESERVE NO. 1020 / CHANGE OF ZONE NO. 7653 / TENTATIVE**

TRACT MAP NO. 35924 (FTA 2010-15)

September 23, 2010

Page 5 of 5

2. The cancellation will not result in the removal of adjacent lands from agricultural use. Rather, the cancellation as proposed would enable limited commercial uses that would help to sustain the remaining agricultural practices envisioned for the project site and within the Citrus Vineyard Rural Policy Area.
3. The cancellation is for an alternative use which is consistent with the applicable provisions of the County General Plan.
4. The cancellation will not result in discontinuous patterns of urban development.
5. Development of the contracted land would provide more contiguous patterns of development than development of proximate non-contracted land by promoting the logical extension of infrastructure and development in the area.
6. Even with the proposed diminishment, 83% of the TR35924 area would remain in lots of 10 acres or greater, which is consistent with the Citrus Vineyard Rural Policy Area and the agricultural character of the surrounding Wine Country.

Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Kinika Hesterly
Board of Supervisors: November 9, 2010

Fast Track No. ~~2010-15~~
Tentative Tract Map No. 35924
Change of Zone No. 7653
E.A. Number: 42381
Applicant: Loudar, LLC/Louis Darwish
Engineer/Representative: Hunsaker &
Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The tentative tract map is a Schedule B subdivision of 178.8 gross acres into 15 lots for residential purposes, with a minimum lot size of 1 acre, one 25 acre production lot and 4 winery lots with a minimum lot size of 10 acres.

The change of zone proposes to change portions of the zoning classifications of APNs: 943-120-014 and 943-120-023 from Citrus Vineyard – 10 Acre Minimum (C/V-10) to Citrus Vineyard – 1 Acre Minimum (C/V-1) and Citrus Vineyard – 2 Acre Minimum (C/V-2) and change the zoning classification of APN: 943-110-009 from Citrus Vineyard (C/V) to Citrus Vineyard – 10 Acre Minimum (C/V-10).

The project site is located in the Community of Rancho California of the Southwest Area Plan of Western Riverside County; more specifically, northerly of Rancho California Road, easterly of La Serena Way and westerly of Calle Contento.

ISSUES OF CONCERN:

Agricultural Preserve-Resolved

The subject property is located in an agricultural preserve. Portions of the project not related to agriculture have been identified to be removed from Rancho California Agricultural Preserve No. 4. Prior to grading, the applicant shall cause a certificate of final cancellation to be completed.

BACKGROUND:

On August 2, 2010, the Planning Director approved Plot Plan No. 23343 which included a 5,983 square foot winery and tasting room, 25,000 square feet of retail space, a 6,700 square foot restaurant, a 2,415 square foot chapel, 42 casitas which include 34 individual units at 880 square feet each and two four-plex casitas at 4,926 square feet each, a 29,562 square foot wine production area, and 545 parking spaces. 500 special events per year are allowed, with no more than 1,000 guests on the site at the same time.

The existing use, approved under PP03243, includes a winery salesroom and restroom buildings and will remain.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Agriculture: Agriculture (AG; AG) (10 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Agriculture: Agriculture (AG; AG) (10 Acre Minimum) |
| 3. Existing Zoning: | Citrus Vineyard – 10 Acre Minimum (C/V-10) |
| 4. Surrounding Zoning: | Citrus Vineyard (C/V) |

12

- | | |
|---------------------------|--|
| 5. Existing Land Use: | Mt. Palomar Winery and vineyards |
| 6. Surrounding Land Use: | Vacant land and rural residences to the north, Miramonte Winery to the west, rural residences to the east and Stuart Cellars Winery to the south |
| 7. Project Data: | Total Acreage: 178.8 Gross Acres
Total Number of Lots: 20 |
| 8. Environmental Concerns | See Attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42381**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CHANGE OF ZONE NO. 7653**, from Citrus/Vineyard (C/V) and Citrus/Vineyard – 10 Acre Minimum (C/V-10) to Citrus/Vineyard – 1 Acre Minimum (C/V-1), Citrus/Vineyard – 2 Acre Minimum (C/V-2), and Citrus/Vineyard – 10 Acre Minimum (C/V-10) in accordance with Exhibit #3, based on the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 35924**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Agriculture: Agriculture (10 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Citrus Vineyard (C-V) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule B map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).
7. The project will not have a significant impact on the surrounding environment.

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

1. The project site is designated Agriculture: Agriculture (10 Acre Minimum) on the Southwest Area Plan.
2. The proposed use, residential and commercial parcels with a minimum of 1 acre is allowed in the Citrus Vineyard Rural Policy Area subject to clustering provisions that this project complies with.
3. The proposed subdivision of 178.8 acres into 20 lots is an allowed density within the Agriculture (AG) designation.
4. The project site is surrounded by properties which are designated Agriculture: Agriculture (10 Acre Minimum).
5. The zoning for the subject site is Citrus Vineyard (C-V).
6. The proposed uses, residential lots with a 1-acre minimum, winery sites, and production lots, are consistent with the development standards set forth in the Citrus/Vineyard (C/V) zone.
7. The project site is surrounded by properties which are zoned Citrus Vineyard (C-V).
8. Similar uses have been approved and are operating in the project vicinity.
9. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
10. The following areas of environmental impacts have been found to be less than significant with mitigation incorporated through those measures identified in Environmental Assessment No. 42381:
 - a. Agriculture & Forest Resources
 - b. Biological Resources
 - c. Cultural Resources
 - d. Recreation

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A 100-year flood plain;
 - c. A dam inundation area; or,
 - d. A MSHCP Core Reserve Area.
3. The project site is located within:
 - a. The boundaries of the Temecula Valley Unified School District;
 - b. County Service Area No. 149;
 - c. The Murrieta Creek/Temecula Valley Area Drainage Plan (ADP);
 - d. The Citrus Vineyard Rural Policy Area; and,
 - e. The Stephens Kangaroo Rat Fee Area

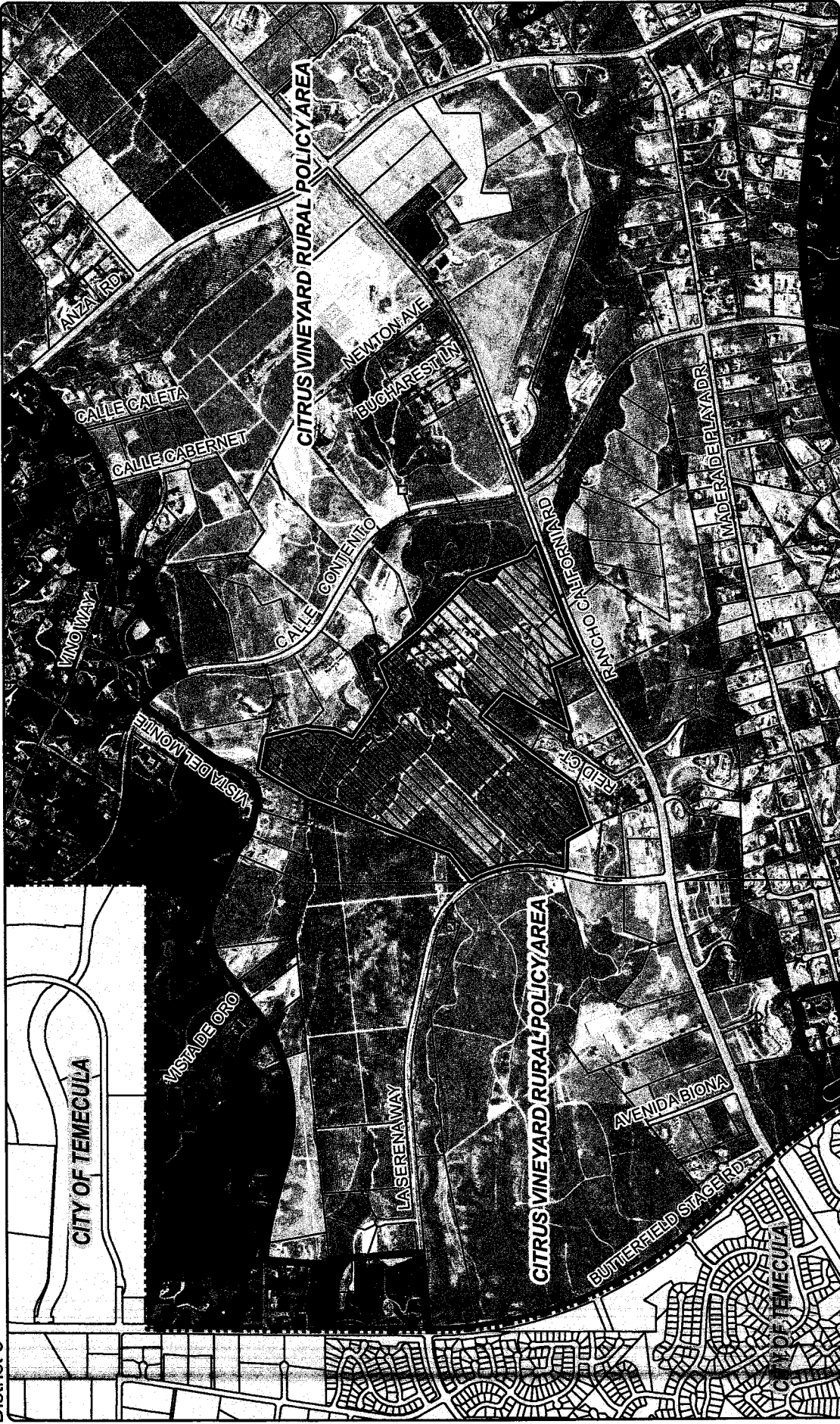
4. The subject site is currently designated as Assessor's Parcel Numbers ~~943-110-009, 943-120-014~~ and 943-120-023.
5. Tentative Tract Map No. 35924 was filed with the Planning Department on 3/20/08 and Change of Zone No. 7653 was filed on April 18, 2008.
6. TR35924 and CZ07653 were reviewed by the Land Development Committee three (3) times on the following dates 4/24/08, 12/11/08 and 6/24/10.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$40,433.24.

KH:kh
Y:\Planning Case Files-Riverside office\TR35924\Hearings\Staff Report.TR35924.docx
Date Prepared: 9/20/10

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07653 TR35924 AG01020
VICINITY/POLICY AREAS**

Supervisor Stone
District 3

Date Drawn: 9/20/10
Vicinity Map



Assessors Bk. Pg. 943-12
Thomas Bros. Pg. 959 H2
Edition 2009

Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 27

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

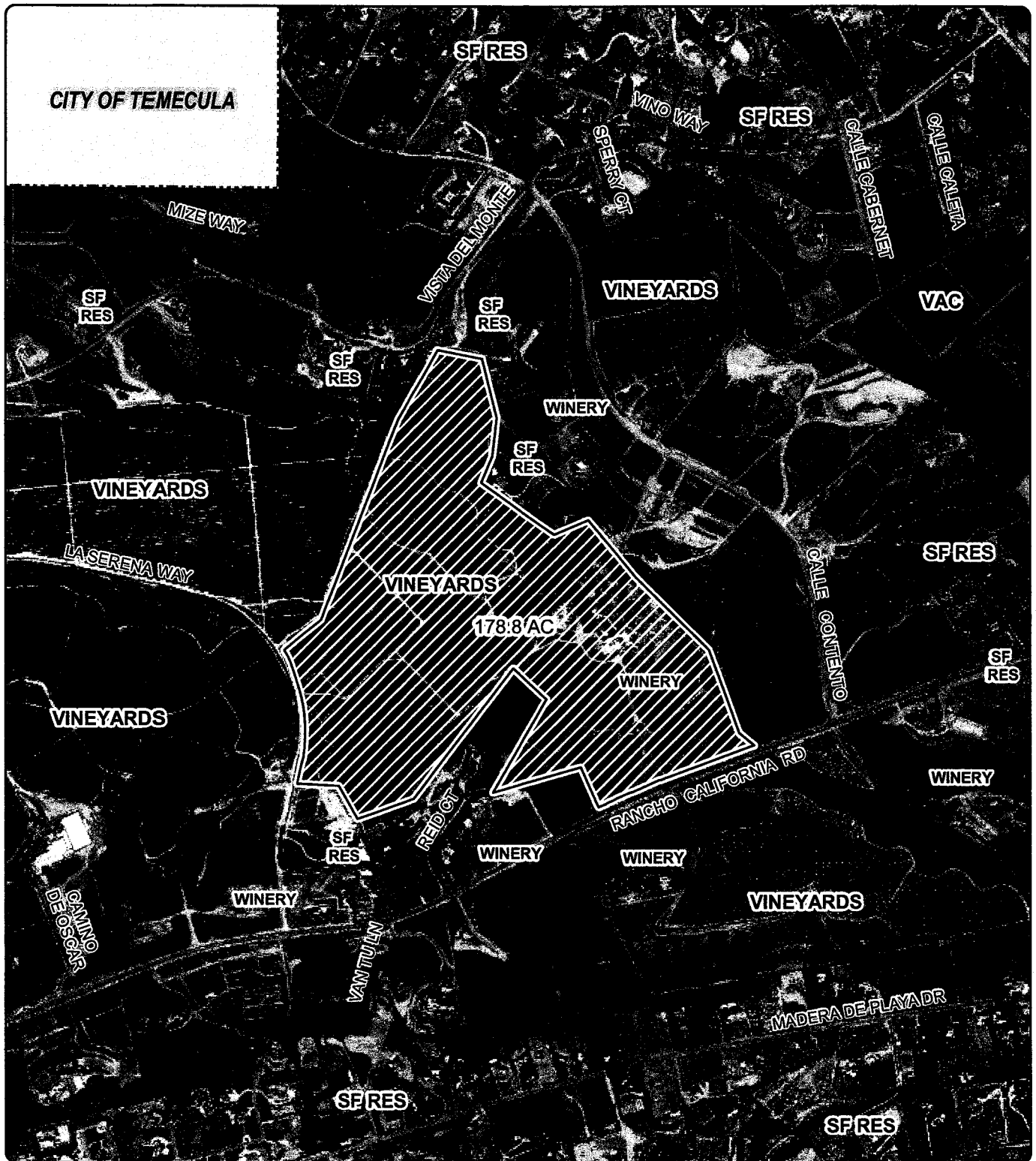
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07653 TR35924 AG01020

LAND USE

Supervisor Stone
District 3

Date Drawn: 9/20/10
Exhibit 1

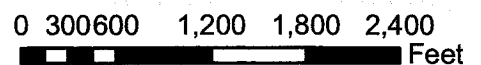


Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 27

Assessors Bk. Pg. 943-12
Thomas Bros. Pg. 959 H2
Edition 2009



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



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07653 TR35924 AG01020

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 9/20/10
Exhibit 3

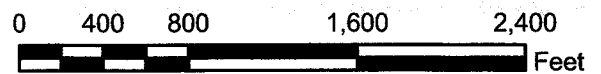


Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 27

Assessors Bk. Pg. 943-12
Thomas Bros. Pg. 959 H2
Edition 2009



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



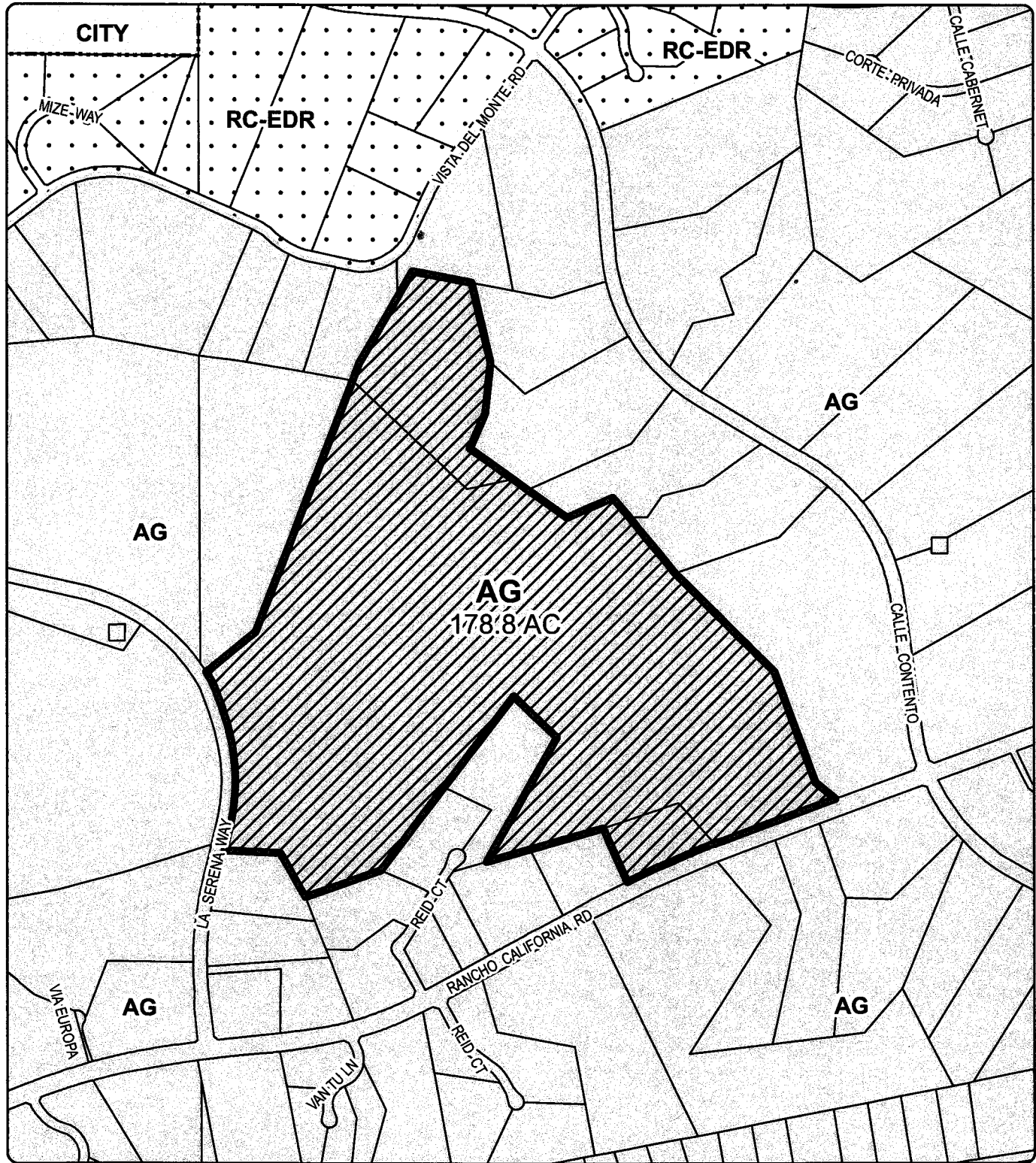
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07653 TR35924 AG01020

EXISTING GENERAL PLAN

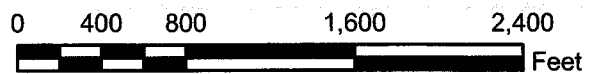
Supervisor Stone
District: 3

Date Drawn: 9/20/10
Exhibit 5



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 27

Assessors Bk. Pg. 943-12
Thomas Bros. Pg. 959 H2
Edition 2009



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**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07653 TR35924 AG01020
AGRICULTURAL PRESERVES**

Supervisor Stone
District 3

Date Drawn: 9/20/10
Exhibit 8



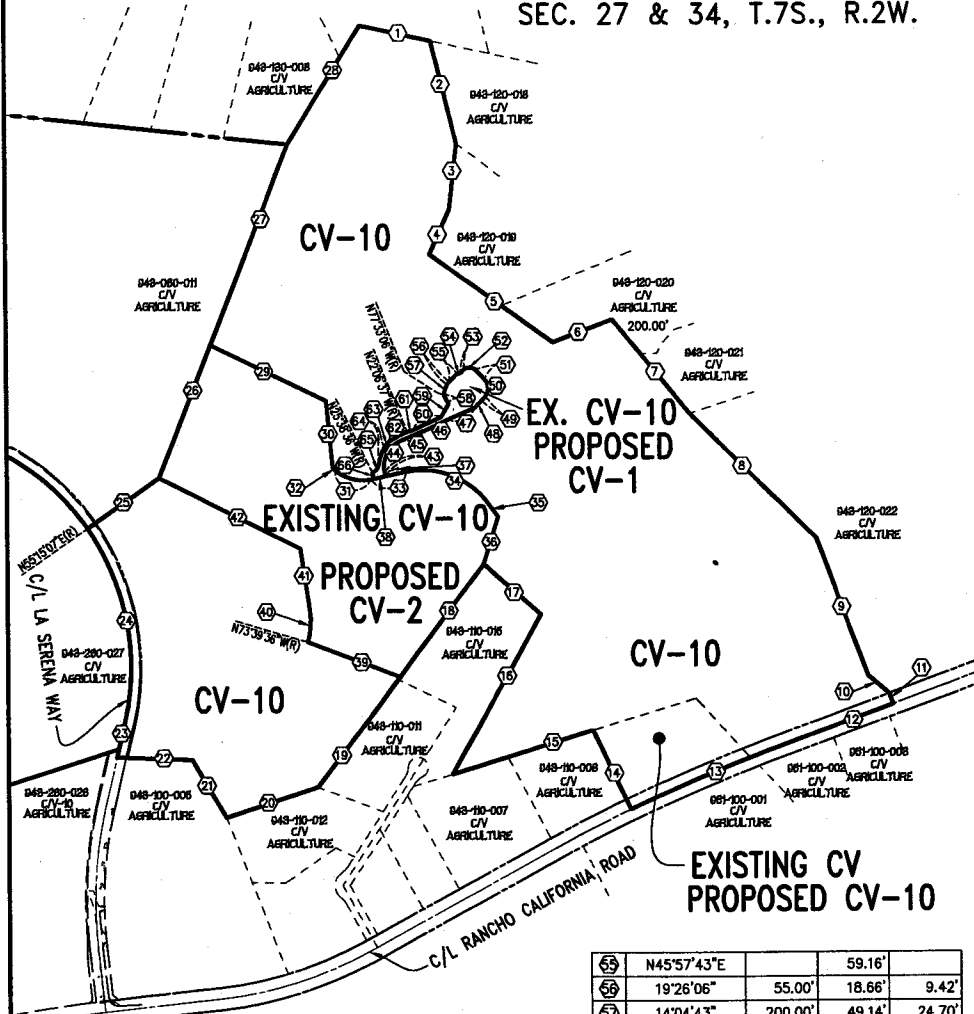
Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 27

Assessors Bk. Pg. 943-12
Thomas Bros. Pg. 959 H2
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 865-8277 (Eastern County) or website at <http://www.riverside.ca.gov/index.html>.

COUNTY OF RIVERSIDE
CHANGE OF ZONE
RANCHO CALIFORNIA AREA
SEC. 27 & 34, T.7S., R.2W.



DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N78°05'23"W		362.98'	
2	N14°07'10"W		526.67'	
3	N6°46'50"E		325.62'	
4	N24°43'30"E		244.63'	
5	N54°56'24"W		754.09'	
6	S69°43'09"W		319.63'	
7	N39°28'28"W		601.01'	
8	N45°26'25"W		884.11'	
9	N20°25'26"W		730.38'	
10	N50°27'28"W		138.29'	
11	N20°01'38"W		55.00'	
12	N69°58'22"E		657.76'	
13	S°25'39"	8000.00'	757.83'	379.20'
14	N25°27'17"W(R)		434.82'	
15	N72°53'18"E		739.70'	
16	N29°29'22"E		910.04'	
17	N48°50'53"W		379.91'	
18	N37°00'18"E		701.57'	
19	N37°00'18"E		682.40'	
20	N71°53'50"E		482.95'	
21	N30°31'26"W		332.32'	
22	N87°52'50"W		377.25'	
23	N13°15'48"E		181.87'	
24	47°56'14"	1200.00'	1004.00'	533.49'
25	N55°20'17"E		438.79'	
26	N21°38'48"E		706.91'	
27	N21°38'48"E		1063.85'	
28	N31°31'11"E		689.64'	
29	N64°22'28"W		639.49'	
30	N5°07'52"W		333.23'	
31	S4°06'12"	200.00'	188.86'	102.13'
32	N47°58'41"W		17.14'	
33	N77°55'07"E		181.71'	
34	S3°53'04"	400.00'	446.00'	249.39'
35	N38°11'50"W		100.22'	
36	N17°53'52"E		246.82'	
37	N77°55'07"E		108.25'	
38	N77°55'07"E		59.10'	
39	N69°08'02"W		489.29'	
40	24°51'46"	375.00'	162.73'	82.86'
41	N8°31'22"W		306.81'	
42	N63°30'09"W		786.17'	
43	N12°04'53"W		18.90'	
44	79°02'40"	140.00'	193.14'	115.50'
45	N66°57'46"E		148.11'	
46	N65°42'14"E		113.72'	
47	N66°23'58"E		143.48'	
48	N45°04'21"E		51.50'	
49	N40°47'40"E		27.10'	
50	S5°15'20"	62.00'	92.26'	57.07'
51	N44°27'40"W		68.35'	
52	90°27'59"	38.00'	60.00'	38.31'
53	N45°04'21"E		26.09'	
54	N82°36'13"E		15.16'	

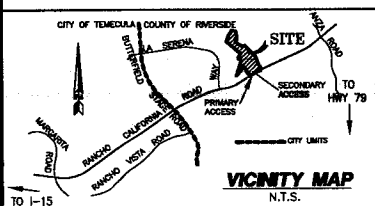
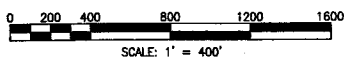
LEGAL DESCRIPTION

PARCELS 3 AND 4, TOGETHER WITH LETTERED LOTS "D" AND "E" OF PARCEL MAP NO. 11853 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 64, PAGES 54 AND 55 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

55	N45°57'43"E		59.16'	
56	19°26'06"	55.00'	18.66'	9.42'
57	14°04'43"	200.00'	49.14'	24.70'
58	N27°37'25"W		53.09'	
59	N30°26'10"E		73.70'	
60	N64°47'55"E		153.94'	
61	N73°37'18"E		33.66'	
62	11°16'02"	522.00'	102.65'	51.49'
63	27°41'24"	75.00'	36.25'	18.48'
64	19°58'00"	260.00'	90.61'	45.77'
65	55°23'26"	57.00'	55.10'	29.92'
66	N12°04'53"W		31.66'	

LEGEND

- CV-10 CITRUS VINEYARD
- CV-2 CITRUS VINEYARD-RESIDENTIAL
- CV-1 CITRUS VINEYARD-RESIDENTIAL



TENTATIVE TRACT MAP NO. 35924
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 1, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. _____
ADOPTED BY ORDINANCE NO. _____
DATE _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

**PRIMARY EXHIBIT
SUPPLEMENTAL INFORMATION**
(TO BE REMOVED ON FINAL EXHIBIT)

APPLICANT/OWNER: LOUDAR, LLC.
ATTN: LOUIS DARNISH
3320 RANCHO CALIFORNIA ROAD
TEMECULA, CA 92591
(951) 676-5047

COMMIT PREPARER: HUNSAKER & ASSOCIATES
ATTN: SUE KALEWA
2900 ADAMS STREET, SUITE A-15
RIVERSIDE, CA 92504
(951) 508-7079
Skalen@hunsaker.com

APN: 943-110-009, 943-120-014
943-120-023

DATE PREPARED: 4/11/2008

GROSS ACREAGE: 178.9 ACRES

NET ACREAGE: 17.3 ACRES

ZONING: CV, CV-10 EXISTING/CV-2
CV-10 PROPOSED

LAND USE: VINEYARD EXISTING/ RESIDENTIAL
WITH VINEYARDS PROPOSED

THOMAS BROS.: PG. 959 G2, G3, H2, H3
RIVERSIDE COUNTY 2005 EDITION

FIRM PANEL: PANEL 2765 OF 3600, COUNTY
PANEL No. 080246-2765 A
REVISED NOV. 20, 1996 DESIGNATED AS
ZONE C AREAS OF MINIMAL FLOODING

UTILITIES: WATER: R.C.W.D. (951) 298-6900
SEWER: ON SITE SEPTIC/EMWD (951) 928-3777
GAS: SOUTHERN CA GAS (800) 427-2200
ELEC: SOUTHERN CA EDISON (951) 928-8290
TELE: VERIZON (800) 483-4000
CABLE: ADELPHA CABLE (888) 883-1000
SCHOOL: TEMECULA VALLEY UNIFIED (951) 676-2861

ASSESSORS'S PARCEL NUMBER (APN): 943-110-009,
943-120-014, 943-120-023

MAP NO. 110 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 4

AMENDED BY MAP NO. 317, 1020

T.T.S., R.Z.W. S.B.B. & M.

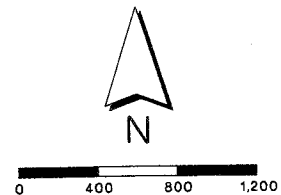


AMENDMENTS:

NO. 1, (DIMINISHMENT), DENIED,
NO. 2, (DIMINISHMENT),

MAP NO. 317
MAP NO. 1020

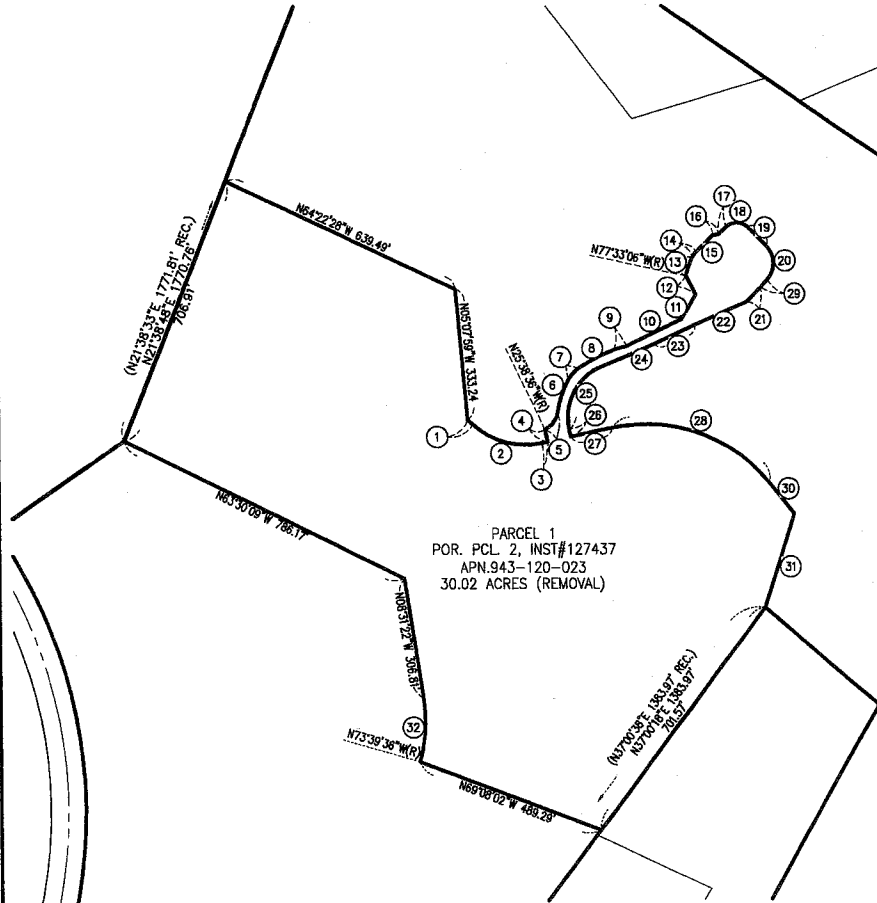
ADOPTED ON SEPTEMBER 21, 1970
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.



MAP NO. 110 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 4

AMENDED BY MAP NO. 317, 1020

T.T.S., R.R.W. S.B.B. & M.



PARCEL 1
POR. PCL 2, INST#127437
APN.943-120-023
30.02 ACRES (REMOVAL)

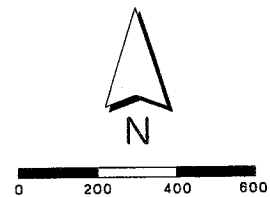
PARCEL 1 DATA TABLE

BEARING/Delta	RADIUS	LENGTH	TANGENT
1	S47°58'41"E	17.13'	
2	S4°06'12"	200.00'	188.86'
3	N77°55'07"E	14.36'	
4	N12°04'53"W	31.66'	
5	S5°23'26"	57.00'	55.10'
6	19°58'00"	260.00'	90.61'
7	27°41'24"	75.00'	36.25'
8	11°16'02"	522.00'	102.65'
9	N73°37'18"E		33.66'
10	N64°47'56"E		153.94'
11	N30°26'10"E		73.70'
12	N27°37'28"W		53.09'
13	14°04'43"	200.00'	49.14'
14	19°26'06"	55.00'	18.86'
15	N45°57'43"E		59.16'
16	N82°36'13"E		15.16'
17	N45°04'21"E		26.09'
18	S02°27'59"	38.00'	60.00'
19	S44°27'40"E		66.35'
20	S5°15'20"	82.00'	92.28'
21	S48°04'21"W		51.50'
22	S68°23'58"W		143.48'
23	S85°42'14"W		113.72'
24	S66°57'46"W		148.11'
25	79°02'40"	140.00'	193.14'
26	S12°04'53"E		18.90'
27	N77°55'07"E		108.25'
28	S3°53'04"	400.00'	448.00'
29	S40°47'40"W		27.10'
30	S38°11'50"E		100.22'
31	S17°53'52"W		246.82'
32	24°51'46"	375.00'	162.73'

SEE SHEET 3

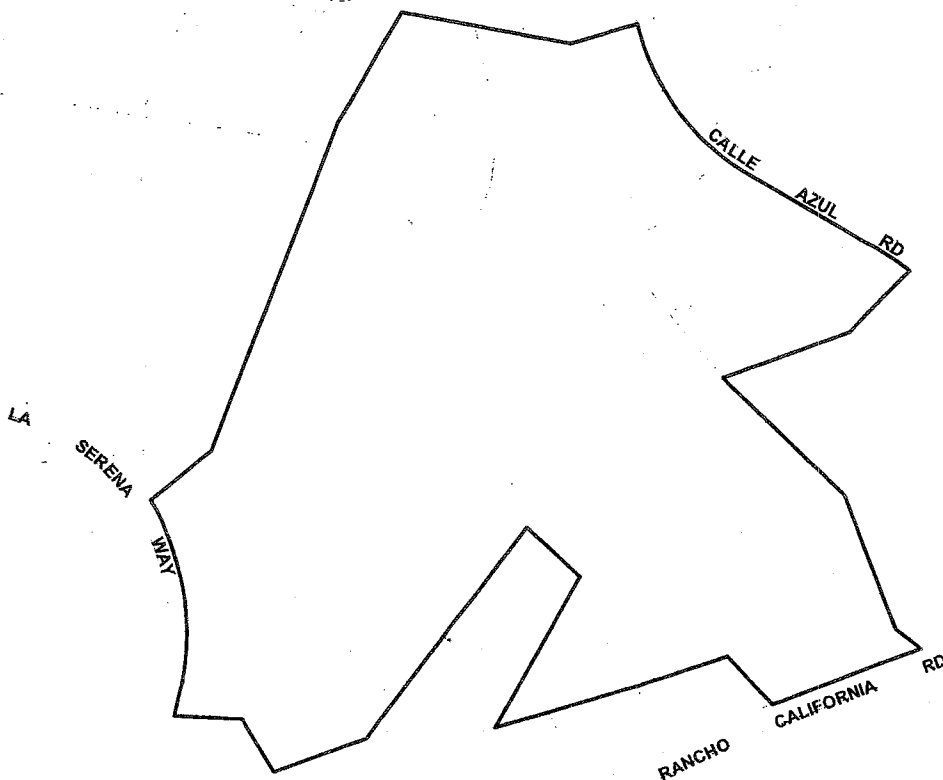
AMENDMENTS:
NO. 1, (DIMINISHMENT), DENIED, MAP NO. 317
NO. 2, (DIMINISHMENT), MAP NO. 1020

ADOPTED ON SEPTEMBER 21, 1970
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.



MAP NO. 110
RANCHO CALIFORNIA
AGRICULTURAL
PRESERVE
NO. 4

110



ADOPTED ON SEPTEMBER 21, 1970
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

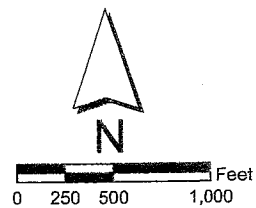


EXHIBIT "A"

AG#4 CANCELLATION (AG01020)

LEGAL DESCRIPTION

Those portions of Parcels A-9 and A-10 of Record of Survey filed in Book 50, pages 68 through 75, inclusive, together with Parcel No. 2 of Instrument No. 1965-127437, recorded November 9, 1965, all records of Riverside County Recorder's Office located in Sections 27 and 34 of Township 7 South, Range 2 West of the Unincorporated Territory of Riverside County, State of California, more particularly described as follows:

Parcel 1

Beginning at the southerly end of that course on the westerly side of above said Parcel 2 of Instrument No. 1965-127437 shown as North 21°38'33" East 1771.81' per Instrument No. 1965-127437;

Thence North 21°38'48" East along said line, a distance of 706.91 feet; thence South 64°22'28" East 639.49 feet; thence South 5°07'59" East 333.24 feet; thence South 47°58'41" East 17.13 feet to a curve concave northerly having a radius of 200.00 feet; thence easterly 188.86 feet along said curve through a central angle of 54°06'12"; thence North 77°55'07" East 14.36 feet; thence North 12°04'53" West 31.66 feet to a non-tangent curve concave northwesterly having a radius of 57.00 feet, a radial line to the beginning of said curve bears South 25°38'36" East; thence northeasterly 55.10 feet along said curve through a central angle of 55°23'26" to a reverse curve concave easterly having a radius of 260.00 feet; thence northerly 90.61 feet along said curve through a central angle of 19°58'00" to a non-tangent curve concave southeasterly having a radius of 75.00 feet, a radial line to the beginning of said curve bears North 61°04'03" West; thence northeasterly 36.25 feet along said curve through a central angle of 27°41'24" to a compound curve concave southeasterly having a radius of 522.00 feet; thence northeasterly 102.65 feet along said curve through a central angle of 11°16'02"; thence non-tangent from said curve North 73°37'18" East 33.66 feet; thence North 64°47'55" East 153.94 feet; thence North 30°26'10" East 73.70 feet; thence North 27°37'25" West 53.09 feet to a non-tangent curve concave easterly having a radius of 200.00 feet, a radial line to the beginning of said curve bears North 77°33'06" West; thence northerly 49.14 feet along said curve through a central angle of 14°04'43" to a compound curve concave southeasterly having a radius of 55.00 feet; thence northeasterly 18.66 feet along said curve through a central angle of 19°26'06"; thence North 45°57'43" East 59.16 feet; thence North 82°36'13" East 15.16 feet; thence North 45°04'21" East 26.09 feet to a curve concave southerly having a radius of 38.00 feet; thence easterly 60.00 feet along said curve through a central angle of 90°27'59"; thence South 44°27'40" East 68.35 feet to a curve concave westerly having a radius of 62.00 feet; thence southerly 92.26 feet along said curve through a central angle of 85°15'20"; thence South 40°47'40" West 27.10 feet; thence South 45°04'21" West 51.50 feet; thence South 66°23'58" West 143.48 feet; thence South 65°42'14" West 113.72 feet; thence South 66°57'46" West 148.11 feet to a curve concave southeasterly having a radius of 140.00 feet; thence southwestly 193.14 feet along said curve through a central angle of 79°02'40"; thence non-tangent from said curve South 12°04'53" East 18.90 feet; thence North 77°55'07" East 108.25 feet to a curve concave southerly having a radius

EXHIBIT "A"

of 400.00 feet; thence easterly 446.00 feet along said curve through a central angle of $63^{\circ}53'04''$; thence non-tangent from said curve South $38^{\circ}11'50''$ East 100.22 feet; thence South $17^{\circ}53'52''$ West 246.82 feet; thence South $37^{\circ}00'18''$ West 701.57 feet; thence North $69^{\circ}08'02''$ West 489.29 feet to a non-tangent curve concave westerly having a radius of 375.00 feet, a radial line to the beginning of said curve bears South $73^{\circ}39'36''$ East; thence northerly 162.73 feet along said curve through a central angle of $24^{\circ}51'46''$; thence North $8^{\circ}31'22''$ West 306.81 feet; thence North $63^{\circ}30'09''$ West 786.17 feet to the **Point of Beginning**;

Containing 1,307,688 square feet, 30.02 acres, more or less.

Parcel 2

Commencing at the northerly end of that course on the easterly side of above said Parcel 2 of Instrument No. 1965-127437 and Record of Survey filed in Book 50, pages 68 through 75, inclusive, shown as North $45^{\circ}27'30''$ West 884.02' per Instrument No. 1965-127437; thence South $45^{\circ}56'54''$ West, a distance of 58.33 feet to the **True Point of Beginning**;

Thence South $43^{\circ}53'53''$ West 92.79 feet; thence South $46^{\circ}06'07''$ East 62.12 feet; thence South $1^{\circ}59'53''$ East 27.91 feet; thence South $84^{\circ}42'01''$ West 20.00 feet; thence South $5^{\circ}17'59''$ East 20.10 feet; thence North $84^{\circ}42'01''$ East 20.10 feet; thence South $20^{\circ}21'06''$ East 34.92 feet; thence South $59^{\circ}49'40''$ West 47.02 feet; thence South $30^{\circ}10'20''$ East 92.79 feet; thence North $59^{\circ}49'40''$ East 94.61 feet (**Point B**) to a non-tangent curve concave westerly having a radius of 25.00 feet, a radial line to the beginning of said curve bears South $84^{\circ}29'43''$ East; thence northerly 9.29 feet along said curve through a central angle of $21^{\circ}17'49''$; thence North $15^{\circ}47'32''$ West 14.70 feet to a curve concave southwesterly having a radius of 100.00 feet; thence northwesterly 52.90 feet along said curve through a central angle of $30^{\circ}18'35''$; thence North $46^{\circ}06'07''$ West 59.98 feet; thence North $43^{\circ}53'53''$ East 93.00 feet; thence North $46^{\circ}06'07''$ West 101.06 feet to the **True Point of Beginning**;

Containing 21,402 square feet, 0.49 acres, more or less.

EXHIBIT "A"

Parcel 3

Commencing at above said **Point "B"** on above said Parcel 2; thence South 16°24'11" West, a distance of 126.16 feet to the **True Point of Beginning**;

Thence South 3°54'07" East 28.65 feet; thence South 44°05'10" East 67.21 feet; thence South 87°51'53" East 45.59 feet (**Point C**); thence North 45°54'50" East 49.00 feet; thence North 44°05'10" West 60.89 feet to a curve concave southwesterly having a radius of 100.00 feet; thence northwesterly 29.92 feet along said curve through a central angle of 17°08'44" to a compound curve concave southerly having a radius of 25.00 feet; thence westerly 30.32 feet along said curve through a central angle of 69°29'14" to a reverse curve concave northerly having a radius of 60.00 feet; thence westerly 38.55 feet along said curve through a central angle of 36°49'01" to the **True Point of Beginning**;

Containing 8,171 square feet, 0.19 acres, more or less.

Parcel 4

Commencing at the northerly end of that course on the easterly side of above said Parcel 2 of Instrument No. 1965-127437 and Record of Survey filed in Book 50, pages 68 through 75, inclusive, shown as North 45°27'30" West 884.02' per Instrument No. 1965-127437; thence South 45°26'25" East along said line, a distance of 492.63 feet; thence South 44°33'35" West, a distance of 50.00 feet to the **True Point of Beginning**;

Thence South 44°33'35" West 46.00 feet; thence North 45°26'25" West 76.50 feet; thence North 44°33'35" East 46.00 feet; thence South 45°26'25" East 76.50 feet to the **True Point of Beginning**;

Containing 3,519 square feet, 0.08 acres, more or less.

Parcel 5

Commencing at above said **Point "C"** on above said Parcel 3; thence South 14°59'56" West, a distance of 27.07 feet to the **True Point of Beginning**;

Thence South 42°08'07" West 99.21 feet; thence South 47°51'53" East 40.18 feet (**Point D**); thence North 42°08'07" East 99.21 feet; thence North 47°51'53" West 40.18 feet to the **True Point of Beginning**;

Containing 3,986 square feet, 0.09 acres, more or less.

EXHIBIT "A"

Parcel 6

Commencing at the northerly end of that course on the easterly side of above said Parcel 2 of Instrument No. 1965-127437 and Record of Survey filed in Book 50, pages 68 through 75, inclusive, shown as North 45°27'30" West 884.02' per Instrument No. 1965-127437; thence South 45°26'25" East along said line, a distance of 650.53 feet; thence South 44°33'35" West, a distance of 59.31 feet to the **True Point of Beginning**;

Thence South 30°42'12" West 68.63 feet; thence North 59°17'48" West 49.93 feet; thence South 3°32'05" East 133.55 feet; thence North 87°59'09" East 39.37 feet; thence South 2°00'51" East 130.42 feet; thence South 42°59'09" West 181.32 feet; thence South 87°59'09" West 142.89 feet; thence North 5°39'03" West 68.42 feet; thence North 80°48'37" West 40.00 feet; thence North 84°42'33" West 40.59 feet; thence North 53°45'54" West 56.32 feet (**Point F**) to a non-tangent curve concave southeasterly having a radius of 268.00 feet, a radial line to the beginning of said curve bears North 55°46'55" West; thence northeasterly 37.03 feet along said curve through a central angle of 7°55'02"; thence North 42°08'07" East 112.51 feet to a curve concave southerly having a radius of 25.00 feet; thence easterly 23.58 feet along said curve through a central angle of 54°02'03" to a reverse curve concave northwesterly having a radius of 38.00 feet; thence northeasterly 71.67 feet along said curve through a central angle of 108°04'07" to a reverse curve concave easterly having a radius of 25.00 feet; thence northerly 23.58 feet along said curve through a central angle of 54°02'03"; thence non-tangent from said curve North 42°08'07" East 173.11 feet to a curve concave northwesterly having a radius of 112.00 feet; thence northeasterly 32.70 feet along said curve through a central angle of 16°43'35"; thence North 25°24'32" East 13.87 feet to a curve concave southerly having a radius of 25.00 feet; thence easterly 37.16 feet along said curve through a central angle of 85°10'26"; thence non-tangent from said curve South 69°25'03" East 7.68 feet to a curve concave southwesterly having a radius of 288.00 feet; thence southeasterly 73.62 feet along said curve through a central angle of 14°38'47"; thence South 54°46'16" East 17.02 feet to the **True Point of Beginning**;

Containing 104,456 square feet, 2.40 acres, more or less.

EXHIBIT "A"

Parcel 7

Commencing at above said **Point "D"** on above said Parcel 5; thence South 42°08'31" West, a distance of 81.66 feet to the **True Point of Beginning**;

Thence South 42°08'07" West 99.24 feet; thence South 55°09'37" West 52.06 feet; thence South 32°48'48" West 57.13 feet; thence North 57°11'12" West 33.23 feet; thence South 42°42'56" West 49.13 feet; thence North 47°17'04" West 33.37 feet; thence North 42°42'56" East 50.86 feet; thence North 47°17'04" West 55.87 feet (**Point E**); thence North 42°42'56" East 100.26 feet; thence South 47°17'04" East 83.31 feet; thence North 42°08'07" East 109.66 feet; thence South 47°51'53" East 40.17 feet to the **True Point of Beginning**;

Containing 17,796 square feet, 0.41 acres, more or less.

Parcel 8

Commencing at above said **Point "E"** on above said Parcel 7; thence North 84°44'45" West, a distance of 29.72 feet to the **True Point of Beginning**;

Thence North 72°17'04" West 114.00 feet; thence North 17°42'56" East 19.50 feet; thence North 72°17'04" West 80.97 feet; thence North 10°02'04" West 33.92 feet; thence North 46°13'36" West 160.50 feet; thence South 43°46'24" West 300.00 feet; thence South 46°13'36" East 18.00 feet; thence South 43°46'24" West 30.00 feet; thence South 46°13'36" East 73.13 feet to a curve concave southwesterly having a radius of 213.72 feet; thence southeasterly 105.42 feet along said curve through a central angle of 28°15'46"; thence non-tangent from said curve North 71°59'38" East 18.00 feet; thence North 43°46'24" East 39.62 feet; thence South 46°13'36" East 59.32 feet to a non-tangent curve concave easterly having a radius of 332.63 feet, a radial line to the beginning of said curve bears North 78°46'26" West; thence southerly 140.27 feet along said curve through a central angle of 24°09'41"; thence non-tangent from said curve South 12°59'51" East 39.93 feet; thence North 77°00'09" East 60.00 feet; thence South 73°28'34" East 118.49 feet to a curve concave northwesterly having a radius of 46.86 feet; thence northeasterly 109.44 feet along said curve through a central angle of 133°48'31"; thence non-tangent from said curve North 27°17'04" West 19.69 feet; thence North 24°33'03" East 28.52 feet to a non-tangent curve concave southwesterly having a radius of 157.09 feet, a radial line to the beginning of said curve bears North 24°33'03" East; thence southeasterly 118.89 feet along said curve through a central angle of 43°21'46"; thence non-tangent from said curve South 22°13'18" East 104.53 feet; thence North 67°46'42" East 75.96 feet; thence North 23°58'06" East 61.03 feet; thence North 22°13'18" West 62.28 feet to a curve concave southwesterly having a radius of 278.00 feet; thence northwesterly 139.78 feet along said curve through a central angle of 28°48'30" to **Point "G"**, being South 54°37'34" East, a distance of 194.49 feet from above said **Point "F"** on Parcel 7; thence non-tangent from said **Point "G"** and said curve South 38°58'12" West 15.02 feet to a curve concave northerly having a radius of 3.00 feet; thence westerly 4.68 feet along said curve through a central angle of 89°20'47" to a reverse curve concave southwesterly having a radius of 260.00 feet; thence northwesterly 70.51 feet along said curve through a central angle of

EXHIBIT "A"

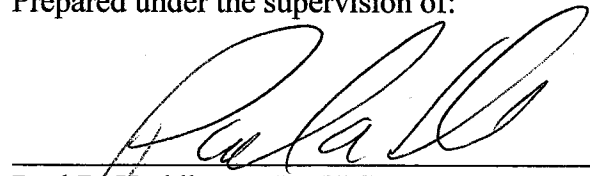
15°32'20"; thence non-tangent from said curve North 17°42'56" East 62.53 feet; thence North 2°42'56" East 27.75 feet; thence North 17°42'56" East 83.26 feet to the **True Point of Beginning**;

Containing 200,053 square feet, 4.59 acres, more or less.

All Parcels combined contain 38.27 acres, more or less.

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

Prepared under the supervision of:



Paul R. Huddleston Jr., PLS 7083
Expires: December 31, 2010

9/20/10
Date

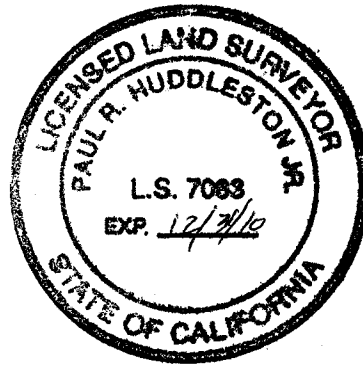
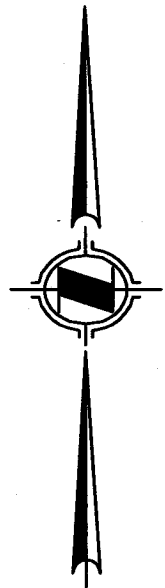
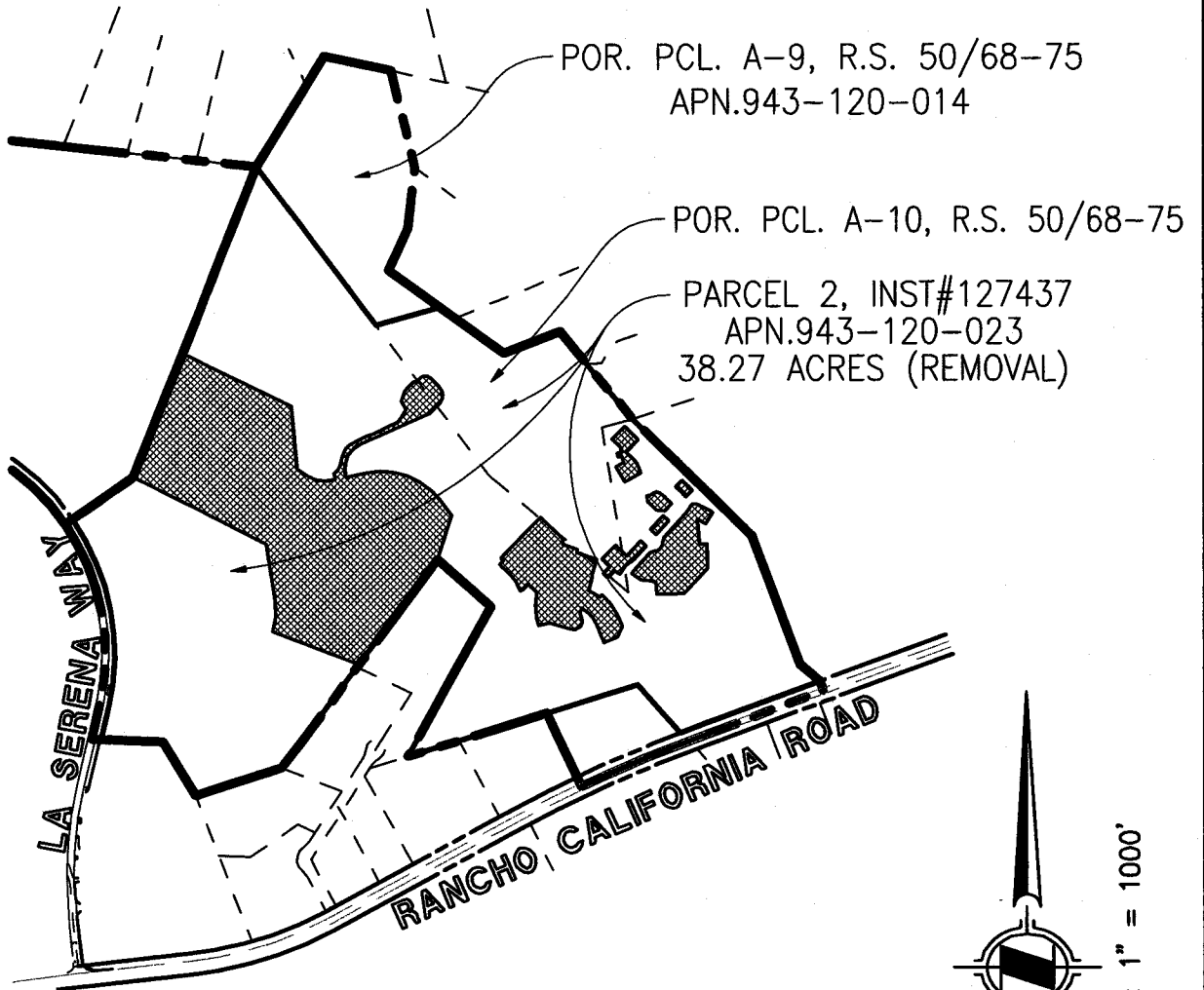


EXHIBIT "B-1"



SCALE: 1" = 1000'

PLAT OF A PORTION OF AG No. 4
(AG01020) APN: 943-110-009 (REMOVAL)

PREPARED BY MWB	CHECKED BY MWB	DATE 08/10	SHEET 1 OF 11
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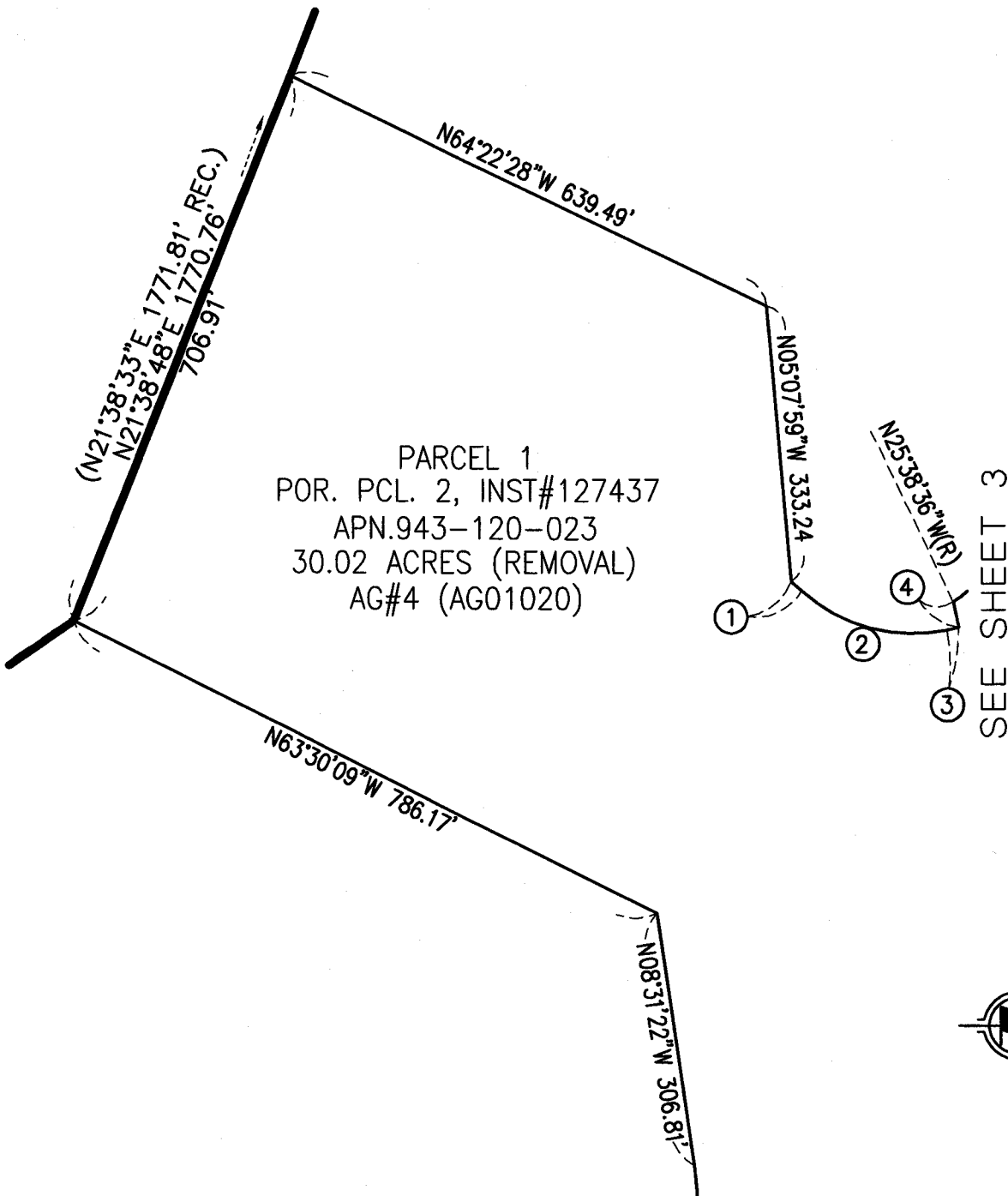
HUNSAKER & ASSOCIATES
IRVINE, INC
INLAND EMPIRE REGION
2900 ADAMS STREET, SUITE A-15
RIVERSIDE CA 92504 (951)352-7200
PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS



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EXP. 12/31/10

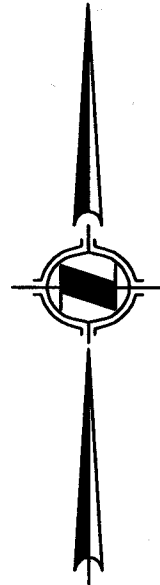
EXHIBIT "B-1"



PARCEL 1
 POR. PCL. 2, INST#127437
 APN.943-120-023
 30.02 ACRES (REMOVAL)
 AG#4 (AG01020)

SEE SHEET 3

SEE SHEET 5



SCALE: 1" = 200'

SEE SHEETS 8 FOR DATA TABLE

PLAT OF A PORTION OF AG No. 4
 (AG01020) APN: 943-110-009 (REMOVAL)

PREPARED BY MWB	CHECKED BY MWB	DATE 08/10	SHEET 2 OF 11
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PAUL R. HUDDLESTON, JR., PLS 7083
 EXP. 12/31/10

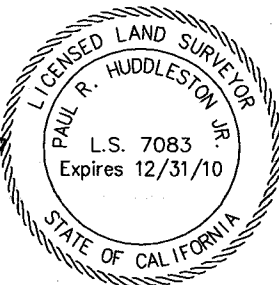
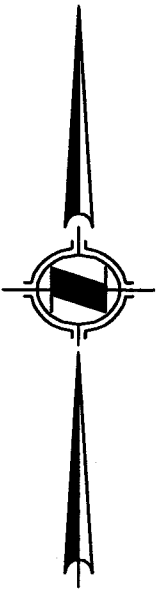
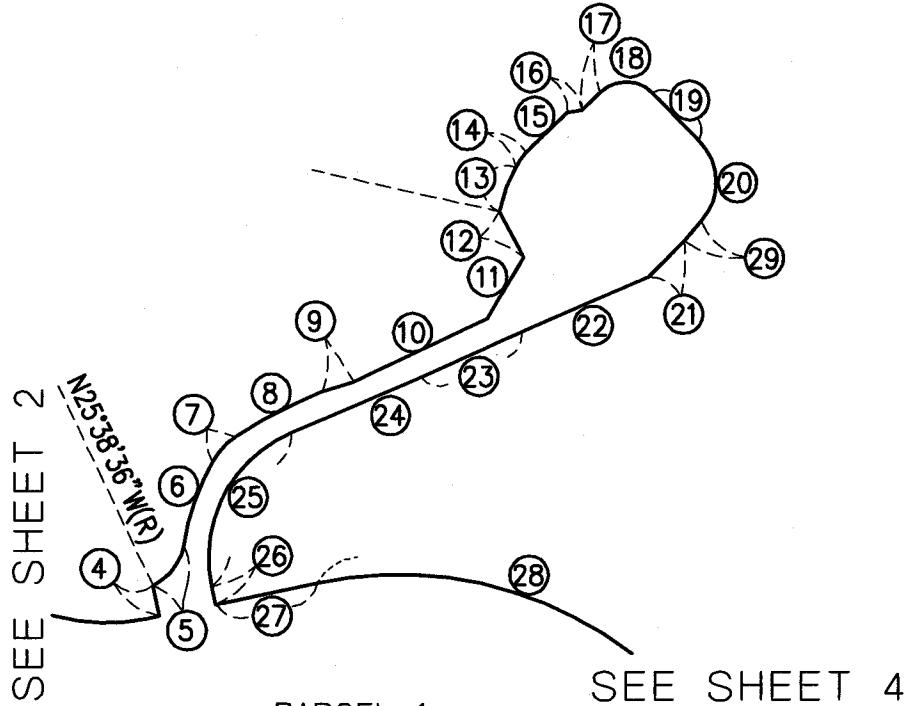


EXHIBIT "B-1"

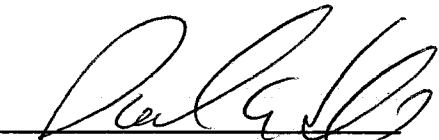


SCALE: 1" = 200'



PARCEL 1
 POR. PCL. 2, INST#127437
 APN.943-120-023
 30.02 ACRES (REMOVAL)
 AG#4 (AG01020)

SEE SHEETS 8 FOR DATA TABLE


 PAUL R. HUDDLESTON, JR., PLS 7083
 EXP. 12/31/10



PLAT OF A PORTION OF AG No. 4
 (AG01020) APN: 943-110-009 (REMOVAL)

PREPARED BY MWB	CHECKED BY MWB	DATE 08/10	SHEET 3 OF 11
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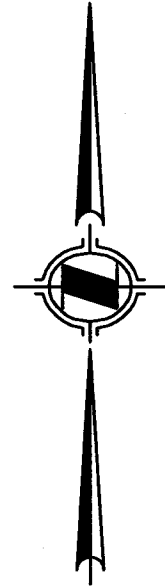
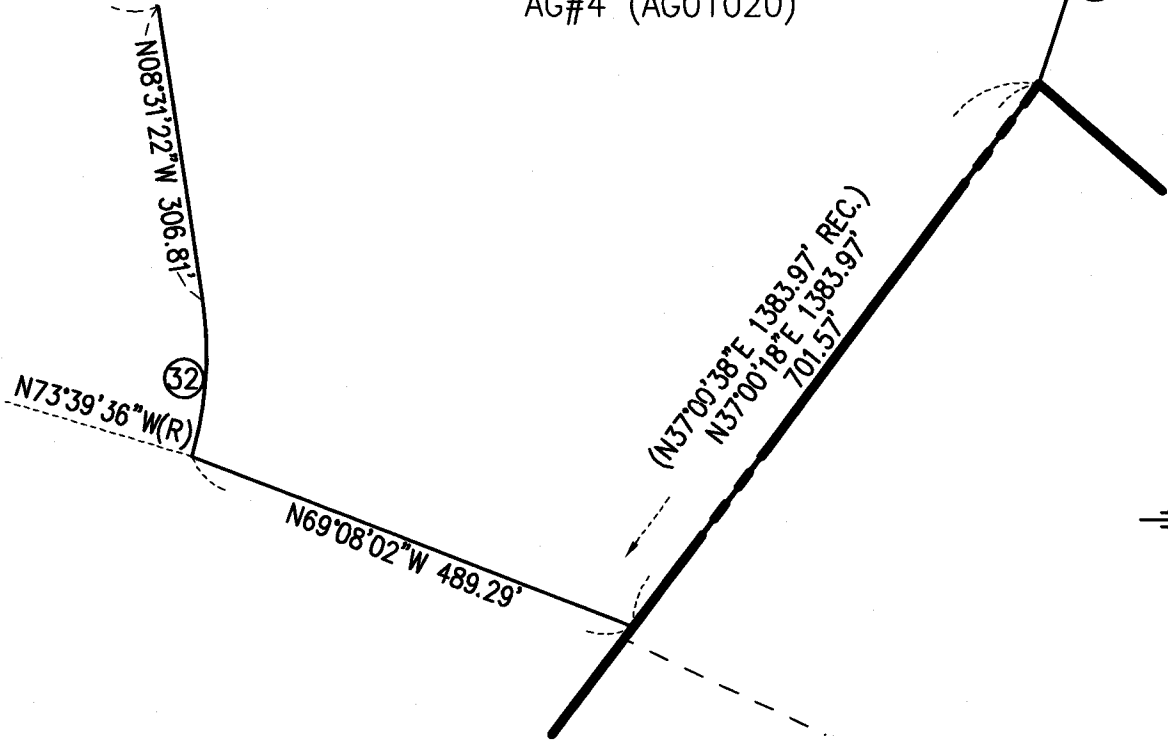
EXHIBIT "B-1"

SEE SHEET 2

SEE SHEET 3

SEE SHEET 2

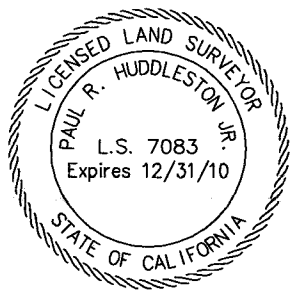
PARCEL 1
 POR. PCL. 2, INST#127437
 APN.943-120-023
 30.02 ACRES (REMOVAL)
 AG#4 (AG01020)



SCALE: 1" = 200'

SEE SHEETS 8 FOR DATA TABLE

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 EXP. 12/31/10



PLAT OF A PORTION OF AG No. 4
 (AG01020) APN: 943-110-009 (REMOVAL)

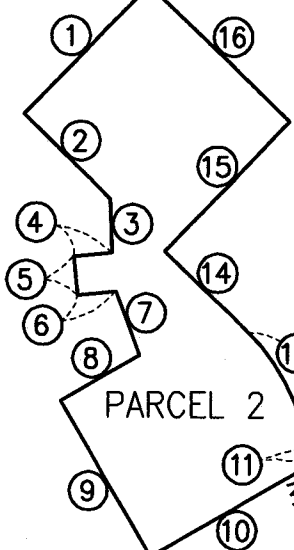
PREPARED BY MWB	CHECKED BY MWB	DATE 08/10	SHEET 4 OF 11
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EXHIBIT "B-1"

S45°56'54"W
58.33'

P.O.C.



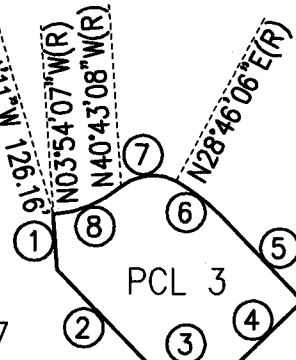
PARCEL 2

POINT B

N84°29'43"W(R)

N19°24'11"W 129.16'
N03°54'07"W(R)
N40°43'08"W(R)

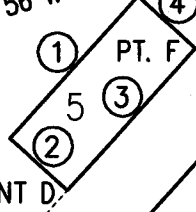
(N45°27'30"W 884.02' Rec.)
N45°26'25"W 884.11'
650.53'
492.63'



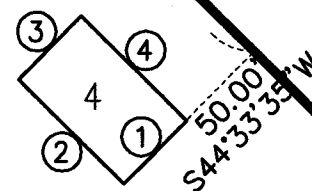
PCL 3

POINT C

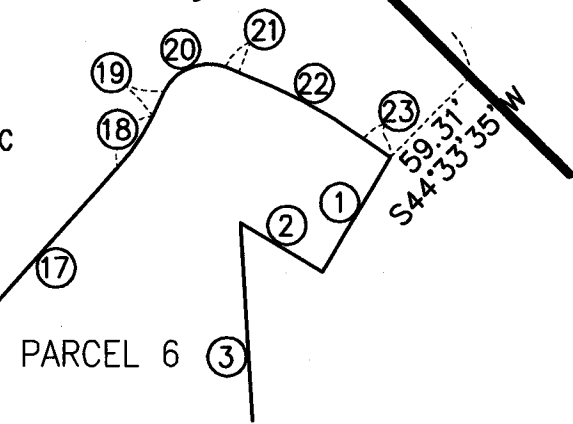
S14°59'56"W 27.07'



POINT D

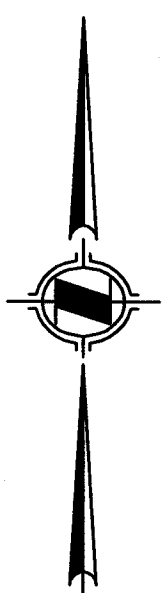


50.00'
S44°33'35"W



PARCEL 6

SCALE: 1" = 100'



POR. PCL. 2, INST#127437
APN.943-120-023
8.25 ACRES (REMOVAL)
AG#4 (AG01020)

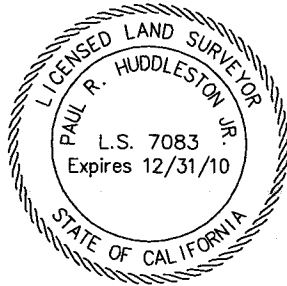
SEE SHEET 6

SEE SHEET 9 FOR DATA TABLE

PLAT OF A PORTION OF AG No. 4
(AG01020) APN: 943-110-009 (REMOVAL)

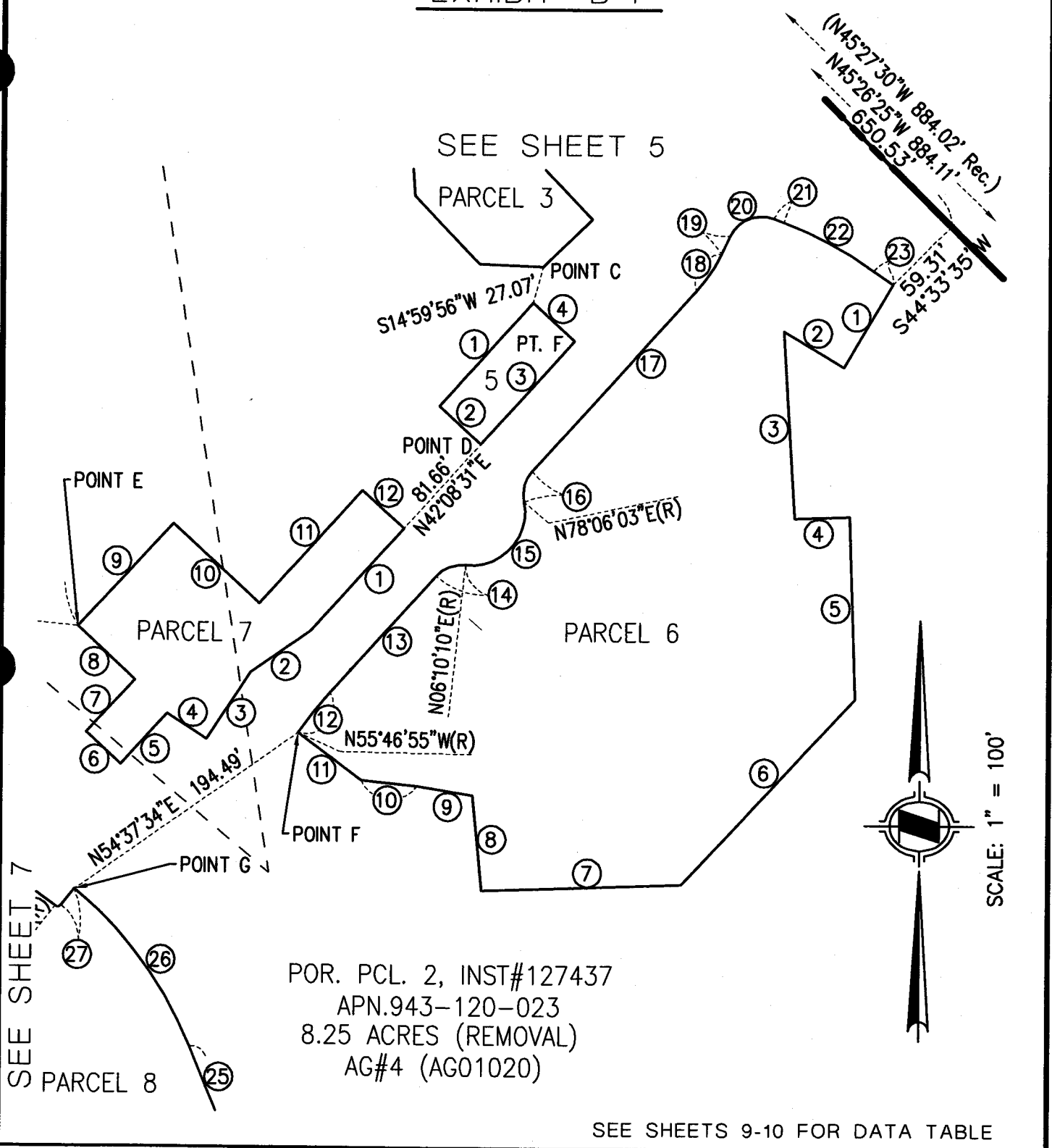
PREPARED BY MWB	CHECKED BY MWB	DATE 08/10	SHEET 5 OF 11
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2900 ADAMS STREET, SUITE A-15
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Paul R. Huddleston Jr.
PAUL R. HUDDLESTON, JR., PLS 7083
EXP. 12/31/10

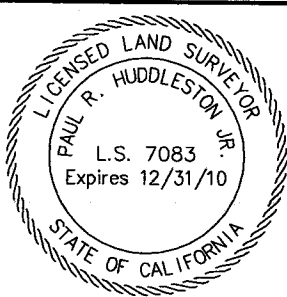
EXHIBIT "B-1"



POR. PCL. 2, INST#127437
 APN.943-120-023
 8.25 ACRES (REMOVAL)
 AG#4 (AG01020)

SEE SHEET 7
 PARCEL 8

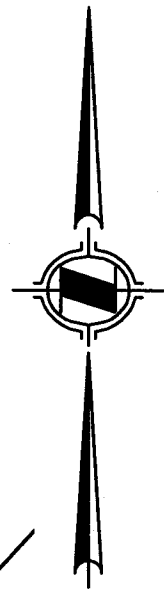
Paul R. Huddleston, Jr.
 PAUL R. HUDDLESTON, JR., PLS 7083
 EXP. 12/31/10



SEE SHEETS 9-10 FOR DATA TABLE			
PLAT OF A PORTION OF AG No. 4 (AG01020) APN: 943-110-009 (REMOVAL)			
PREPARED BY MWB	CHECKED BY MWB	DATE 08/10	SHEET 6 OF 11
HUNSAKER & ASSOCIATES IRVINE, INC INLAND EMPIRE REGION 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS			

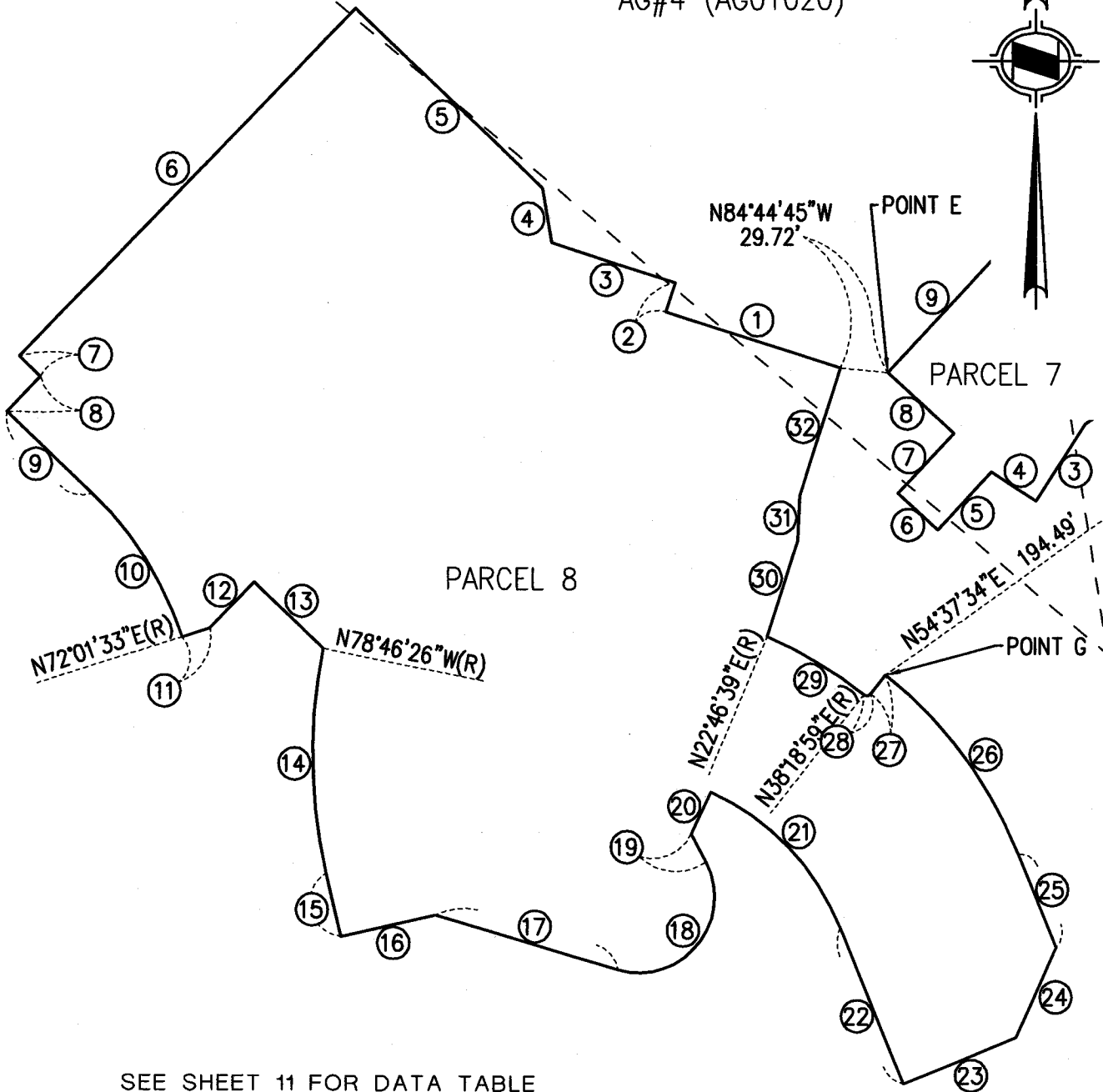
EXHIBIT "B-1"

POR. PCL. 2, INST#127437
 APN.943-120-023
 8.25 ACRES (REMOVAL)
 AG#4 (AG01020)



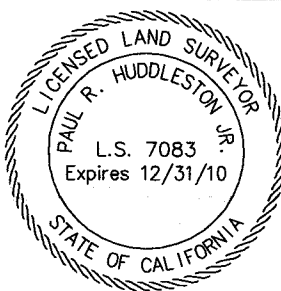
SCALE: 1" = 100'

SEE SHEET 6



SEE SHEET 11 FOR DATA TABLE

Paul R. Huddleston, Jr.
 PAUL R. HUDDLESTON, JR., PLS 7083
 EXP. 12/31/10



PLAT OF A PORTION OF AG No. 4
 (AG01020) APN: 943-110-009 (REMOVAL)

PREPARED BY MWB	CHECKED BY MWB	DATE 08/10	SHEET 7 OF 11
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EXHIBIT "B-1"

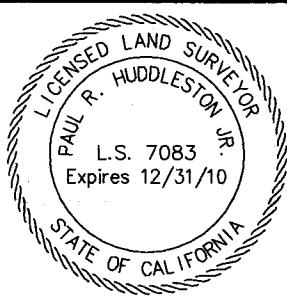
PARCEL 1 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	S47°58'41"E		17.13'	
②	54°06'12"	200.00'	188.86'	102.13'
③	N77°55'07"E		14.36'	
④	N12°04'53"W		31.66'	
⑤	55°23'26"	57.00'	55.10'	29.92'
⑥	19°58'00"	260.00'	90.61'	45.77'
⑦	27°41'24"	75.00'	36.25'	18.48'
⑧	11°16'02"	522.00'	102.65'	51.49'
⑨	N73°37'18"E		33.66'	
⑩	N64°47'55"E		153.94'	
⑪	N30°26'10"E		73.70'	
⑫	N27°37'25"W		53.09'	
⑬	14°04'43"	200.00'	49.14'	24.70'
⑭	19°26'06"	55.00'	18.66'	9.42'
⑮	N45°57'43"E		59.16'	
⑯	N82°36'13"E		15.16'	

PARCEL 1 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
⑰	N45°04'21"E		26.09'	
⑱	90°27'59"	38.00'	60.00'	38.31'
⑲	S44°27'40"E		68.35'	
⑳	85°15'20"	62.00'	92.26'	57.07'
㉑	S45°04'21"W		51.50'	
㉒	S66°23'58"W		143.48'	
㉓	S65°42'14"W		113.72'	
㉔	S66°57'46"W		148.11'	
㉕	79°02'40"	140.00'	193.14'	115.50'
㉖	S12°04'53"E		18.90'	
㉗	N77°55'07"E		108.25'	
㉘	63°53'04"	400.00'	446.00'	249.39'
㉙	S40°47'40"W		27.10'	
㉚	S38°11'50"E		100.22'	
㉛	S17°53'52"W		246.82'	
㉜	24°51'46"	375.00'	162.73'	82.66'

Paul R. Huddleston, Jr.
 PAUL R. HUDDLESTON, JR., PLS 7083
 EXP. 12/31/10



PLAT OF A PORTION OF AG No. 4
 (AG01020) APN: 943-110-009 (REMOVAL)

PREPARED BY MWB	CHECKED BY MWB	DATE 08/10	SHEET 8 OF 11
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EXHIBIT "B-1"

PARCEL 2 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	S43°53'53"W		92.79'	
②	S46°06'07"E		62.12'	
③	N1°59'53"W		27.91'	
④	N84°42'01"E		20.00'	
⑤	N5°17'59"W		20.10'	
⑥	S84°42'01"W		20.10'	
⑦	N20°21'06"W		34.92'	
⑧	S59°49'40"W		47.02'	
⑨	S30°10'20"E		92.79'	
⑩	N59°49'40"E		94.61'	
⑪	21°17'49"	25.00'	9.29'	4.70'
⑫	S15°47'32"E		14.70'	
⑬	30°18'35"	100.00'	52.90'	27.08'
⑭	S46°06'07"E		59.98'	
⑮	N43°53'53"E		93.00'	
⑯	N46°06'07"W		101.06'	

PARCEL 3 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	S3°54'07"E		28.65'	
②	S44°05'10"E		67.21'	
③	S87°51'53"E		45.59'	
④	N45°54'50"E		49.00'	
⑤	N44°05'10"W		60.89'	
⑥	17°08'44"	100.00'	29.92'	15.07'
⑦	69°29'14"	25.00'	30.32'	17.34'
⑧	36°49'01"	60.00'	38.55'	19.97'

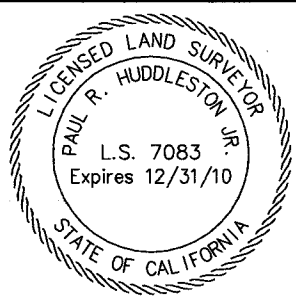
PARCEL 4 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	S44°33'35"W		46.00'	
②	N45°26'25"W		76.50'	
③	N44°33'35"E		46.00'	
④	S45°26'25"E		76.50'	

PARCEL 5 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	S42°08'07"W		99.21'	
②	S47°51'53"E		40.18'	
③	N42°08'07"E		99.21'	
④	N47°51'53"W		40.18'	

Paul R. Huddleston, Jr.
 PAUL R. HUDDLESTON, JR., PLS 7083
 EXP. 12/31/10



PLAT OF A PORTION OF AG No. 4
 (AG01020) APN: 943-110-009 (REMOVAL)

PREPARED BY MWB	CHECKED BY MWB	DATE 08/10	SHEET 9 OF 11
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HUNSAKER & ASSOCIATES
 IRVINE, INC
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 2900 ADAMS STREET, SUITE A-15
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EXHIBIT "B-1"

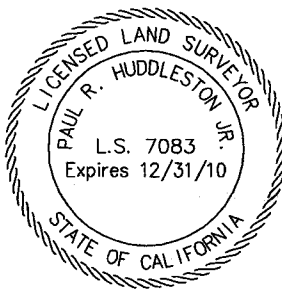
PARCEL 6 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	S30°42'12"W		68.63'	
②	N59°17'48"W		49.93'	
③	S3°32'05"E		133.55'	
④	N87°59'09"E		39.37'	
⑤	S2°00'51"E		130.42'	
⑥	S42°59'09"W		181.32'	
⑦	S87°59'09"W		142.89'	
⑧	N5°39'03"W		68.42'	
⑨	N80°48'37"W		40.00'	
⑩	N84°42'33"W		40.59'	
⑪	N53°45'54"W		56.32'	
⑫	7°55'02"	268.00'	37.03'	18.55'
⑬	S42°08'07"W		112.51'	
⑭	54°02'03"	25.00'	23.58'	12.75'
⑮	108°04'07"	38.00'	71.67'	52.37'
⑯	54°02'03"	25.00'	23.58'	12.75'
⑰	S42°08'07"W		173.11'	
⑱	16°43'35"	112.00'	32.70'	16.47'
⑲	S25°24'32"W		13.87'	
⑳	85°10'26"	25.00'	37.16'	22.98'
㉑	N69°25'03"W		7.68'	
㉒	14°38'47"	288.00'	73.62'	37.01'
㉓	N54°46'16"W		17.02'	

PARCEL 7 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	S42°08'07"W		99.24'	
②	S55°09'37"W		52.06'	
③	S32°48'48"W		57.13'	
④	N57°11'12"W		33.23'	
⑤	S42°42'56"W		49.13'	
⑥	N47°17'04"W		33.37'	
⑦	N42°42'56"E		50.86'	
⑧	N47°17'04"W		55.87'	
⑨	N42°42'56"E		100.26'	
⑩	S47°17'04"E		83.31'	
⑪	N42°08'07"E		109.66'	
⑫	S47°51'53"E		40.17'	

Paul R. Huddleston, Jr.
 PAUL R. HUDDLESTON, JR., PLS 7083
 EXP. 12/31/10



PLAT OF A PORTION OF AG No. 4
 (AG01020) APN: 943-110-009 (REMOVAL)

PREPARED BY MWB	CHECKED BY MWB	DATE 08/10	SHEET 10 OF 11
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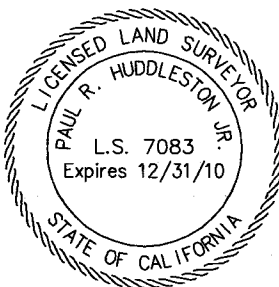
HUNSAKER & ASSOCIATES
 IRVINE, INC
 INLAND EMPIRE REGION
 2900 ADAMS STREET, SUITE A-15
 RIVERSIDE CA 92504 (951)352-7200
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

EXHIBIT "B-1"

PARCEL 8 DATA TABLE

	BEARING/DELTA	RADIUS	LENGTH	TANGENT
①	N72°17'04"W		114.00'	
②	N17°42'56"E		19.50'	
③	N72°17'04"W		80.97'	
④	N10°02'04"W		33.92'	
⑤	N46°13'36"W		160.50'	
⑥	S43°46'24"W		300.00'	
⑦	S46°13'36"E		18.00'	
⑧	S43°46'24"W		30.00'	
⑨	S46°13'36"E		73.13'	
⑩	28°14'31"	213.87'	105.42'	53.80'
⑪	N71°59'38"E		18.00'	
⑫	N43°46'24"E		39.62'	
⑬	S46°13'36"E		59.32'	
⑭	24°09'41"	332.63'	140.27'	71.19'
⑮	S12°59'51"E		39.93'	
⑯	N77°00'09"E		60.00'	
⑰	S73°28'34"E		118.49'	
⑱	133°48'31"	46.86'	109.45'	109.89'
⑲	N27°17'04"W		19.69'	
⑳	N24°33'03"E(R)		28.52'	
㉑	43°21'46"	157.09'	118.89'	62.46'
㉒	S22°13'18"E		104.53'	
㉓	N67°46'42"E		75.96'	
㉔	N23°58'06"E		61.03'	
㉕	N22°13'18"W		62.28'	
㉖	28°48'30"	278.00'	139.78'	71.40'
㉗	S38°58'12"W(R)		15.02'	
㉘	89°20'47"	3.00'	4.68'	2.97'
㉙	15°32'20"	260.00'	70.51'	35.47'
㉚	N17°42'56"E		62.53'	
㉛	N2°42'56"E		27.75'	
㉜	N17°42'56"E		83.26'	

Paul R. Huddleston, Jr.
 PAUL R. HUDDLESTON, JR., PLS 7083
 EXP. 12/31/10



PLAT OF A PORTION OF AG No. 4
 (AG01020) APN: 943-110-009 (REMOVAL)

PREPARED BY MWB	CHECKED BY MWB	DATE 08/10	SHEET 11 OF 11
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HUNSAKER & ASSOCIATES
 IRVINE, INC
 INLAND EMPIRE REGION
 2900 ADAMS STREET, SUITE A-15
 RIVERSIDE CA 92504 (951)352-7200
 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS

Record: H:\00173\Mapping\Exhibits\MapCheck\1.cgc
 Date: 08/16/10 08:06:08 AM Date Created: 08/13/10 3:35:39 PM
 User: Matthew
 Title: Parcel 1 Removal

Bearing	Distance	Northing	Easting
Starting Coordinates		137479.4200	307965.4500
N 21°38'48" E	706.91	138136.4761	308226.2162
S 64°22'28" E	639.49	137859.9044	308802.8058
S 05°07'59" E	333.24	137528.0008	308832.6204
S 47°58'41" E	17.13	137516.5337	308845.3461
N 42°01'19" E RAD	200.00		
-54°06'12" L=	188.86	T= 102.13	137665.1114
S 12°04'53" E RAD	200.00	137469.5412	308979.2291
			309021.0893
N 77°55'07" E	14.36	137472.5467	309035.1312
N 12°04'53" W	31.66	137503.5055	309028.5048
N 25°38'36" W RAD	57.00		
-55°23'26" L=	55.10	T= 29.92	137554.8913
S 81°02'02" E RAD	57.00	137546.0079	309003.8370
			309060.1405
S 81°02'02" E RAD	260.00		
+19°58'00" L=	90.61	T= 45.77	137505.4868
N 61°04'02" W RAD	260.00	137631.2704	309316.9635
			309089.4146
S 61°04'03" E RAD	75.00		
+27°41'24" L=	36.25	T= 18.48	137594.9870
N 33°22'39" W RAD	75.00	137657.6168	309155.0539
			309113.7924
S 33°22'39" E RAD	522.00		
+11°16'02" L=	102.65	T= 51.49	137221.7134
N 22°06'37" W RAD	522.00	137705.3261	309400.9722
			309204.4964
N 73°37'18" E	33.66	137714.8175	309236.7905
N 64°47'55" E	153.94	137780.3654	309376.0780
N 30°26'10" E	73.70	137843.9091	309413.4127
N 27°37'25" W	53.09	137890.9475	309388.7970
S 77°33'06" E RAD	200.00		
+14°04'43" L=	49.14	T= 24.70	137847.8357
N 63°28'23" W RAD	200.00	137937.1594	309584.0951
			309405.1502
S 63°28'23" E RAD	55.00		
+19°26'06" L=	18.66	T= 9.42	137912.5954
N 44°02'17" W RAD	55.00	137952.1337	309454.3601
			309416.1276
N 45°57'43" E	59.16	137993.2579	309458.6564
N 82°36'13" E	15.16	137995.2095	309473.6903
N 45°04'21" E	26.09	138013.6346	309492.1620

Stations	Bearing	Distance	Northing	Easting
1.	S 44°55'39" E RAD	38.00		
2.	+90°27'59" L=	60.00	T= 38.31	137986.7305
	N 45°32'20" E RAD	38.00	138013.3467	309518.9981
				309546.1197
3.	S 44°27'40" E	68.35	137964.5635	309593.9937
4.	S 45°32'20" W RAD	62.00		
5.	+85°15'20" L=	92.26	T= 57.07	137921.1372
	S 49°12'20" E RAD	62.00	137880.6296	309549.7427
				309596.6803
6.	S 40°47'40" W	27.10	137860.1134	309578.9746
7.	S 45°04'21" W	51.50	137823.7435	309542.5126
8.	S 66°23'58" W	143.48	137766.3001	309411.0334
9.	S 65°42'14" W	113.72	137719.5097	309307.3854
10.	S 66°57'46" W	148.11	137661.5500	309171.0871
11.	S 23°02'14" E RAD	140.00		
12.	-79°02'40" L=	193.14	T= 115.50	137532.7149
	S 77°55'06" W RAD	140.00	137503.4121	309225.8732
				309088.9741
13.	S 12°04'53" E	18.90	137484.9307	309092.9299
14.	N 77°55'07" E	108.25	137507.5875	309198.7823
15.	S 12°04'53" E RAD	400.00		
16.	+63°53'04" L=	446.00	T= 249.39	137116.4470
	N 51°48'11" E RAD	400.00	137363.7936	309282.5027
				309596.8586
17.	S 38°11'50" E	100.22	137285.0320	309658.8317
18.	S 17°53'52" W	246.82	137050.1565	309582.9791
19.	S 37°00'18" W	701.57	136489.8947	309160.7148
20.	N 69°08'02" W	489.29	136664.1726	308703.5147
21.	N 73°39'36" W RAD	375.00		
22.	-24°51'46" L=	162.73	T= 82.66	136769.6739
	N 81°28'38" E RAD	375.00	136825.2499	308343.6613
				308714.5202
23.	N 08°31'22" W	306.81	137128.6718	308669.0502
24.	N 63°30'09" W	786.17	137479.4284	307965.4643
25.			137479.4200	307965.4500
Closing Coordinates				
ERROR OF CLOSURE			Delta N	Delta E
S 59°35'20" W 0.017			-0.0084	-0.0143
The part in 419725				
Perimeter = 6963.28 ft; Area = 1307687.76 sq ft, 30.020 Acres				

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42381
Project Case Type (s) and Number(s): FTA 2010-15, Tentative Tract Map No. 35924 / Change of Zone No. 7653, Agricultural Preserve Case No. 1020
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Kinika Hesterly, Project Planner
Telephone Number: (951) 955-1888
Applicant's Name: Louidar, LLC/Louis Darwish
Applicant's Address: 33820 Rancho California Rd, Temecula, CA 92591
Engineer's Name: Hunsaker & Associates
Engineer's Address: 2900 Adams St, Suite A-15, Riverside, CA 92504

I. PROJECT INFORMATION

A. Project Description:

The tentative tract map is a Schedule B subdivision of 178.8 gross acres into 15 lots for residential purposes, with a minimum lot size of 1 acre, 1 production lot with a minimum acreage of 25 acres and 4 lots with a minimum lot size of 10 acres.

The change of zone proposes to change portions of the zoning classifications of APNs: 943-120-014 and 943-120-023 from Citrus Vineyard – 10 Acre Minimum (C/V-10) to Citrus Vineyard – 1 Acre Minimum (C/V-1) and Citrus Vineyard – 2 Acre Minimum (C/V-2) and change the zoning classification of APN: 943-110-009 from Citrus Vineyard (C/V) to Citrus Vineyard – 10 Acre Minimum (C/V-10).

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

C. Total Project Area: 178.8 Gross Acres

Residential Acres: 29.9	Lots: 15	Units: N/A	Projected No. of Residents: N/A
Winery/Prod. Acres: 123.9	Lots: 4	Sq. Ft. of Bldg. Area: (See PP23343)	Est. No. of Employees: N/A
Production Acres: 25	Lots: 1	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Vineyard Acres: 75%			

D. Assessor's Parcel No(s): 943-110-009, 943-120-014 and 943-120-023

E. Street References: The project site is located northerly of Rancho California Road, easterly of La Serena Way and westerly of Calle Contento.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 27 and 34, Township 7 South, Range 2 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site currently contains an existing winery, tasting room and vineyards. Elevations range from 1,320 feet to 1,436 feet above sea level. Surrounding land uses include vacant land and rural residences to the east, Miramonte Winery to the west, Stuart Cellars Winery and vacant land to the south, and vacant land and rural residences to the north.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

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

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

C. **Foundation Component(s):** Agriculture

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

E. **Overlay(s), if any:** N/A

F. **Policy Area(s), if any:** Citrus Vineyard Rural Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area Plan

2. **Foundation Component(s):** Agriculture

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

4. Overlay(s): N/A

5. Policy Area(s), if any: Citrus Vineyard Rural Policy Area

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: Citrus Vineyard and Citrus Vineyard – 10 Acre Minimum (C/V-10)

J. Proposed Zoning, if any: Citrus Vineyard – 1 Acre (C/V-1), Citrus Vineyard – 2 Acre Minimum (C/V-2) and Citrus Vineyard -10 Acre Minimum (C/V-10)

K. Adjacent and Surrounding Zoning: Citrus Vineyard -10 Acre Minimum (C/V-10) to the east, Citrus Vineyard (C/V) to the north and south, and Citrus Vineyard-5 Acre Minimum (C/V-5) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant

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

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

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

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



Signature

September 20, 2010

Date

Kinika Hesterly, Project Planner

Printed Name

For Carolyn Syms Luna, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The project site is located northerly of Rancho California Road, easterly of La Serena Way and westerly of Calle Contento. The General Plan indicates that the project is not located within a designated scenic corridor.

b) The project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. The design of the proposed winery will be compatible with the existing environmental and surrounding setting, and will, therefore, have a less than significant impact on scenic resources. The project is in compliance with the Citrus Vineyard Design Standards and Guidelines and therefore will not create an aesthetically offensive project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Findings of Fact:

a) According to the General Plan, the project site is located 16.64 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries (COA 50.PLANNING.19). This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: Project Application Description

Findings of Fact:

a-b) The subdivision would not create substantial light and glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. The proposed project will provide for a land subdivision only of rural residential lots. The project site is in the immediate proximity of other existing and planned similar uses. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-d) The project designated as Prime Farmland, Farmland of a Statewide Importance and Unique Farmland and is located within Rancho California Agriculture Preserve No. 4, under a Williamson Contract. A cancellation of the affected contract and diminishment from the boundaries of the agricultural preserve has been submitted and shall be approved prior to grading permits. The project will contribute to the cumulative loss of farmland in the County, however, the proposed project will not cause the conversion of any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use except for the residential and commercial uses stipulated in the Citrus/Vineyard (CV) zone classification. The Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of prime Farmland designated for statewide importance. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003. The proposed project may cause development of non-agricultural uses within three hundred (300') feet of agriculturally zoned property.

Mitigation: The Board of Supervisors shall have issued a Certificate of Final Cancellation for the proposed project, located within Rancho California Agriculture Preserve No. 4, before final map recordation and grading permits (50.PLANNING.29, 60.PLANNING.19). The project has been conditioned to notify all initial and future purchasers of dwelling units within the project of the existence of agricultural uses within the vicinity of the property and the potential impacts resulting from those uses (50.PLANNING.27). In addition, agricultural uses within 300 feet of the project will maintain the right to farm (50.PLANNING.13).

Monitoring: Monitoring shall be conducted by the Riverside County Building and Safety Department during the Plan Check process.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The project site and surrounding area have agricultural vegetation. Therefore the project will not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). The project would not result in the loss of forest land or conversion of forest land to non-forest use.

c) The land uses surrounding the project site do not include active forest land and are primarily residential, agricultural or developed land. Therefore, the project will not result in the conversion of forest land to non-forest use. The impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

The proposed subdivision and change of zone will not conflict with or obstruct implementation of the applicable air quality plan, violate any air quality standard or contribute substantially to an existing or project air quality violation, result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors), expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions, involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter, or create objectionable odors affecting a substantial number of people. Short term construction related impacts may occur, however, all necessary measures to control dust shall be implemented during grading (10.BS GRADE.4). The project will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

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

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

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, WRCMSHCP, PDB05139 – MSHCP Compliance Report, prepared by Jeff Kidd Biological Consulting, dated August 6, 2007

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project required a general biological resource assessment and a MSHCP compliance report. Therefore, the impact is considered less than significant.

b-c) A potential to find burrowing owl, nesting bird and fairy shrimp was identified on the project site. Therefore, there the project was conditioned for a qualified biologist to survey the area for nesting bird and fairy shrimp avoidance prior to grading permit issuance (60.EPD.1, 60.EPD.2 and 60.EPD.3). The impact is considered less than significant with mitigation.

d) The project will not likely interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. The impact is considered less than significant.

e) The project site may support drainage features or riparian habitats that fall under jurisdiction of local, regional, state, or federal resources agencies or those defined as riparian/riverine by Section 6.1.2 of the Riverside County MSHCP. The project has been conditioned to avoid fairy shrimp habitat (60.EPD.3). The impact is considered less than significant with mitigation.

f) The project will substantially affect federally protected wetlands. The impact is considered less than significant.

g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: Prior to grading permit issuance, the applicant shall retain a qualified biologist to monitor site grading/earthmoving activities (COA 60.EPD.1, 60.EPD.2 and 60.EPD.3).

Monitoring: Mitigation monitoring will occur by the Planning Department Biologist through the Building and Safety Plan Check Process.

CULTURAL RESOURCES Would the project

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials

Findings of Fact:

a-b) The existing winery building will remain on the project site. The proposed project would not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The proposed subdivision has been conditioned for archaeological monitoring during grading. Therefore, the impact is less than significant with mitigation.

Mitigation: Prior to grading permit issuance, the applicant shall retain a qualified archaeologist to monitor site grading/earthmoving activities (COA 60.PLANNING.24).

Monitoring: Mitigation monitoring will occur by the Planning Department through the Building and Safety Plan Check Process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, County Archaeologist

Findings of Fact:

a-b) The site contains an existing winery, tasting room, vineyards and parking area. The proposed subdivision project has been conditioned for tribal monitoring if an inadvertent archaeological find occurs (COA 60.PLANNING.26). Therefore, the impact is considered less than significant with mitigation.

c) The project may disturb human remains, including those interred outside of formal cemeteries. If human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to the origin (COA 10.PLANNING.20). This is a standard condition and not considered unique mitigation for CEQA purposes.

d) The proposed project will not restrict existing religious or sacred uses within the potential impact area. The impact is less than significant.

Mitigation: Prior to grading permit issuance, the applicant shall retain a tribal monitor to monitor the site during grading/earthmoving activities (COA 60.PLANNING.26).

Monitoring: Monitoring shall be conducted by the Planning Department through the Building and Safety permit process.

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

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

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

Findings of Fact:

a) This site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. Therefore, the project has been conditioned prior to grading permit issuance to do the following: 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 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. If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary (COA 60.PLANNING.1).

Mitigation: Prior to grading permit issuance, 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) (COA 60.PLANNING.1).

Monitoring: Monitoring shall be conducted by the Planning Department through the Building and Safety permit process.

GEOLOGY AND SOILS Would the project

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

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, GEO No. 2038

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to County Geological Report No. 2038, the potential for ground surface rupture on the project site is very low. No active faults are known or observed on-site or trending to the project site. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.

b) According to County Geological Report No. 2038, there is no evidence for any active faults crossing or trending toward the project site; therefore the potential for the site to be affected by surface fault rupture is considered very low.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) According to the General Plan, the project site is located within an area subject to low liquefaction; therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Landslide Risk

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: County Geologist, GEO Report No. 2038

Findings of Fact:

a) According to the County Geologist, the potential for landsliding or rockfall is considered negligible. There will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: General Plan Fig. S-7 "Documented Subsidence Areas", RCLIS, GEO Report No. 2038

Findings of Fact:

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. The Geology report recommended the upper 2 feet of pauba formation materials to be removed to expose competent ground material. Shallow alluvial deposits will be subject to removal and recompaction. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review

Findings of Fact:

a-b) The existing winery and tasting room will remain; however, the project will change the existing topography. The project will not create or fill slopes greater than 2:1. The project may create slopes greater than ten feet. In order to minimize the impact, the project has been conditioned to grade so that the slopes reflect the natural terrain. Standard grading conditions have been applied by the Building and Safety Grading Division and these are not unique mitigation pursuant to CEQA.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in SECTION 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, application materials

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard conditions of approval have been issued regarding soil erosion that will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

Source: Flood Control District review, Project Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. Therefore, the impact is considered less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. In addition, Riverside County Flood Control has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (COA 10.BS GRADE.4). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: SQAMD, "Draft Guidance Document – Interim CEQA GHG Significance Threshold" (Oct. 2008)

Findings of Fact:

a) The subdivision and change of zone will create a negligible impact on greenhouse gases. The impact is considered less than significant.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The proposed subdivision and change of zone will not require the routine use of acutely hazardous materials and will not generate hazardous waste. The winery development and waste generated was addressed under a separate planning application (Plot Plan No. 23343). The proposed subdivision and change of zone project was reviewed by the Environmental Health Department and was not found to be hazardous. Therefore, the impact of hazardous materials is considered less than significant.

b) The proposed project is not anticipated to result in a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The project was reviewed by the Environmental Health Department and was not found to be hazardous. Therefore, the impact of hazardous materials is considered less than significant.

(c) The Riverside County General Plan includes a Standardized Emergency Management System Multi-Hazard Functional Plan that establishes the responsibilities of the various County agencies in times of a disaster. As the proposed project would not prohibit any of the Plan's policies from being enacted in the event of an emergency, the project will not interfere with the establishment and maintenance of this plan. Therefore, implementation of the proposed project is not expected to hamper or create any significant impact on the ability of the County to implement disaster plans in the event of an emergency. Impacts are considered less than significant.

(d) No portions of the proposed project are within a quarter-mile of a school site nor will the project emit hazardous emissions or handle acutely hazardous materials. No Impacts are anticipated.

(e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. No impacts are anticipated.

Mitigation: No mitigation measures are required.

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

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

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

Findings of Fact:

(a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to the General Plan, the proposed project site is not located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

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

Findings of Fact:

a-b) The project consists of well-defined ridges and natural watercourses that traverse the property. The site straddles a ridge-line and naturally drains in two different directions and watersheds. The southern half drains south to Empire Creek/Long Canyon which parallels Rancho California Road along the southern side. The southwestern portion of the site drains to Via Serena Way that conveys

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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flows south to Rancho California Road. The northern portion of the site drains to the north to Long Valley, which is a natural watercourse. Since the site is along a ridge-line it is not subject to offsite runoff. There is a lack of drainage infrastructure downstream of this project and a final WQMP will be needed prior to grading (10.FLOOD RI.1 and 60.FLOOD RI.8). These conditions are not considered unique mitigation for the purposes of CEQA. Therefore, the impact is considered less than significant.

c) The project will not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there is no impact.

d) The project specific WQMP is required to be submitted to the Flood Control District for review and approval to ensure the project will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. A note shall be placed on the environmental constraint sheet stating, "To mitigate for water quality a Final Project Specific Water Quality Management Plan (WQMP) shall be submitted to the Flood Control District prior to the issuance of grading or building permits (whichever comes first) for any lots within the subdivision (50.FLOOD RI.1). These are standard conditions applied to subdivision projects and are not considered unique mitigation for the purposes of CEQA. Therefore, the impact is considered less than significant.

e) The project site is not located within a 100-year flood hazard area. There is no housing proposed. Therefore, the proposed project shall not place housing within a 100-year flood hazard area. Therefore, there is no impact.

f) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place structures within a 100-year flood hazard area. Therefore, there is no impact.

g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. The project has also been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval (60.FLOOD RI.8). The WQMP addresses post-development water quality impacts from new development and re-development projects. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The proposed project does not include the construction of new or retrofitted stormwater treatment control that will result in significant environmental impacts. The project proposes Best Management Practices (BMPs) through detention basins, grassy swales with infiltration trenches and porous pavement through. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The project consists of well-defined ridges and natural watercourses that traverse the property. The site straddles a ridge-line and naturally drains in two different directions and watersheds. The southern half drains south to Empire Creek/Long Canyon which parallels Rancho California Road along the southern side. The southwestern portion of the site drains to Via Serena Way that conveys flows south to Rancho California Road. The northern portion of the site drains to the north to Long Valley, which is a natural watercourse. Since the site is along a ridge-line it is not subject to offsite runoff. There is a lack of drainage infrastructure downstream of this project and a final WQMP will be needed prior to grading (10.FLOOD RI.1 and 60.FLOOD RI.8). These conditions are not considered unique mitigation for the purposes of CEQA. Therefore, the impact is considered less than significant.

c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

d) The project will not cause changes in the amount of surface water in any water body. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The project site is located on a 178.8 acre site in the County of Riverside's Citrus Vineyard Rural Policy Area, which was established to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County. The project is located within the Agriculture (AG) (10 Acre Minimum) land use designation, which includes uses such as row crops, nurseries, dairies, ranches, poultry, and other agricultural related uses. The project is zoned Citrus Vineyard and Citrus Vineyard -10 Acre Minimum (C/V-10) proposed to be changed to Citrus Vineyard – 1 Acre, Citrus Vineyard – 2 Acre Minimum and Citrus Vineyard -10 Acre Minimum (C/V-10) which allow residential, limited incidental commercial uses such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns and hotels when they are secondary and directly related to the agricultural operation.

The proposed project density will be consistent with the existing land use designation and proposed zoning classification. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The proposed zone is Citrus Vineyard – 1 Acre, Citrus Vineyard – 2 Acre Minimum and Citrus Vineyard -10 Acre Minimum (C/V-10), which allow residential and limited incidental commercial uses such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns, hotels and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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gift sales when they are secondary and directly related to the agricultural operation. The impact is considered less than significant.

b) The project site is surrounded by properties which are zoned Citrus Vineyard (C/V). Although the surrounding properties to the east and north are similarly zoned, these properties are currently occupied by single family homes. The project will be compatible with the surrounding properties containing residential, agricultural and commercial uses. Therefore, the impact is considered less than significant.

c) Surrounding land uses include Miramonte Winery to the west, vacant land and rural residences to the east, Stuart Cellars Winery and vacant land to the south, and vacant land and rural residences to the north. The proposed project has the potential to conflict with the existing residences to the north and east. The project will be compatible with the surrounding properties containing residential, agricultural and commercial uses. Therefore, the impact is considered less than significant.

d) The project site is located on a 178.8 acre site in the County of Riverside's Citrus Vineyard Rural Policy Area, which was established to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County. The project is located within the Agriculture (AG) (10 Acre Minimum) land use designation, which includes uses such as row crops, nurseries, dairies, ranches, poultry, and other agricultural related uses. The Citrus Vineyard zone and allowed uses are consistent with the Agriculture land use designation.

The project is consistent with the Citrus Vineyard Rural Policy Area policies and design guidelines and all other applicable policies of the Southwest Area Plan. The project is not located within a Specific Plan. Therefore, the impact is considered less than significant.

(e) The proposed project will not disrupt or divide any existing community. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The proposed subdivision and change of zone will not create a significant temporary or permanent increase ambient noise levels. Ordinance No. 847 prohibits sounds in excess of land use specific standards. For agriculture land uses, the maximum sound level is 45 Db L_{max}. Exceptions to this standard are available for construction, single events, or continuous events; single event exceptions require approval of the Planning Director and continuous event exceptions require approval from the Planning Commission. Furthermore, if a significant amount of complaints have been received, the project will be required to conduct noise monitoring reports.

b) This project may cause a temporary increase in ambient noise levels in the project vicinity above levels existing during grading. To minimize ambient noise levels upon sensitive receptors during grading, grading shall be restricted to daylight hours. Therefore, the impact is considered less than significant.

c) The proposed subdivision and change of zone will not create a significant temporary or permanent increase ambient noise levels. Ordinance No. 847 prohibits sounds in excess of land use specific standards. For agriculture land uses, the maximum sound level is 45 Db L_{max}. Exceptions to this standard are available for construction, single events, or continuous events; single event exceptions require approval of the Planning Director and continuous event exceptions require approval from the Planning Commission. Furthermore, if a significant amount of complaints have been received, the project will be required to conduct noise monitoring reports.

d) During the operational phase, the proposed project will not generate excessive groundborne vibrations or groundborne noise levels. However, groundborne vibrations may be generated infrequently by use of heavy construction machinery during grading. This type of work will be temporary and infrequent, and would be considered a less than significant adverse impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project				
34. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the County's median income?				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The project site currently contains an existing winery, tasting room and vineyards and will not be removing any housing, as no housing is proposed; therefore, the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.
- b) The project may create employment opportunities, but not substantial enough to create a demand for additional housing. Therefore, the impact is considered less than significant.
- c) The project site does not contain housing; therefore, the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.
- d) The project is not located within or near a County Redevelopment Project Area. Therefore, there is no impact.
- e) The project is consistent with the general plan land use designation of the site. The project will not cumulatively exceed official regional or local population projections. Therefore, there is no impact.
- f) The project will not induce substantial population growth in an area as it is proposing 15 lots for residential uses. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

35. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Safety Element

Findings of Fact: The proposed project will incrementally increase the demand for fire services within Riverside County. However, the project will not require the provision of new or altered governmental facilities at this time as a subdivision and change of zone. The impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Sheriff Services

Source: General Plan

Findings of Fact: The proposed project will incrementally increase the demand for sheriff services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time as a subdivision and change of zone.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Schools

Source: Temecula Valley School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services (COA 80.PLANNING.13). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Libraries

Source: General Plan

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time.

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

Monitoring: No monitoring measures are required.

39. Health Services

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

40. Parks and Recreation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-b) The proposed project does not create a substantial increase in demand for recreational facilities. The project is located within County Service Area 152, which is responsible for the collection of Quimby fees. The project has been conditioned for the payment of development impact fees and the payment of Quimby fees (50.PLANNING.8, 90.PLANNING.6). These are standard conditions of approval and are not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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41. Recreational Trails

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Parks, General Plan Figure C-7 "Trails and Bikeway System"

Findings of Fact: The Riverside County Parks Department has found that a trails plan is required for this project. Due to the topography of the property, the exact location of the required trail will be determined by the Parks Department during the review process. The impact is considered less than significant with mitigation incorporated.

Mitigation: Prior to issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval (COA 60.PARKS.1). Prior to the 8th building permit, the applicant shall construct the trails shown on the approved exhibit.

Monitoring: Monitoring shall be conducted by the Parks Department through the grading permit issuance process.

TRANSPORTATION/TRAFFIC Would the project

42. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in inadequate parking capacity?

c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Alter waterborne, rail or air traffic?

f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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i) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: General Plan, Transportation Review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-j) The project will generate traffic in the area and regional transportation system. The project is not anticipated to have any significant traffic or circulation impacts. The project has been conditioned for the improvements required on Schedule "B" tract maps as established by Ordinance 460. These standard requirements are not considered mitigation for CEQA implementation purposes. The Riverside County Transportation Department deemed the project as designed to protect public health, safety and welfare. The proposed subdivision will not alter waterborne, rail, or air traffic, it will not substantially increase hazards to a design feature or incompatible uses, and it will not result in inadequate emergency access or access to nearby uses.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

43. Bike Trails

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

Findings of Fact: The General Plan does not identify any bike trails; therefore, there will be no impacts to bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

44. Water

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will have sufficient water supplies available to serve the project by Rancho California Water District (RCWD) pursuant to the arrangement of financial agreements. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

45. Sewer

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

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project shall utilize septic systems. Commercial projects in the Temecula Wine Country area proposing onsite wastewater treatment exceeding cumulative discharges of waste flow greater than 1,200 gallons per day must be referred to the San Diego Regional Water Quality Control Board (SDRWQCB) for assessment of compliance with water quality standards. (10.E Health.1). This is a standard condition for projects in this area and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?)

Source: General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Utilities

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

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

Source: General Plan

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier Analyses Used, if any:

GEO No. 2038

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92502

KH:kh

TRACT MAP Tract #: TR35924

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule B subdivision of 178.8 gross acres into 15 residential lots with a minimum lot size of one (1) acre, one 25 acre production lot and four (4) winery lots with a minimum lot size of 10 acres.

10. EVERY. 2 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 35924 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 35924, Exhibit P, Amended No. 3, dated June 16, 2010.

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

EXHIBIT L = Landscape Plans for Tentative Tract Map No. 35924, Exhibit L (Sheets 3, 41-49 and 51), dated May 12, 2010.

10. EVERY. 3 MAP - HOLD HARMLESS RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

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10. GENERAL CONDITIONS

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

Improvement such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Grading Division conditions of approval.

10.BS GRADE. 2 MAP-G1.2 OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building & Safety Department.

10.BS GRADE. 3 MAP-G1.3 DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing or any top soil disturbances related to construction grading.

10.BS GRADE. 4 MAP-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 5 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND

Grade slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 6 MAP-G2.8MINIMUM DRNAGE GRAD RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

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10. GENERAL CONDITIONS

10.BS GRADE. 7 MAP-G2.9DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "Grading."

10.BS GRADE. 8 MAP-G2.10 SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings and property lines per the California Building Code - as amended by Ordinance 457.

10.BS GRADE. 9 MAP* - NO GRDG & SUBDIVIDING RECOMMND

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

10.BS GRADE. 10 MAP-G2.22 PVT RD GDG PMT RECOMMND

Constructing a private road requires a grading permit.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SDRWQCB PROJECT ASSESSMENT RECOMMND

Commercial projects in the Temecula Wine Country area proposing Onsite Wastewater Treatment exceeding cumulative discharges of waste flow greater than 1,200 gallons per day must be referred to the San Diego Regional Water Quality Control Board (SDRWQCB) for assessment of compliance with water quality standards. These lots may include 17, 18, and 19. All other lots associated with Tract Map#35924 are proposing Eastern Municipal Water District (EMWD) sanitary sewer service.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#16-HYDRANT/SPACING RECOMMND

Schedule B fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 660 feet apart in any direction, with no portion of any lot frontage more than 330 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

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10. GENERAL CONDITIONS

10.FIRE. 2

MAP-#50-BLUE DOT REFLECTORS

RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD RPT 06/24/10

RECOMMND

Tract Map No. 35924 is a proposal for a Schedule B subdivision of 178.8 gross acres into 15 residential lots with a minimum lot size of one (1) acre and four (4) winery lots with a minimum lot size of 10 acres. The site is located in the Rancho California area, on the northwest corner of Rancho California Road and La Serena Way, approximately 3000 east of Butterfield Stage Road. Plot Plan 23343 (which is a proposal for a 4,789 square foot (sf.) winery and tasting room, 25,000 sf. of retail space, a 6,700 sf. restaurant a 2,415 sf. chapel, 42 casita which include 34 individual units at 880 sf. each and two four-plex casita at 4,926 sf. each, a 29,562 sf. wind production area, and 548 parking spaces) is being processed concurrently with this project.

Our review indicates the topography of the area consists of well-defined ridges and natural watercourses that traverse the property. The site straddles a ridge-line and naturally drains in two different directions and watersheds. The southern half drains south to Empire Creek/Long Canyon which parallels Rancho California Road along the southern side. The southwestern portion of the site drains to Via Serena Way that conveys flows south to Rancho California Road. The northern portion of the site drains to the north to Long Valley, which is a natural watercourse. Since the site is along a ridge-line it is not subject to offsite runoff. There is a lack of drainage infrastructure downstream of this project.

A note shall be placed on the environmental constraint sheet stating, "To mitigate for water quality a Final Project Specific Water Quality Management Plan (WQMP) shall be submitted to the District prior to the issuance of grading or building permits (whichever comes first) for any lots within the subdivision. In addition, a preliminary project specific WQMP shall be submitted and approved prior

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 06/24/10 (cont.) RECOMMND

to issuance of recommended Conditions of Approval for any development proposal on any lot. 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."

Water quality features shall be located outside of road right of way and contained within drainage easements show on the map.

It should be noted that the site is located within the bounds of both the Murrieta Creek/Temecula Valley and Santa Gertrudis Valley Area Drainage Plans (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$2,291 and \$1,179 per acre respectively, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 4 MAP 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

he property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS (cont.) RECOMMND

patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 7 MAP OWNER MAINT NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP>PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in

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10. GENERAL CONDITIONS

10.FLOOD RI. 17

MAP SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

completing the necessary studies. These documents are available on-line at:
www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 19

MAP BMP MAINTENANCE & INSPECT

RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior

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10. GENERAL CONDITIONS

10.FLOOD RI. 19 MAP BMP MAINTENANCE & INSPECT (cont.) RECOMMND

to the recordation of the map.

10.FLOOD RI. 20 MAP ECS & WQMP STATEMENT RECOMMND

A note shall be placed on the environmental constraint sheet stating, "To mitigate for water quality a Final Project Specific Water Quality Management Plan (WQMP) shall be submitted to the District prior to the issuance of grading or building permits (whichever comes first) for any lots within the subdivision. In addition, a preliminary project specific WQMP shall be submitted and approved prior to issuance of recommended Conditions of Approval for any development proposal on any lot. 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

10.PLANNING. 3 MAP - GEO02038 RECOMMND

County Geologic Report (GEO) No. 2038, submitted for this project (TR35924 & PP23343) was prepared by Leighton and Associates, Inc. and is entitled: "Preliminary Geotechnical Investigation, Temecula Grove/Mount Palomar Winery, Rancho California Road/Wine Country, Temecula Area, California, Project No.: 112096-001", dated January 9, 2007. In addition, Leighton and Associates, Inc. prepared "Update Geotechnical Exploration, Mount Palomar Winery - TTM 35924, Amended No. 2, Rancho California Road, Temecula Area, California", dated May 19, 2010. The document is herein incorporated as a part of GEO02038.

GEO02038 concluded:

1.Groundwater should be expected at depths greater than 200 feet below existing site elevations. Shallow groundwater may be encountered locally during grading and construction, but is not anticipated to be a constraint to site development.

2.No active faults are known or observed on-site or trending to the project site.

3.The potential for ground rupture should be considered very low.

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10. GENERAL CONDITIONS

10.PLANNING. 3

MAP - GEO02038 (cont.)

RECOMMND

4.The liquefaction potential of the site is considered to be low.

5.The potential for landsliding or rockfall is considered negligible.

6.The risk of flooding due to tsunamis or seiching is considered to be negligible.

7.Slopes excavations will be required to protect workers in deep excavations if shoring and/or shields are not used.

GEO02038 recommended:

1.The surficial soils, including all undocumented artificial fill, topsoil, alluvium and upper 2 feet of Pauba formation materials should be removed to expose competent material as determined by the geotechnical engineer.

2.The relatively shallow loose alluvial deposits will be subject to removal and recompaction based on the remedial grading recommendations included in Section 5 of the May 19, 2010 report.

GEO No. 2038 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2038 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 4

MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 5 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 6 MAP - FEES FOR REVIEW RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 12 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the C/V zone.
- b. The front yard setback is 50 feet.
- c. The side yard setback is 30 feet.
- d. The street side yard setback is 30 feet.
- e. The rear yard setback is 30 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 200 feet.
- g. The maximum height of any building is 30 feet.
- h. The minimum parcel size is 1 acres.
- i. No more than 50% of the lot shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 18 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 20 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 20

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 21

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

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10. GENERAL CONDITIONS

10.PLANNING. 21 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 22 MAP - VINEYARD PLANTING RECOMMND

Prior to recordation of the Final map, seventy-five (75) percent of the lot area of each winery lot, lot nos. 1, 17-19, shall be planted as wine grape vineyards.

10.PLANNING. 23 MAP - VINEYARD MAINTENANCE RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of the wine grape vineyards planted on lot nos. 1, 17-19, required under condition of approval 10.PLANNING.22, until such time that a plot plan for a winery is approved for the lot in question.

10.PLANNING. 24 MAP - PRODUCTION LOT RECOMMND

As noted on the TENTATIVE MAP, Production Lots (Lot 20) shall be allowed one winery facility. However, any other incidental uses such as eating, living or lodging establishments, shall not be allowed in conjunction with the production lot.

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the

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10. GENERAL CONDITIONS

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

tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptablility may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 2 RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 5 MAP - OFF-SITE PHASE

RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 6 MAP - TS/CONDITIONS

RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Margarita Road (NS) at:
Rancho California Road (EW)

Meadows Parkway (NS) at:
Rancho California Road (EW)

Butterfield Stage Road (NS) at:
Rancho California Road (EW)

Mt. Palomar Winery Access West (NS) at:
Rancho California Road (EW)

Mt. Palomar Winery Access East (NS) at:
Rancho California Road (EW) (Future)

La Serena Way (NS) at:
Project Access (EW) (Future)

Calle Contento(NS) at:
Rancho California Road (EW)

Anza Road (NS) at:

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10. GENERAL CONDITIONS

10.TRANS. 6 MAP - TS/CONDITIONS (cont.)

RECOMMND

Rancho California Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 7 MAP - TRAFFIC MANAGEMENT PLAN

RECOMMND

The following traffic management plan was prepared by the applicant/engineer.

1. Introduction

The purpose of this Traffic Management Plan (TMP) is to describe the project and specify access, parking, and operating hours and to specify compliance with the provisions of Riverside County Ordinance 348.

2. Project Description

The project is an expansion of the existing Mt. Palomar Winery (PP 23343) located at 33820 Rancho California Road Temecula, California. The expansion includes a net increase of 3,218 square feet of wine tasting area and 42 casitas for overnight guests. The ancillary uses to the winery include a restaurant (6,700 s.f.), retail space (25,000 s.f.), production area (29,773 sf.), and Chapel (2,415 s.f.). Additionally, this application includes 18 residential lots (TTM 35924).

The project is on 178.8 acres with the winery at 123.9 acres, production 25 acres, and Residential 29.9 acres.

3. Ingress/Egress

Ingress and egress will occur primarily at two project driveways on Rancho California Road and one residential driveway on La Serena Way. The existing Mt. Palomar Winery driveway on Rancho California Road will be widened to 52 feet (20 foot ingress lane, 12 foot median, and 20 foot egress lane) and a second project driveway with a

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10. GENERAL CONDITIONS

10.TRANS. 7

MAP - TRAFFIC MANAGEMENT PLAN (cont.)

RECOMMND

width of 52 feet (20 foot ingress lane, 12 foot median, and 20 foot egress lane) will be constructed approximately 600 feet east of the existing driveway. The project driveway on La Serena Way will be constructed with a width of 56 feet (20 foot ingress lane, 16 foot median, and 20 foot egress lane). The on-site residential area will be gated with a Knox Rapid Entry and turn around area. Only residential users with gate access will be able to travel on-site from La Serena Way to Rancho California Road and vice versa. All winery, casita, and special event users will be required to use the two project driveways on Rancho California Road.

Rancho California Road in the vicinity of the project is constructed as a two lane undivided roadway with a center two way left turn lane within approximately 44 feet of pavement. The center two way left turn lane provides a de facto left turn lane for eastbound ingress vehicles. The driveway taper lengths should be designed by the applicant's civil engineer to County standard 803.

4. Parking

The total number of on-site parking is proposed at 545 spaces, which includes 7 bus and 19 handicap spaces. The project is providing approximately 30 additional parking spaces over the number required in the parking guidelines according to the applicant's parking tabulation on the site plan.

5. Hours of Operation

The hours of operation for the retail uses are from 10 AM to 10 PM with the exception of the casitas, which may have staff and or patrons arriving or departing before or after the noted times. The total project is anticipated to have up to 105 employees.

6. Special Events

Special events are proposed with two weddings on average per month and one special event per month that may include winemakers dinner, wine club event, and private parties. The weddings are typically on weekends scheduled between

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10. GENERAL CONDITIONS

10. TRANS. 7 MAP - TRAFFIC MANAGEMENT PLAN (cont.) (cont.) RECOMMND

5-10PM with a maximum anticipated attendance of 300 people. The other special events are scheduled from 1 IAM-5PM with a maximum anticipated attendance of 150 people. Exhibit 1 shows the on-site event locations and parking area details.

A wedding is the highest anticipated special event generator. The majority of the guests are anticipated to arrive from the west. Vehicular ingress is possible at two driveways on Rancho California Road, both of which have a center two way left turn lane. This center two way left turn lane provides a de facto left turn storage by for eastbound to northbound travel. Upon egress, a majority of the guest will take a right hand turn from the project driveway on Rancho California Road.

An on-site shuttle service is proposed if needed to balance on-site parking demands during a special event.

7. Signage

Stop signs shall be placed on all egress driveway locations where the driveways meet public roadways. On-site signage providing directions to the various uses may be installed and changed over time. Temporary on-site signage may be used as needed for special events.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20. PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

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

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40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

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

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

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50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1

EPD - FAIRY SHRIMP AVOIDANCE

RECOMMND

FAIRY SHRIMP HABITAT AVOIDANCE - Prior to recordation of TR35924, a qualified biologist shall create a map exhibit of the "farm pond" (located in the northern portion of Lot 1-Winery Site 1) which has been determined to be potential habitat for fairy shrimp per Helix letter dated 6/22/2010. This exhibit shall be given to the Environmental Programs Department (EPD) for review and approval. An Environmental Constraints Sheet (ECS) shall be prepared for this EPD approved area and shall be delineated and labeled as "Restricted Area-Potential Fairy Shrimp Habitat" on the final map for recordation and any subsequent exhibit. No disturbance shall be allowed within this ECS delineated area.

If in the future full protocol fairy shrimp surveys are completed by a qualified biologist and it is determined no sensitive fairy shrimp species are present, the ECS and associated field inspections shall be waived.

FIRE DEPARTMENT

50.FIRE. 1

MAP-#64-ECS-DRIVEWAY ACCESS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end. A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 2

MAP-#73-ECS-DRIVEWAY REQUIR

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2 MAP-#73-ECS-DRIVEWAY REQUIR (cont.) RECOMMND

radius of 38 feet capable of accommodating fire apparatus.

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

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

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

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

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

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

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

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