

CT MAP Tract #: TR35924

Parcel: 943-120-023

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP ECS & WQMP REQUIREMENT 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."

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 8 MAP MC/TEMECULA & SG ADP FEES RECOMMND

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

NOTICE OF DRAINAGE FEES

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

ACT MAP Tract #: TR35924

Parcel: 943-120-023

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8 MAP MC/TEMECULA & SG ADP FEES (cont.) RECOMMND

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

50.FLOOD RI. 10 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 to the recordation of the map.

50.FLOOD RI. 11 MAP SUBMIT ECS & FINAL MAP RECOMMND

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

PARKS DEPARTMENT

50.PARKS. 1 MAP - TRAIL EASEMENT RECOMMND

Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easement for trails purposes. This easement shall be as shown on the approved trails plan. The trail along Rancho California Road is shown on the originally submitted exhibit. ~~The trails plan shall ref~~ The trail along Rancho California Road is shown on the originally submitted exhibit. The trails plan shall reflect the trail accordingly.

ACT MAP Tract #: TR35924

Parcel: 943-120-023

50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

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

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

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 1 gross acre.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the C/V zone, and with the Riverside County Integrated Project (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. Any common open space areas shall be shown as a numbered lots on the FINAL MAP.

ACT MAP Tract #: TR35924

Parcel: 943-120-023

50. PRIOR TO MAP RECORDATION

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7653 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

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

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with County Service Area No. 149 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

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

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

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

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

"Lot Nos. 1-20, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the

ACT MAP Tract #: TR35924

Parcel: 943-120-023

50. PRIOR TO MAP RECORDATION

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

production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

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

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

50.PLANNING. 27 MAP - AG/DAIRY NOTIFICATION RECOMMND

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

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

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees

ACT MAP Tract #: TR35924

Parcel: 943-120-023

50. PRIOR TO MAP RECORDATION

50.PLANNING. 28 MAP - FEE BALANCE (cont.) RECOMMND

shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 29 MAP - AG PRES CANCEL (1) RECOMMND

Prior to recordation of a final map, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. 1020, located with Rancho California Agricultural Preserve No. 4, Map No. 110, and shall have adopted a resolution diminishing the subject property from said agricultural preserve. Compliance with this condition will satisfy a similar condition applied to this project within the 60. Series titled "MAP - AG PRES CANCEL (2)."

50.PLANNING. 30 MAP - AG PRES (NONR) (1) RECOMMND

Prior to recordation of a final map, the Board of Supervisors shall have adopted a resolution diminishing the subject property from the boundaries of Rancho California Agricultural Preserve No. 4, Map No. 110, under Agricultural Preserve Case No. 1020. Compliance with this condition will satisfy a similar condition applied to this project within the 60. Series titled "MAP - AG PRES (NONR) (2)."

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

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

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

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these

CT MAP Tract #: TR35924

Parcel: 943-120-023

50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

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

RECOMMND

documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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

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

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit 'A', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

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

09/22/10
08:46

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 29

ACT MAP Tract #: TR35924

Parcel: 943-120-023

50. PRIOR TO MAP RECORDATION

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

or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

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

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

50.PLANNING. 35 MAP- ECS NOTE ARCHAEOLOGICAL RECOMMND

he following Environmental Constraints note shall be placed on the ECS:

"An Archaeological report was not prepared for this property during the planning review; it parcel is located in an area known to be highly sensitive for prehistoric archaeological resources. Therefore this property is subject to surface alteration restrictions consisting of archaeological monitoring of all grading and trenching for the acreage outside of the boundaries of Plot Plan 23343."

ACT MAP Tract #: TR35924

Parcel: 943-120-023

50. PRIOR TO MAP RECORDATION

50.PLANNING. 36 MAP - RECORDED AG EASEMENTS RECOMMND

Prior to Recordation of the Final Map, 50% of the net project area must be mapped out and recorded in agriculture easements by the Riverside County Survey Department. The document creating the agricultural easement(s) must be recorded concurrently with the final map and must provide that each agricultural easement cannot be terminated on a lot by lot basis. All agricultural easements and vineyard areas in lots 2-16 and 20 shall be maintained for the production of grapes in perpetuity, in favor of the property owner or Home Owners Association (HOA), or other trust or entity acceptable to the County Planning Director. If the holder of the agricultural easements ceases farming, the holder shall transfer the recorded agricultural acreage to an entity, or an association pursuant to California Civil Code Section 1351(a), and acceptable to the County Planning Director, to continue farming the production lots. Farming of the production lots is the obligation of the easement holder.

50.PLANNING. 37 MAP - DEED RESTRICTIONS RECOMMND

Prior to the Recordation of the Final Map, the applicant must provide deed restrictions for the development which shows all mapped agriculture easements referenced in 50.PLANNING.36 and associated language for all restrictions within each lot.

50.PLANNING. 38 MAP - CC&R RES POA/VINEYARD PR RECOMMND

The declaration of covenants, conditions, and restrictions referenced in 50.PLANNING.32 shall also contain the following provisions verbatim:

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

The lot owner shall ensure that the agricultural easements in lots 2-16 and the production lot (Lot No. 20) of the TENTATIVE MAP, consisting of wine grape vineyards, are kept in a fully-planted condition and maintained in perpetuity as required by Riverside County Ordinance No. 348, Article XIVb. In the event that the lot owner fails to perform said planting and maintenance obligations, the property owners' association shall enforce said obligations and shall have the right to enter and keep the production lots in a fully-planted condition and

09/22/10
08:46

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 31

TENTATIVE MAP Tract #: TR35924

Parcel: 943-120-023

50. PRIOR TO MAP RECORDATION

50. PLANNING. 38

MAP - CC&R RES POA/VINEYARD PR (cont.)

RECOMMND

maintained in perpetuity until such time as the lot owner is able to resume the above-referenced planting and maintenance obligation responsibilities.

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

The lot owner, in carrying out the planting and maintenance obligations referenced above, shall have the right to grant a conservation easement in favor of an eligible entity or organization as provided in California Civil Code Sections 815 et seq. in lieu of the property owners' association's enforcement and maintenance powers referenced herein. This conservation easement may be granted without the consent or approval of the property owners' association. The conservation easement holder shall, in the event that the lot owner fails to perform the planting and maintenance obligations referenced above, have the power to enforce said obligations as permitted by law as well as the right to enter and keep the production lot(s) in a fully-planted condition and maintained in perpetuity until such time as the lot owner is able to resume the above-referenced planting and maintenance obligation responsibilities. The conservation easement holder shall also have the right to recover from the lot owner for the reasonable cost of keeping the production lot(s), in a fully planted condition and maintained in perpetuity, including attorneys' fees. Prior to recordation of the conservation easement, the lot owner shall submit the proposed conservation easement for review and written approval of the Planning Director of the County of Riverside or the County's successor-in-interest. In addition, the land divider shall submit as part of the declaration of covenants, conditions, and restrictions submitted for review: an accompanying exhibit map or diagram and a legal description that adequately describes the property consisting of the production areas of each vineyard production lot, lots of the TENTATIVE MAP subject to the maintenance obligations stated herein. Both such documents shall be signed and stamped by a California

TRACT MAP Tract #: TR35924

Parcel: 943-120-023

50. PRIOR TO MAP RECORDATION

50.PLANNING. 38 MAP - CC&R RES POA/VINEYARD PR (cont.) (cont.RECOMMND

registered civil engineer or licensed land surveyor.

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

In addition, the land divider shall submit as part of the declaration of covenants, conditions, and restrictions submitted for review: an accompanying exhibit map or diagram and a legal description that adequately describes the property consisting of the production areas of each vineyard production lot, lots A-E of the TENTATIVE MAP subject to the maintenance obligations stated herein. Both such documents shall be signed and stamped by a California registered civil engineer or licensed land surveyor.

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

TRANS DEPARTMENT

50.TRANS. 1 MAP - OFF-SITE INFO

RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 2 MAP - EASEMENT/SUR

RECOMMND

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

ACT MAP Tract #: TR35924

Parcel: 943-120-023

50. PRIOR TO MAP RECORDATION

50.TRANS. 2 MAP - EASEMENT/SUR (cont.) RECOMMND

the nature of their interests, shown on the ~~map~~.

50.TRANS. 3 MAP - STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 4 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 5 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with MS4146 (IP070070) P/P 949-MM and PP23343.

50.TRANS. 6 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 7 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 8 MAP- CORNER CUT-BACK I/SUR RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they ~~shall be applied~~ per Exhibit 'C' of the Countywide Design Guidelines.

ACT MAP Tract #: TR35924

Parcel: 943-120-023

50. PRIOR TO MAP RECORDATION

50.TRANS. 9

MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along La Serena Way and Rancho California Road.
- (2) Trails along Rancho California Road.
- (3) Streetlights.
- (4) Traffic signals located on Rancho California Road at intersection of Butterfield Stage Road.
- (5) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

NOTE: Prior to preparing the landscaping plans, please contact the Transportation Department located at 4080 Lemon Street, 8th Floor, Riverside, CA 92501 or call (951) 955-6767 for more information.

ACT MAP Tract #: TR35924

Parcel: 943-120-023

50. PRIOR TO MAP RECORDATION

50.TRANS. 10

MAP - DEDICATION

RECOMMND

Interior streets (privately maintained roads) shall be improved with 24' full-width AC pavement and type "C" concrete curb, within a 36' full-width dedicated right-of-way in accordance with modified County Standard No. 138 and Standard No. 202. (Modified for type "C" rolled curb and reduced shoulder from 8' to 4' on each side of parkway and reduced full-width right-of-way from 60' to 36'.)

Entry streets (privately maintained roads) shall be improved with 52' to 56' full-width AC pavement and type "C" concrete curb, within a 60' to 64' full-width dedicated right-of-way in accordance with modified County Standard No. 138 and Standard No. 202. (Modified for type "C" rolled curb and reduced shoulder from 8' to 4' on each side of parkway and increased full-width right-of-way from 60' to 64', for gated entry streets.)

NOTE: 1. A 12' to 16' raised landscaped median shall be constructed at the centerline of the entry streets as shown on Tentative Map Amended No. 2 exhibit dated 6/16/2010 and as approved by the Director of Transportation.

2. All roundabout shall be constructed as shown on the Tentative Map Amended No. 2 exhibit dated 6/16/2010, General note No. 31.

3. On Rancho California Road at the intersection of proposed and existing driveways, construct transition AC pavement tapering for acceleration and deceleration lane and join existing AC pavement per County Standard No. 803 and as approved by the Director of Transportation.

50.TRANS. 11

MAP - LIGHTING PLAN

RECOMMND

A separate streetlight plan is required for this project.

For interior streets, street lighting shall be design to meet dark sky criteria. ~~Streetlight shall be design at~~ street intersections and at the cul-de-sac.

The exterior street light shall be design in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461.

ACT MAP Tract #: TR35924

Parcel: 943-120-023

50. PRIOR TO MAP RECORDATION

50.TRANS. 11 MAP - LIGHTING PLAN (cont.) RECOMMND

For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

50.TRANS. 12 MAP - UTILITY PLAN RECOMMND

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

50.TRANS. 13 MAP - LANDSCAPING/TRAILS RECOMMND

The project proponent shall comply in accordance with landscaping and/or trail requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within La Serena Way and Rancho California Road and/or trails shall be improved along Rancho California Road as approved by the Director of Transportation.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

NOTE: Prior to preparing the landscaping plans, please contact the Transportation Department at

TRACT MAP Tract #: TR35924

Parcel: 943-120-023

50. PRIOR TO MAP RECORDATION

50.TRANS. 13 MAP - LANDSCAPING/TRAILS (cont.) RECOMMND
(951) 955-6767.

50.TRANS. 14 MAP - IMP PLANS RECOMMND

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

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

50.TRANS. 15 MAP - OFF-SITE ACCESS 2 RECOMMND

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

Said off-site access road shall be the southerly extension of La Serena Way to a paved County maintained Rancho California Road.

50.TRANS. 16 MAP - PART-WIDTH RECOMMND

La Serena Way along project boundary is designated as a Secondary Highway and shall be improved with 32' AC pavement (20' on the project side and 12' on opposite side of the centerline), type "C" concrete curb, within a 94' part-width dedicated right-of-way (50' on the project side and 44' on the opposite side of the centerline) in accordance with modified County Standard No. 105, Section "C" and Standard No. 202. (Modified for type "C" rolled curb (on the project side), NO sidewalk, and increased part-width right-of-way from 45' to 94'.)

09/22/10
08:46

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 38

TRACT MAP Tract #: TR35924

Parcel: 943-120-023

50. PRIOR TO MAP RECORDATION

50.TRANS. 16 MAP - PART-WIDTH (cont.) RECOMMND

- NOTE: 1. No bio-swell shall be allowed within the public road right-of-way.
2. Construct transition AC pavement tapering for acceleration and deceleration lane and join existing pavements to the south project boundary as directed by the Director of Transportation.

50.TRANS. 17 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

NONE

50.TRANS. 18 MAP - TS/GEOMETRICS RECOMMND

The existing intersection of Mt. Palomar Winery Access West (NS) at Rancho California Road (EW) shall be improved to provide the following geometrics:

- Northbound: one shared left turn/through/right turn lane
Southbound: one left-turn lane, one shared right/through lane
Eastbound: one two-way left-turn lane, one shared right/through lane
Westbound: one two-way left turn lane, one shared right/through lane

The future intersection of Mt. Palomar Winery Access East (NS) at Rancho California Road (EW) shall be improved to provide the following geometrics:

- Northbound: N/A
Southbound: one left-turn lane, one shared right/through lane
Eastbound: one two-way left-turn lane, one shared right/through lane
Westbound: one two-way left turn lane, one shared right/through lane

The intersection of La Serena Way (NS) at Mt. Palomar Residential Tract Access Drive (EW) shall be improved to provide the following geometrics:

TRACT MAP Tract #: TR35924

Parcel: 943-120-023

50. PRIOR TO MAP RECORDATION

50.TRANS. 18 MAP - TS/GEOMETRICS (cont.) RECOMMND

Northbound: one shared right turn/through lane
Southbound: one left turn lane, one through lane
Eastbound: N/A
Westbound: one shared left-turn/right-turn lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.1 GRADING BONDS RECOMMND

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

60.BS GRADE. 2 MAP-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

CT MAP Tract #: TR35924

Parcel: 943-120-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP-G2.7DRNAGE DESIGN Q100 RECOMMND

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60.BS GRADE. 4 MAP-G2.11DR WAY XING NWC RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

60.BS GRADE. 5 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

Grade slopes which infringe into the 100 year flood way boundaries, shall be protected from erosion , or other flood hazards, by a method acceptable to the Building & Safety Department's District Grading Engineer - this may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

60.BS GRADE. 6 MAP-G2.14OFFSITE GDG ONUS RECOMMND

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

60.BS GRADE. 7 MAP-G2.15NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

ACT MAP Tract #: TR35924

Parcel: 943-120-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 MAP-G2.16REC'D ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 9 MAP-G2.17LOT TO LOT DRN ESM RECOMMND

A recorded drainage easement is required for lot to lot drainage. A mechanism of maintenance shall be in place. NOTE: Easements must be maintained by an HOA or professional group.

60.BS GRADE. 11 MAP-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 12 MAP IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads,

ACT MAP Tract #: TR35924

Parcel: 943-120-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 MAP IMPORT/EXPORT (cont.) RECOMMND

review and approval of the haul routes by the
Transportation Department will be required.

60.BS GRADE. 13 MAP SLOPE EASEMENTS RECOMMND

Prior to grading plan approval, the applicant shall provide
slope, drainage and maintenance easement(s) for proposed
slopes indicating the lot line is laterally intersected by
the slope.

60.BS GRADE. 14 MAP No Precise Grdg Permit RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED, BY THE
BUILDING AND SAFETY DEPARTMENT, FOR ANY COMMERCIAL
PARCEL(S) OF THIS SUBDIVISION UNLESS AN APPROPRIATE LAND
USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE
PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

EPD DEPARTMENT

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

Pursuant to Objective 6 and Objective 7 of the Species
Account for the Burrowing Owl included in the Western
Riverside County Multiple Species Habitat Conservation
Plan, within 30 days prior to the issuance of a grading
permit, a pre-construction presence/absence survey for the
burrowing owl shall be conducted by a qualified biologist
and the results of this presence/absence survey shall be
provided in writing to the Environmental Programs
Department. If it is determined that the project site is
occupied by the Burrowing Owl, take of "active" nests
shall be avoided pursuant to the MSHCP and the Migratory
Bird Treaty Act. However, when the Burrowing Owl is
present, relocation outside of the nesting season (March 1
through August 31) by a qualified biologist shall be
required. The County Biologist shall be consulted to
determine appropriate type of relocation (active or
passive) and translocation sites. Occupation of this
species on the project site may result in the need to
revise grading plans so that take of "active" nests is
avoided or alternatively, a grading permit may be issued
once the species has been actively relocated.

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

DISTRICT MAP Tract #: TR35924

Parcel: 943-120-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD - NESTING BIRD SURVEY

RECOMMND

To comply with the Federal Migratory Bird Treaty Act, any vegetation or tree removal, or grading occurring February 1 to August 15 shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to grading. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reports to the Environmental Programs Department. If there are no nests present, this condition will be cleared. If nests are found, exclusionary fencing should be placed 200 feet around the tree for non-raptors and 500 feet for raptors, until the birds have permanently left the nest.

60.EPD. 3 EPD - FAIRY SHRIMP AVOIDANCE

RECOMMND

FAIRY SHRIMP HABITAT - Prior to the issuance of any grading permit under 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 this area shall be delineated and labeled as "Restricted Area-Potential Fairy Shrimp Habitat" on any grading plan for this tract map. This area shall be staked out on the ground with appropriate BMPs (silt fencing) and EPD shall conduct a field inspection to ensure these measures have been done prior to grading permit issuance.

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.

FLOOD RI DEPARTMENT

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD

RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

TRACT MAP Tract #: TR35924

Parcel: 943-120-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7

MAP MC/TEMECULA & SG ADP FEES

RECOMMND

TR35924 is located within the limits of both the Murrieta Creek/Temecula Valley and Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

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

60.FLOOD RI. 8

MAP SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PARKS DEPARTMENT

60.PARKS. 1

MAP - TRAILS PLAN

RECOMMND

Prior to the 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. This trails plan shall show the trail with all topography, cross-sections, grading, fencing, signage, street crossings and under crossings and all landscaping.

PLANNING DEPARTMENT

60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR

RECOMMND

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. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

ACT MAP Tract #: TR35924

Parcel: 943-120-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

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

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.

TRACT MAP Tract #: TR35924

Parcel: 943-120-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

10. Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

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

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

60.PLANNING. 8 MAP - SLOPE GRADING TECHNIQUES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit

TENTATIVE MAP Tract #: TR35924

Parcel: 943-120-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 MAP - SLOPE GRADING TECHNIQUES (cont.) RECOMMND

such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 16 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 178.8 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 17 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 18 MAP - GRADING PLAN REVIEW RECOMMND

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

TRACT MAP Tract #: TR35924

Parcel: 943-120-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 MAP - AG PRES CANCEL (2) RECOMMND

Prior to issuance of a grading permit, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. 1020, located within Rancho California Agricultural Preserve No. 4, Map No. 110, and shall have adopted a resolution diminishing the subject property from the boundaries of said agricultural preserve. Compliance with this condition will satisfy a similar condition applied to this project within the 50. PLANNING.29 Series titled "MAP - AG PRES CANCEL (1) "

60.PLANNING. 21 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7653 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 22 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 23 MAP - AG PRES (NONR) (2) RECOMMND

Prior to issuance of a grading permit, the Board of Supervisors shall have adopted a resolution diminishing the subject property from the boundaries of Rancho California Agricultural Preserve No. 4, Map No. 110, under Agricultural Preserve Case No. 1020. Compliance with this condition will satisfy a similar condition applied to this project within the 50. Series titled "MAP - AG PRES (NONR) (1) "

60.PLANNING. 24 GEN - CULTURAL RESOURCES PROFE RECOMMND

No archaeological or survey was conducted on the acreage outside of the boundaries of Plot Plan 23343 for Tentative Tract Map 35924, although such a study was required. The subject parcel is located in an area with known high sensitivity for prehistoric Native American archaeological resources. Such resources cannot be ruled out for the subject parcel. To mitigate for any potential surface or

ACT MAP Tract #: TR35924

Parcel: 943-120-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24

GEN - CULTURAL RESOURCES PROFE (cont.)

RECOMMND

subsurface cultural resources, full time archaeological monitoring shall be required for all grading, trenching, tree and vineyard removals, and similar earth-disturbing activities.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 26

GEN - TRIBAL MONITORING

RECOMMND

The subject parcel is located within an area known for its high sensitivity for prehistoric Native American resources. As a result of consideration of cultural

TRACT MAP Tract #: TR35924

Parcel: 943-120-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26

GEN - TRIBAL MONITORING (cont.)

RECOMMND

resources for this subdivision, Native American monitoring of all grading, trenching, tree or vineyard removals shall be required to address Native American interests. As this parcel is located within the traditional territory of the Pechanga Band of Luiseno Indians, tribal monitoring shall be assigned to this tribe.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor designated by the Pechanga Band of Luiseno Indians. This group shall be known as the Tribal Monitor for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1) The Tribal Monitor is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process.

2) Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all Tribal interests only.

3) This agreement shall not modify any condition of approval or mitigation measure.

ACT MAP Tract #: TR35924

Parcel: 943-120-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26 GEN - TRIBAL MONITORING (cont.) (cont.) RECOMMND

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 27 MAP - SECTION 1601/1603 PERMIT RECOMMND

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

60.PLANNING. 28 MAP - SECTION 404 PERMIT RECOMMND

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

ACT MAP Tract #: TR35924

Parcel: 943-120-023

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1 EPD - MSHCP GRADING INSPECTION. RECOMMND

MSHCP GRADING INSPECTION - EPD shall visit the site prior to finalizing any grading permit under TR35924 to ensure no grading has occurred in the area delineated as "Restricted Area-Potential Fairy Shrimp Habitat" on the grading plan.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 SDRWQCB PROJECT/PLAN REVIEW RECOMMND

Plans for the Onsite Wastewater Treatment System Shall be approved by the San Diego Regional Water Quality Control Board (SDRWQCB) and shall comply with the general permit issued to the County by the SDRWQCB for lots 17, 18 and 19 if the cumulative discharges of waste flow is greater than 1,200 gallons per day.

80.E HEALTH. 2 EMWD WATER AND SEWER LETTER RECOMMND

A "will serve" letter is required from Eastern Municipal Water District (EMWD) for water and sewer service for all lots other than 17, 18, and 19. Please note that it is the responsibility of the developer to ensure that all requirements to obtain water and sewer service for each lot are met with EMWD, as well as, all other applicable agencies.

80.E HEALTH. 3 PERC TEST REQ'D LOTS 17,18,19 RECOMMND

Lots 17, 18 and 19 are proposing an Onsite Wastewater Treatment Systems (OWTS). Therefore, a satisfactory detailed soils percolation report conducted in accordance with the procedures outlined in the Department of Environment Health (DEH) Technical Manual is required for

ACT MAP Tract #: TR35924

Parcel: 943-120-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 3 PERC TEST REQ'D LOTS 17,18,19 (cont.) RECOMMND

each of these three 10 acre lots provided that cumulative discharges of waste flow does not exceed 1,200 gallons per day.

If the cumulative discharges of waste flow exceeds 1,200 gallons per day, the project shall be reviewed and assessed by the San Diego Regional Water Quality Control Board prior to DEH review of the proposed project.

FIRE DEPARTMENT

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 3 MAP MC/TEMECULA & SG ADP FEES RECOMMND

TR35924 is located within the limits of the both the Murrieta Creek/Temecula Valley and Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

ACT MAP Tract #: TR35924

Parcel: 943-120-023

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1

MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1) Landscaping plans for areas within the road right-of-way

ACT MAP Tract #: TR35924

Parcel: 943-120-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 2 MAP - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The

TRACT MAP Tract #: TR35924

Parcel: 943-120-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 MAP - LC LANDSCAPE SECURITIES (cont.) RECOMMND

performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 3 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

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

80.PLANNING. 4 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 13 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 14 MAP - FEE BALANCE RECOMMND

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

80.PLANNING. 16 MAP - ENTRY MONUMENT PLOT PLAN RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

TRACT MAP Tract #: TR35924

Parcel: 943-120-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16 MAP - ENTRY MONUMENT PLOT PLAN (cont.) RECOMMND

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

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

80.PLANNING. 18 MAP - BUILDING SEPARATION 2 RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 19 MAP - VINEYARD PLANTING PROD RECOMMND

Prior to building permit issuance for dwelling units, the permit-holder shall provide evidence that forty percent (40%) of the Production Area of the production lot and set aside areas designated for planting has been planted in vineyards. The planted vineyards shall be maintained by the Homeowner's Association (HOA) or other entity, as approved by the Planning Director.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

CT MAP Tract #: TR35924

Parcel: 943-120-023

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 MAP-G4.2 1/2"/FT/3FT MIN RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

90.BS GRADE. 3 MAP*G4.3PAVING INSPECTIONS RECOMMND

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is

PROJECT MAP Tract #: TR35924

Parcel: 943-120-023

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.) RECOMMND

assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI. 4 MAP BMP MAINTENANCE & INSPECT RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - PALEO MONITORING REPORT RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and

ACT MAP Tract #: TR35924

Parcel: 943-120-023

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1 MAP - PALEO MONITORING REPORT (cont.) RECOMMND

Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

90.PLANNING. 2 MAP - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 3 MAP - LC INSPCTION REQUIREMENT RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

ACT MAP Tract #: TR35924

Parcel: 943-120-023

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 MAP - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 6 MAP - QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 149.

90.PLANNING. 7 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 13 MAP - SKR FEE CONDITION RECOMMND

Prior to final building permit issuance, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 178.8 acres (gross) in accordance with TENTATIVE MAP. If the development is

CT MAP Tract #: TR35924

Parcel: 943-120-023

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 MAP - SKR FEE CONDITION (cont.) RECOMMND

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

90.PLANNING. 15 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 16 GEN - CULTURAL RESOURCES RPT RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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

90.TRANS. 2 MAP - STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard.

Interior streetlight shall be installed at street

ACT MAP Tract #: TR35924

Parcel: 943-120-023

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - STREET LIGHTS INSTALL (cont.) RECOMMND

intersections and at the cul-de-sac to meet dark sky criteria.

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 3 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 4 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to (CSA) County Service Area or if not within CSA to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along La Serena Way and Rancho California Road.
- (2) Trails along Rancho California Road.
- (3) Streetlights.

CT MAP Tract #: TR35924

Parcel: 943-120-023

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(4) Traffic signals located on Rancho California Road at intersection of Butterfield Stage Road.

(5) Street sweeping.

90.TRANS. 5 MAP - 80% COMPLETION RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to

CT MAP Tract #: TR35924

Parcel: 943-120-023

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - 80% COMPLETION (cont.) RECOMMND

pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 6 MAP - TS/FAIRSHARE ROUNDABOUTS RECOMMND

The project proponent shall pay a fair share fee of \$63,396 as its share of constructing three roundabouts, one each at the intersections of Rancho California Road/La Serena Way, Rancho California Road/Calle Contento, and Rancho California Road/Anza Road.

90.TRANS. 7 MAP - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the construction and installation of all traffic signal(s) listed below unless otherwise noted.

Prior to the final inspection of the first building, the following traffic signal(s) shall be installed and operational:

NONE

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 MAP - TRAIL CONSTRUCTION RECOMMND

Prior to the issuance of the eighth building permit, the applicant shall build the trail as shown on the approved exhibit. Upon completion of the constructed trail, the applicant shall arrange for an inspection of the trail with the Riverside County Regional Park and Open-Space District.

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

DATE: April 4, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Landscape
Archeology
CSA 149 c/o EDA

Riv. Transit Agency
Riv. Sheriffs Dept.
Riv. Waste Management Dept.
Supervisor Stone
Commissioner Petty
Temecula Valley Unified School Dist.
RCWD
SCE
Southern California Gas
EIC "Attachment A"
Temecula Valley Winegrowers Association
Tony Papa

TENTATIVE TRACT MAP NO. 35924 AND PLOT PLAN NO. 23343 – EA41914 – Applicant: Loudar, LLC – 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. – 178.9 Acres - Zoning: Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) – **REQUEST:** The tentative tract map is a Schedule B subdivision of 178.9 acres into 15 residential lots with a minimum lot size of 1.9 acres and four (4) winery lots. The plot plan proposes to construct a 7,231 square foot winery and tasting room, 26,089 square feet of retail, a 6,330 square foot restaurant, a 2,516 chapel, a 44,609 square foot hotel with 136 rooms, 15 casitas totaling 57,718 square feet with 42 rooms, a 114,348 square foot subterranean parking garage, and 631 above-ground parking spaces. The existing use, approved under PP03243, includes a winery salesroom and restroom buildings and will remain. – APN(s): 943-120-014, 943-120-023, and 943-110-009 – Related Case(s): PP03243, PP03243S1

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on April 24, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/ conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Alisa Krizek**, Project Planner, at **(951) 955-9075** or email at akrizek@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: May 8, 2008

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire
Dept. of Bldg. & Safety (Grading)

Environmental Programs Dept.
Regional Parks & Open Space
Co. Geologist
Archeology-Leslie Mouriquand

CHANGE OF ZONE NO. 7653– EA41914 – Applicant: Louidar, LLC – 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. – 178.9 Acres - Zoning: Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) - **REQUEST:** The change of zone proposes to change a portion of the zoning classification of APN: 943-120-023 from Citrus Vineyard – 10 Acre Minimum (C/V-10) to 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) – APN: 943-120-023, 943-120-014, and 943-110-009 -Concurrent Cases: TR35924, PP23343

Please review the attached exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **May 29, 2008 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Alisa Krizek**, Project Planner, (951)955-9075, or e-mail at akrizek@RCTLMA.org / **MAILSTOP #: 1070**

COMMENTS:

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

April 23, 2008

Alisa Krizek, Project Planner
Riverside County Planning Department
P.O. Box No. 1409
Riverside, CA 92502-1409

RE: Tentative Tract Map (TR) No. 35924, Plot Plan (PP) No. 23343
Proposal: Divide 178.9 acres into 15 residential lots with a minimum lot size of 1.9 acres and four (4) winery lots. The plot plan proposes to construct a 7,231 square foot winery and tasting room, 26,089 square feet of retail, a 6,330 square foot restaurant, a 2,516 chapel, a 44,609 square foot hotel with 136 rooms, 15 casitas totaling 57,718 square feet with 42 rooms, a 114,348 square foot subterranean parking garage, and 631 above-ground parking spaces.
APN: 943-120-014, 943-120-023, and 943-110-009
Related Cases: PP 03243, PP 03243S1

Dear Ms. Krizek:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Rancho California Road, east of La Serena Way, west of Calle Contento, and south of Vista Del Monte Road, in the Rancho California Zoning Area. The project is subject to the State Model Ordinance, implemented 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial and multi-family residential development projects provide adequate area(s) for collection and loading of recyclable materials (i.e., paper products, glass and other recyclables). Based on this State Law the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the proposed development project:

1. **Prior to issuance of a building permit for EACH building**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection for EACH building**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.

3. a) **Prior to the issuance of a building permit, a *Waste Recycling Plan* (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.**

b) **Prior to the issuance of an occupancy permit, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.**
4. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Riverside County Household Hazardous Waste Collection Program at 1-800-304-2226.
5. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,


Mirtha Liedl, Planner

LAND DEVELOPMENT COMMITTEE 951
INITIAL CASE TRANSMITTAL G-1
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 4, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Landscape
Archeology
CSA 149 c/o EDA

Riv. Transit Agency
Riv. Sheriffs Dept.
Riv. Waste Management Dept.
Supervisor Stone
Commissioner Petty
Temecula Valley Unified School Dist.
RCWD
SCE
Southern California Gas
EIC "Attachment A"
Temecula Valley Winegrowers Association
Tony Papa

clear/DO
08 APR -7 PM 1:40
COUNTY OF RIVERSIDE
WASTE MANAGEMENT

TENTATIVE TRACT MAP NO. 35924 AND PLOT PLAN NO. 23343 – EA41914 – Applicant: Loudar, LLC – 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. – 178.9 Acres - Zoning: Citrus Vineyard (C/V) and Citrus Vineyard – 10 Acre Minimum (C/V-10) – **REQUEST:** The tentative tract map is a Schedule B subdivision of 178.9 acres into 15 residential lots with a minimum lot size of 1.9 acres and four (4) winery lots. The plot plan proposes to construct a 7,231 square foot winery and tasting room, 26,089 square feet of retail, a 6,330 square foot restaurant, a 2,516 chapel, a 44,609 square foot hotel with 136 rooms, 15 casitas totaling 57,718 square feet with 42 rooms, a 114,348 square foot subterranean parking garage, and 631 above-ground parking spaces. The existing use, approved under PP03243, includes a winery salesroom and restroom buildings and will remain. – APN(s): 943-120-014, 943-120-023, and 943-110-009 – Related Case(s): PP03243, PP03243S1

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on April 24, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/ conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Alisa Krizek**, Project Planner, at (951) 955-9075 or email at akrizek@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



**Rancho
Water**

April 23, 2008

Alisa Krizek, Case Planner
County of Riverside
Planning Department
Post Office Box 1409
Riverside, CA 92502-1409

Board of Directors

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**SUBJECT: WATER AVAILABILITY
TENTATIVE TRACT MAP NO. 35924 AND
PLOT PLAN NO. 23343; PARCELS NO. 3 AND NO. 4
(INCLUDING LETTERED LOTS D AND E) OF PARCEL
MAP NO. 11853; APN NOS. 943-120-014, 943-120-023, AND
943-110-009
[HUNSAKER & ASSOCIATES]**

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Chief Financial Officer

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Perry R. Louck
Director of Planning

Jeffrey D. Armstrong
Controller

Kelli E. Garcia
District Secretary

C. Michael Cowett
Best Best & Krieger LLP
General Counsel

Dear Ms. Krizek:

Please be advised that the above-referenced project/property is located within the boundaries of Rancho California Water District (RCWD), and fronts an existing 20-inch diameter water pipeline within Rancho California Road and an existing 14-inch diameter water pipeline within La Serena Road (1610 Pressure Zone).

Water service to the project would be available upon the completion of financial arrangements between RCWD and the property owner. Water service to individual lots will require the extension of water facilities within dedicated public and/or private right-of-ways. Individual water meters will be required for each lot and/or project unit, including separate water meters for landscape irrigation, as applicable. The project proponent should contact RCWD for fees and requirements.

In addition, water availability is contingent upon the property owner(s) destroying all on-site wells and signing an Agency Agreement that assigns water management rights, if any, to RCWD.

Where private (on-site) facilities are required for water service, fire protection, or other purposes, the customer will need to contact RCWD for fees and requirements. In addition, RCWD requires recordation of a *Reciprocal Easement and Maintenance Agreement* for such on-site private facilities, where private on-site water facilities may cross (or may be shared amongst) multiple lots/project units, and/or where such 'common' facilities may be owned and maintained by a Property Owners Association (proposed now or in the future).

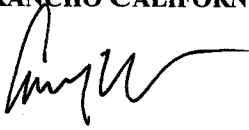
Sanitary sewer service to the subject project, if available, would be provided by the Eastern Municipal Water District.

Letter to Alisa Krizek
April 23, 2008
Page Two

If you should have any questions or need additional information, please contact an Engineering Services Representative at this office at (951) 296-6900.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT



Corey F. Wallace, P.E.
Engineering Manager

cc: Laurie Williams, Engineering Services Supervisor



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR35924

DATE SUBMITTED: 3/20/08

APPLICATION INFORMATION

Applicant's Name: Louidar, LLC / Louis Darwish

E-Mail: ldarwish@roadrunner.com

Mailing Address: 33820 Rancho California Road
Temecula CA Street 92591
City State ZIP

Daytime Phone No: (951) 676-5047 Fax No: (951) 676-8928

Engineer/Representative's Name: Hunsaker & Associates E-Mail: skalena@hunsaker.com

Mailing Address: 2900 Adams Street, Suite A-15
Riverside CA Street 92504
City State ZIP

Daytime Phone No: (951) 509-7023 Fax No: (951) 352-8659

Property Owner's Name: Louidar, LLC / Louis Darwish E-Mail: ldarwish@roadrunner.com

Mailing Address: 33820 Rancho California Road
Temecula, CA Street 92591
City State ZIP

Daytime Phone No: (951) 676-5047 Fax No: (951) 676-8928

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.


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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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


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

Louis DARWISH 
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Louis DARWISH 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 943-110-009, 943-120-014, & 943-120-023

Section: 27/28/34 Township: 7S Range: 2W

Approximate Gross Acreage: 178.9

General location (cross streets, etc.): North of Rancho California Road, South of

Vista del Monte Road, East of La Serena, West of Calle Contento

Thomas Brothers map, edition year, page number, and coordinates: 2006, Page 959 G1

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

The Schedule B Tract Map proposes to divide approximate 178 acres into 19 lots, four (4) winery lots, and 15 single family lots.

Related cases filed in conjunction with this request:

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

If yes, provide Case No(s). PM31953 (2004) (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA39563 E.I.R. No. (if applicable): _____

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 3500'

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 428,665

Estimated amount of fill = cubic yards 428,665

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

Import none Export none Neither _____

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

N/A

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?
N/A

How many anticipated truckloads? N/A truck loads.

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

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

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

Dedicate land Pay Quimby fees Combination of both

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

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

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

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River Santa Margarita River San Jacinto River Colorado River


HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

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

Owner/Representative (1)  Date 2-13-08
Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP)
within the Santa Ana River Region**

Project File No.	
Project Name:	
Project Location:	
Project Description	

Proposed Project Consists of or Includes:	Yes	No
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input type="checkbox"/>
Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes 5013, 7532, 7533, 7534, 7537, 7538, and 7539).	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants (Standard Industrial Classification (SIC) code 5812) where the project site is 5,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ² as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ³ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input type="checkbox"/>

¹Land area is based on acreage disturbed.

²The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf.

³The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

If any question answered "YES" Project requires a project-specific WQMP.

If All questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region

Project File No.	
Project Name:	La Serena/Mt Palomar
Project Location:	West of Calle Contento, east of La Serena, North of Rancho California, south of Vista Del Monte
Project Description	Winery

Proposed Project Consists of or Includes:	Yes	No
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to WQMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on <u>private land</u> that is <u>not</u> for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops. Includes facilities characterized by any one of the following Standard Industrial Classification (SIC) codes: 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, or 7539.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants. A facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812), where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmentally Sensitive Areas (ESAs)¹. All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from www.swrcb.ca.gov/rwqcb9/programs/basinplan.html. The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

If any question answered "YES" Project requires a project-specific WQMP.

If All questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Robert C. Johnson Planning Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C2 07653 DATE SUBMITTED: 4-18-08

APPLICATION INFORMATION

Applicant's Name: Louidar, LLC / Louis Darwish E-Mail: ldarwish@roadrunner.com

Mailing Address: 33820 Rancho California Road
Temecula, CA 92591
City State ZIP

Daytime Phone No: (951) 6765047 Fax No: (951) 676-8928

Engineer/Representative's Name: Hunsaker & Associates E-Mail: skalena@hunsaker.com

Mailing Address: 2900 Adams Street, Suite A-15
Riverside CA 92504
City State ZIP

Daytime Phone No: (951) 509-7079 Fax No: (951) 352-8659

Property Owner's Name: Louidar / Louis Darwish E-Mail: ldarwish@roadrunner.com

Mailing Address: 33820 Rancho California Road
Temecula, CA 92591
City State ZIP

Daytime Phone No: (951) 676-5047 Fax No: (951) 676-8928

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

APPLICATION FOR CHANGE OF ZONE

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

Existing zoning for parcels 943-120-023 and 943-120-014 is CV-10, existing zoning for parcel 943-110-009 is CV.

The proposed zoning for parcel 943-110-009 is CV-10. This application proposes that parcel 943-120-023 be split with a portion of the parcel zoned CV-2 and the remainder will keep the current CV-10 zoning.

Related cases filed in conjunction with this request:

Tract Map 35924, PP23343, EA41914, CFG05262 (CC004817)

Initial Transmittal
Bigg + Leslie
Comment agenda

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

**APPLICATION FOR DISESTABLISHMENT OR
DIMINISHMENT OF AN AGRICULTURAL PRESERVE**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: AB01020

DATE SUBMITTED: 28 June __, 2010

APPLICATION INFORMATION

Applicant's Name: Louidar, LLC/Louis Darwish

E-Mail: ldarwish@roadrunner.com

Mailing Address: 33820 Rancho California Road

Temecula

Street
CA 92591

City

State

ZIP

Daytime Phone No: (951) 676-5047

Fax No: (951) 676-8928

Engineer/Representative's Name: Hunsaker & Associates

E-Mail: bhay@hunsaker.com

Mailing Address: 2900 Adams Street, Suite A-15

Riverside

Street
CA 92504

City

State

ZIP

Daytime Phone No: (951) 509-7079

Fax No: (951) 352-8659

Property Owner's Name: Louidar, LLC/Louis Darwish

E-Mail: ldarwish@roadrunner.com

Mailing Address: 33820 Rancho California Road

Temecula

Street
CA 92591

City

State

ZIP

Daytime Phone No: (951) 676-5047

Fax No: (951) 676-8928

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary.

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157
Form 295-0087 (08/27/07)

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

Murrieta Office · 39493 Los Alamos Road
Murrieta, California 92563
· Fax (951) 600-6145

APPLICATION FOR DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE

Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

Louidar, LLC/Louis Darwish

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

LOUIDAR L.L.C./LOUIS DARWISH

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 943-120-023

Section: 27/34 Township: 7S Range: 2W

Approximate Gross Acreage: 154.33

General location (nearby or cross streets): North of Rancho California Road, South of Vista del Monte Road, East of La Serena, West of Calle Contento

Thomas Brothers map, edition year, page number, and coordinates: Page: 959 Grid: G2

PROJECT INFORMATION:

Purpose of Request (Check one):

- Disestablishment (Termination of entire Agricultural Preserve)
 Diminishment (Removal of a portion of the land in an Agricultural Preserve).

Name and Map Number of the affected Agricultural Preserve: Rancho California #4

APPLICATION FOR DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE

Number of Petitions for Cancellation of Contract attached: 1

Has a Notice of Nonrenewal been served on the land involved in this application? Yes No

If yes, state the date(s) of said Notice of Nonrenewal served: n/a

Related cases filed in conjunction with this request: TTM 35924; PP 23343

ADDITIONAL INSTRUCTIONS:

- A. Attach a Petition for Cancellation of Contract (Form 295-0088) for each separate ownership of land involved in this application. (A husband and wife, partnership, a corporation, a trust, or a joint ownership is considered one owner.)
- B. If the landowner is a successor-in-interest to the owner who executed the Land Conservation Contract with the County of Riverside, the application must be accomplished with proof of ownership, such as a copy of a deed or title insurance policy.
- C. Attach a map of the land affected by this application showing the properties belonging to the separate ownerships.
- D. Enclose the appropriate deposit-based filing fee for each Disestablishment or Diminishment application, and for each Petition of Cancellation of Contract. (Please make checks or money orders payable to the "County of Riverside.")
- E. Please note that payment of an Environmental Assessment deposit-based fee will be required for this application at the time of submittal, and no Land Conservation Contract can be cancelled until all provisions of the California Environmental Quality Act have been satisfied.
- F. Attach all required applications for the proposed alternative land uses for this property, and all applicable deposit-based fees.
- G. For assistance in the preparation of any of these forms, please contact the Planning Department at (951) 955-3200 and ask for the Agricultural Preserve staff. The completed application(s), together with all attachments and fees are to be submitted at any of the Transportation Land Management Agency (TLMA) Public Information offices in Riverside, Palm Desert, or Murrieta.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

**PETITION FOR CANCELLATION OF CONTRACT OF AN
AGRICULTURAL PRESERVE**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: _____ DATE SUBMITTED: June, 2010

Please complete and attach to Application for Disestablishment or Diminishment (Form 295-0087)
A separate Petition for Cancellation of Contract must be completed for each separate ownership of land to be removed from an agricultural preserve. (A husband and wife, a partnership, a corporation, a trust, or a joint ownership is considered one owner.)

Applicant's Name: Louidar, LLC/Louis Darwish E-Mail: ldarwish@roadrunner.com

Mailing Address: 33820 Rancho California Road
Temecula Street CA 92591
City State ZIP

Daytime Phone No: (951) 676-5047 Fax No: (951) 676-8928

I, the undersigned, the owner or one of the owners authorized to act on behalf of all owners of the land described herein, respectfully petition the Honorable Board of Supervisors of the County of Riverside to withdraw said property from Agricultural Preserve Name Rancho Calif., Agricultural Preserve No. 4, Map No. 110 and to cancel the Land Conservation Contract or Agreement dated: 9/28/1970, and recorded 10/14/1970 as Instrument No. 103843 in the office of the County Recorder of Riverside County, California, as it pertains to said property. I declare under penalty of perjury that the information provided by me in this petition is true and complete to the best of my knowledge.

Property Owner's Name: Louidar, LLC/Louis Darwish E-Mail: ldarwish@roadrunner.com

Mailing Address: 33820 Rancho California Road
Temecula Street CA 92591
City State ZIP

Daytime Phone No: (951) 676-5047 Fax No: (951) 676-8928

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

LOUIS DARWISH _____
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the above owner is authorized to act on behalf of all the owners, attach a copy of that authorization.

PETITION FOR CANCELLATION OF CONTRACT OF AN AGRICULTURAL PRESERVE

**AGRICULTURAL PRESERVE PROGRAM
PETITION FOR CANCELLATION OF CONTRACT**

1. Please list all the names and addresses of all owners as shown on the recorded deed. If the owner is a corporation, please state the type of corporation, place and date of incorporation, and affix corporate seal to this page.
2. If the owner is a partnership, or a corporation, a notarized statement from said partnership or corporation indicating that the petitioner is authorized to act on behalf of the partnership or corporation must be attached to this Petition for Cancellation of Contract.
3. Give Name and address of the mortgage holder for this property.
4. Please give the general location of the property, including the major crossroads.
5. Please attach a complete legal description of this property as shown in the deed or the title insurance policy.
6. Please provide the following information from your property tax bills:

Assessor's Parcel Number(s)
943-120-023 (PORTION OF)

~~98.49~~ ^{Acres} 26.75 DM 30.02

AP
9/21/10

Attach additional Assessor's Parcel Number(s) on a separate sheet of paper, if necessary.

7. Attach a statement outlining the proposed alternative land use for this property.
8. Attach any written evidence establishing the lack of nearby property, not subject to a Land Conservation Contract, that is both available and suitable for the proposed alternative land use.
9. Attach all Required Property Owner's Notification Information and completed Property Owner's Certification.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/21/2010,

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

APN (s) or case numbers AG01020 (Apn 943-120-023) For

Company or Individual's Name Planning Department,

Distance buffered 5280'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

5280 feet buffer



Selected Parcels

951-130-025	951-130-024	951-130-003	951-100-006	951-100-005	951-100-004	951-100-003	951-100-002	964-180-027	964-180-029
964-180-026	964-180-025	964-180-024	964-180-022	964-180-021	964-180-020	964-180-019	964-180-018	964-180-008	964-180-007
943-120-021	943-120-020	943-020-020	943-210-012	943-260-030	943-260-032	943-240-004	951-140-056	951-140-055	951-140-054
943-230-001	943-120-019	943-120-014	943-120-023	943-060-010	943-060-011	943-210-013	943-210-014	951-140-060	951-140-058
951-140-057	951-140-059	943-260-024	943-240-006	943-240-005	942-240-005	951-140-042	943-260-027	943-070-003	943-020-011
943-020-021	943-120-018	943-220-002							



3,100 1,550 0 3,100 Feet

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/6/2010

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

APN (s) or case numbers PP23343/TR35924/CZ07653 For

Company or Individual's Name Planning Department

Distance buffered ~~600~~ 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

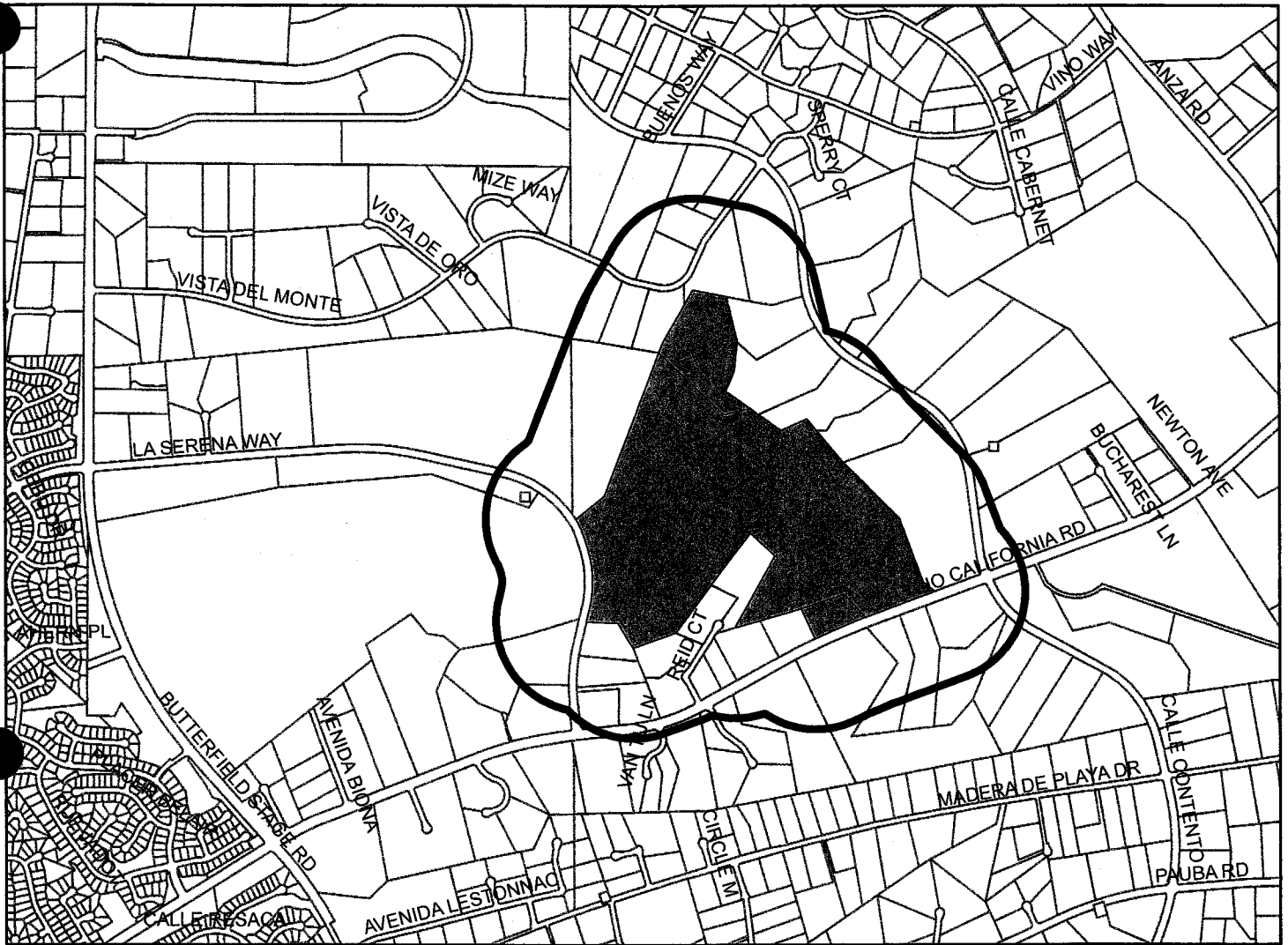
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

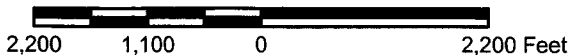
✓ 7/6/10
EXPIRES: 1/6/11

1000 feet buffer



Selected Parcels

943-100-011	951-100-006	951-100-002	951-100-003	951-100-004	951-100-005	943-130-008	943-050-019	943-210-012	943-250-018
943-110-008	943-110-007	943-120-020	943-120-021	951-060-013	943-110-011	943-130-006	943-130-009	943-140-006	943-260-032
943-260-030	943-130-010	951-090-001	943-140-005	943-110-016	943-110-012	943-110-017	951-090-019	951-140-056	951-090-004
943-120-019	951-060-003	943-100-007	951-060-009	943-110-009	943-060-011	943-060-010	943-120-023	943-120-014	943-210-013
943-110-015	943-210-014	943-140-007	951-100-001	943-140-009	943-100-005	943-140-008	943-110-018	943-100-009	943-060-004
943-240-006	943-120-022	943-260-027	943-060-012	943-250-019	943-130-007	943-120-018			



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APN: 951100002, ASMT: 951100002
AMERICAN FIRST CREDIT UNION
C/O REAL ESTATE DEPT
700 N HARBOR BLVD
LA HABRA CA 90631

APN: 951140054, ASMT: 951140054
IMRE CZIRAKI, ETAL
15611 SUNFLOWER LN
HUNTINGTON BEACH CA 92647

APN: 964180007, ASMT: 964180007
ASHBY USA
C/O ASHBY DEV CO INC
470 E HARRISON ST
CORONA CA 92879

APN: 943230001, ASMT: 943230001
JAMES A CARTER
P O BOX 28739
SANTA ANA CA 92799

APN: 943120020, ASMT: 943120020
CHARLES T PELTZER, ETAL
40275 CALLE CONTENTO
TEMECULA CA 92591

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

APN: 943020020, ASMT: 943020020
DANNY R VICE, ETAL
200 VISTA DEL MONTE
TEMECULA CA 92591

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

APN: 943210012, ASMT: 943210012
DAVID HUTT, ETAL
C/O AW PROPERTIES WEST LLC
P O BOX 9296
RANCHO SANTA FE CA 92067

APN: 943120023, ASMT: 943120023
LOUIDAR
33820 RANCHO CALIFORNIA RD
TEMECULA CA. 92591

APN: 943260032, ASMT: 943260032
EUROPA VILLAGE
C/O DENIS FERGUSON
41391 KALMIA
MURRIETA CA 92562

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

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

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

APN: 951140059, ASMT: 951140059
NELSON LAND CO, ETAL
C/O DESTINY VINEYARDS
P O BOX 4026
CHATSWORTH CA 91313

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

APN: 943260024, ASMT: 943260024
PDM TEMECULA
C/O PATRICIA LIN
41391 KALMIA AVE STE 200
MURRIETA CA 92562

APN: 943220002, ASMT: 943220002
WILLIAM R MAIS, ETAL
P O BOX 892075
TEMECULA CA 95289

APN: 943240005, ASMT: 943240005
RAUL RAMIREZ
440 W MARKHAM ST
PERRIS CA 92571

Riverside County LAFCO
3850 Vine St
Ste. 110
Riverside, CA 92507

APN: 942240005, ASMT: 942240005
SELINA J CAVALETTO, ETAL
GARY MCMILLIAM
29379 RANCHO CALIF RD 201
TEMECULA CA 92591

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

APN: 943070003, ASMT: 943070003
TEMECULA VINEYARD ESTATES
41391 KALMIA ST STE 200
MURRIETA CA 92562

APN: 943020021, ASMT: 943020021
THOMAS W SMOTRICH, ETAL
4957 CALVIN AVE
ZANA CA 91356



APN: 943100011, ASMT: 943100011
LEX BRINKMEYER, ETAL
33400 LA SERENA WAY
TEMECULA CA 92591

APN: 951100005, ASMT: 951100005
AMERICAN FIRST CREDIT UNION
C/O REAL ESTATE DEPT
700 N HARBOR BLVD
LA HABRA CA 90631

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

APN: 943050019, ASMT: 943050019
BARBARA J FRANZREB, ETAL
MURREY LN
RANCHO PALOS VERDES CA 90274

APN: 943210012, ASMT: 943210012
CALLE CONTENTO, ETAL
222 LIDO NORD
NEWPORT BEACH CA 92663

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

APN: 943110008, ASMT: 943110008
CELEBRATION CELLARS
33410 RANCHO CALIFORNIA
TEMECULA CA 92591

APN: 943110007, ASMT: 943110007
CELEBRATION CELLARS LLC
33410 RANCHO CALIFORNIA RD
TEMECULA CA. 92591

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

APN: 951060013, ASMT: 951060013
CHURON WINERY
C/O RONALD THOMAS
3450 PACIFIC COAST HWY
VENTURA CA 93001

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

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

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

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

APN: 943260030, ASMT: 943260030
ROPA VILLAGE
C/O DENIS FERGUSON
41391 KALMIA
MURRIETA CA 92562

APN: 943130010, ASMT: 943130010
EZRA E KLEINER, ETAL
216 N GLENROY AVE
LOS ANGELES CA 90049

APN: 951090001, ASMT: 951090001
FRANK HUANG, ETAL
1432 SANTA FE DR
TUSTIN CA 92780

APN: 943140005, ASMT: 943140005
GARY W SHEAGLEY, ETAL
25 CALLE CONTENTO
TEMECULA CA. 92591

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

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

APN: 951090019, ASMT: 951090019
HELEN MEIHUI WU, ETAL
23 OLD PALI PL
HONOLULU HI 96817

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

APN: 951090004, ASMT: 951090004
JERRY CARMINE DIBERNARDO, ETAL
41141 REID CT
TEMECULA CA. 92592

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

APN: 951060003, ASMT: 951060003
JOSEPH W CHEN, ETAL
1429 CASPIAN CT
WALNUT CA 91789

APN: 943100007, ASMT: 943100007
KARL A SWEIGART, ETAL
33350 LA SERENA WAY
TEMECULA CA. 92591

APN: 951060009, ASMT: 951060009
KRIS KAKKAR
41175 VAN TU LN
TEMECULA CA. 92591

APN: 943060010, ASMT: 943060010
LOUDAR
C/O LOUIS DARWISH
P O BOX 891510
TEMECULA CA 92591



APN: 943120023, ASMT: 943120023
LOUIDAR
33820 RANCHO CALIFORNIA RD
TEMECULA CA. 92591

APN: 943140009, ASMT: 943140009
MICHAEL S HADDAD, ETAL
33001 SAGE CT
TEMECULA CA 92592

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

APN: 943100005, ASMT: 943100005
NATL CHRISTIAN FOUNDATION REAL PROP INC
11625 RAINWATER DR NO 500
ALPHARETTA GA 30009

APN: 943210013, ASMT: 943210013
MAHMOUD M YAKUT, ETAL
39820 CALLE CONTENTO
TEMECULA CA 92591

APN: 943140008, ASMT: 943140008
NICOLE SCHULER
33100 VISTA DEL MONTE
TEMECULA CA. 92591

APN: 943110015, ASMT: 943110015
MAHMOUD M YAKUT, ETAL
BOX 1762
TEMECULA CA 92593

APN: 943110018, ASMT: 943110018
NOEL VAUGHAN, ETAL
C/O PETER NEUHAUS
2865 VISTA ELEVADA
SANTA BARBARA CA 93105

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

APN: 943100009, ASMT: 943100009
PHILLIPS B BAILY, ETAL
36150 PAUBA RD
TEMECULA CA 92592

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

APN: 943060004, ASMT: 943060004
RANCHO CALIF WATER DIST
0
CA. 0

APN: 951100001, ASMT: 951100001
MARSHALL J STUART, ETAL
33515 RANCHO CALIFORNIA RD
TEMECULA CA. 92592

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

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

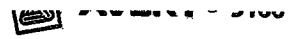
APN: 943260027, ASMT: 943260027
 TEMECULA VINEYARD ESTATES
 41391 KALMIA ST STE 200
 MURRIETA CA 92562

APN: 943060012, ASMT: 943060012
 TEMECULA VINEYARDS LTD
 C/O C LEMON
 809 COOMBS ST
 NAPA CA 94559

APN: 943250019, ASMT: 943250019
 THOMAS W SMOTRICH, ETAL
 57 CALVIN AVE
 RZANA CA 91356

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

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



Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Rancho California Water District
42135 Winchester Rd.
P.O. Box 9017
Temecula, CA 92590-4800

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Temecula Valley
Unified School District
31350 Rancho Vista Rd.
Temecula, CA 92592-6200

Temecula Wine Growers
P.O. Box 1601
Temecula, CA 92593

Applicant/Owner:
Luidar, LLC / Louis Darwish
33820 Rancho California Rd.
Temecula, CA 92591

Eng-Rep:
Hunsaker & Associates
2900 Adams St., St. A-15
Riverside, CA 92504

Applicant/Owner:
Luidar, LLC / Louis Darwish
33820 Rancho California Rd.
Temecula, CA 92591

Eng-Rep:
Hunsaker & Associates
2900 Adams St., St. A-15
Riverside, CA 92504



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 6, 2010

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: AG 1020; ZC 7653; TTM 35924 (FTA 2010-15)

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, October 8, 2010.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PE Legals [legals@pe.com]
Sent: Wednesday, October 06, 2010 8:24 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: AG 1020 ZC 7653 TTM 35924 (FTA 2010-15)

Received for publication on Oct. 8

Thank You!
Maria

Maria G. Tinajero · Legal Advertising Department · 1-800-880-0345 · Fax: 951-368-9018

enterprise media

Publisher of the Press-Enterprise

Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.
Additional days required for larger ad sizes

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Wednesday, October 06, 2010 8:00 AM
To: PE Legals
Subject: FOR PUBLICATION: AG 1020 ZC 7653 TTM 35924 (FTA 2010-15)

Hello again! Attached is a Notice of Public Hearing, for publication on Friday, Oct. 8, 2010. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 6, 2010

THE CALIFORNIAN
ATTN: LEGALS
28765 SINGLE OAK DR., STE. 100
TEMECULA, CA 92590

E-MAIL: tswenson@nctimes.com
FAX: (951) 699-1467

RE: NOTICE OF PUBLIC HEARING: AG 1020; ZC 7653; TTM 35924 (FTA 2010-15)

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) Time on Friday, October 8, 2010.**

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Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Tammi Swenson [Tswenson@nctimes.com]
Sent: Wednesday, October 06, 2010 8:39 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: AG 1020 ZC 7653 TTM 35924 (FTA 2010-15)

Received...

Tammi Swenson
Legal Advertising Representative
The Californian & The North County Times
Riverside County: (951)676-4315 ext 2604
San Diego County: (760)745-6611 ext 2604
tswenson@nctimes.com

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Wednesday, October 06, 2010 8:01 AM
To: Tammi Swenson
Subject: FOR PUBLICATION: AG 1020 ZC 7653 TTM 35924 (FTA 2010-15)

Good Morning! Attached is a Notice of Public Hearing, for publication on Friday, Oct. 8, 2010. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE, A CHANGE OF ZONE AND TENTATIVE TRACT MAP IN THE RANCHO CALIFORNIA ZONING AREA – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 9, 2010 at 1:30 P.M.** to consider the application submitted by Louidar LLC/Louis Darwish – Hunsaker & Associates on **Agricultural Preserve No. 1020**, which 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; **Change of Zone No. 7653**, which proposes to change the zone from Citrus/Vineyard 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), or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 35924 (FTA 2010-15), Schedule B**, which proposes to subdivide 178.8 gross acres into 20 lots ranging in size from 1.2 acres to 90.4 acres (“the project”). The project is located northerly of Rancho California Road, easterly of La Serena Way, westerly of Calle Contento, and southerly of Vista Del Monte Road in the Rancho California Zoning Area – Southwest Area Plan, Third Supervisorial District.

The Comprehensive Agricultural Preserve Technical Advisory Committee recommends denial of AG Preserve No. 1020, while the Planning Director approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42381**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KINIKA HESTERLY, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL khesterl@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: October 6, 2010

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

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 6, 2010, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

AG PRESERVE NO. 1020; ZC 7653; TTM 35924 (FTA 2010-15)

to be posted, pursuant to Government Code Section 21092 et seq, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: November 9, 2010 @ 1:30 PM

SIGNATURE: Mcgil DATE: October 6, 2010
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann [MaMeyer@asrclkrec.com]
Sent: Wednesday, October 06, 2010 9:14 AM
To: Gil, Cecilia
Subject: RE: FOR POSTING: AG 1020 ZC 7653 TTM 35924 (FTA 2010-15)

received and posted

From: Gil, Cecilia
Sent: Wednesday, October 06, 2010 8:02 AM
To: Meyer, Mary Ann
Cc: Marshall, Tammie
Subject: FOR POSTING: AG 1020 ZC 7653 TTM 35924 (FTA 2010-15)

Good Morning! Attached is a Notice of Public Hearing, for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the
(NAME and TITLE)

County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 6, 2010, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

AG PRESERVE NO. 1020; ZC 7653; TTM 35924 (FTA 2010-15)

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: November 9, 2010 @ 1:30 PM

SIGNATURE: Mcgil
Cecilia Gil

DATE: October 6, 2010

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/6/2010

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

APN (s) or case numbers PP23343/TR35924/CZ07653 For

Company or Individual's Name Planning Department

Distance buffered ~~600~~ 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 7/6/10
EXPIRES: 1/6/11

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/21/2010,

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

APN (s) or case numbers AG01020 (Apn 943-120-023) For

Company or Individual's Name Planning Department,

Distance buffered 5280'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

D. Marks

5280 feet buffer



Selected Parcels

951-130-025	951-130-024	951-130-003	951-100-006	951-100-005	951-100-004	951-100-003	951-100-002	964-180-027	964-180-029
964-180-026	964-180-025	964-180-024	964-180-022	964-180-021	964-180-020	964-180-019	964-180-018	964-180-008	964-180-007
943-120-021	943-120-020	943-020-020	943-210-012	943-260-030	943-260-032	943-240-004	951-140-056	951-140-055	951-140-054
943-230-001	943-120-019	943-120-014	943-120-023	943-060-010	943-060-011	943-210-013	943-210-014	951-140-060	951-140-058
951-140-057	951-140-059	943-260-024	943-240-006	943-240-005	942-240-005	951-140-042	943-260-027	943-070-003	943-020-011
943-020-021	943-120-018	943-220-002							



3,100 1,550 0 3,100 Feet

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

1000 feet buffer



Selected Parcels

943-100-011	951-100-006	951-100-002	951-100-003	951-100-004	951-100-005	943-130-008	943-050-019	943-210-012	943-250-018
943-110-008	943-110-007	943-120-020	943-120-021	951-060-013	943-110-011	943-130-006	943-130-009	943-140-006	943-260-032
943-260-030	943-130-010	951-090-001	943-140-005	943-110-016	943-110-012	943-110-017	951-090-019	951-140-056	951-090-004
943-120-019	951-060-003	943-100-007	951-060-009	943-110-009	943-060-011	943-060-010	943-120-023	943-120-014	943-210-013
943-110-015	943-210-014	943-140-007	951-100-001	943-140-009	943-100-005	943-140-008	943-110-018	943-100-009	943-060-004
943-240-006	943-120-022	943-260-027	943-060-012	943-250-019	943-130-007	943-120-018			



2,200 1,100 0 2,200 Feet

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

Legal Advertising Invoice

③ REMITTANCE ADDRESS
 POST OFFICE BOX 12009
 RIVERSIDE, CA 92502-2209
 FAX (951) 368-9026

① BILLING PERIOD 10/08/10 - 10/08/10
 ② ADVERTISING/CLIENT NAME BOARD OF SUPERVISORS
 ⑤ BILLING DATE 10/08/10 FOR BILLING INFORMATION CALL (951) 368-9713
 ④ PAGE NO 1
 ③ TOTAL AMOUNT DUE 253.50 UNAPPLIED AMOUNT 0
 TERMS OF PAYMENT Due Upon Receipt

⑥ BILLED ACCOUNT NAME AND ADDRESS
 BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 P.O. BOX 1147
 RIVERSIDE CA 92502

⑥ BILLED ACCOUNT NUMBER 045202
 REP NO LE04

Statement #: 56564860 Amount Paid \$ _____ Your Check # _____

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

⑩ DATE	⑪ REFERENCE	⑫ ⑬ DESCRIPTION-OTHER COMMENTS/CHARGES	⑮ SAU SIZE ⑯ BILLED UNITS	⑰ RATE	⑱ GROSS AMOUNT	⑲ NET AMOUNT
10/08	4235054 CO	AG1020 ZC7653 TTM35924 (FTA 20 Class : 10 Ctext Ad# 10421312 Placed By : Cecilia Gil	195 L	1.30		253.50

*Planning
 ZC7653-1hr
 16.1 of 11/09/10*

RECEIVED RIVERSIDE COUNTY
 CLERK / BOARD OF SUPERVISORS
 2010 OCT 18 PM 3:23

⑲ CURRENT NET AMOUNT DUE	⑳ 30 DAYS	㉑ 60 DAYS	㉒ OVER 90 DAYS	㉓ UNAPPLIED AMOUNT	㉔ PLEASE PAY THIS AMOUNT
					253.50

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 TELEPHONE (951) 368-9711
 (951) 368-9720 (951) 368-9713

ADVERTISING STATEMENT/INVOICE

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⑳ STATEMENT NUMBER	㉑ BILLING PERIOD	㉒ BILLED ACCOUNT NUMBER	㉓ ADVERTISER/CLIENT NUMBER	㉔ ADVERTISER/CLIENT NAME
56564860	10/08/10 - 10/08/10	045202		BOARD OF SUPERVISORS

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside CA 92501-3878
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P.)**

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: AG1020 ZC7653 TTM35924 (FTA 2010-15)

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

10-08-10

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Oct. 8, 2010
At: Riverside, California

BOARD OF SUPERVISORS

P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE CA 92502

Ad #: 10421312

PO #:

Agency #: _____

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE, A CHANGE OF ZONE AND TENTATIVE TRACT MAP IN THE RANCHO CALIFORNIA ZONING AREA - SOUTH-WEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, November 9, 2010 at 1:30 P.M. to consider the application submitted by Louidar LLC/Louis Darwish - Hunsaker & Associates on Agricultural Preserve No. 1020, which 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; **Change of Zone No. 7653**, which proposes to change the zone from Citrus/Vineyard and Citrus/Vineyard - 10 Acre Minimum (CV-10) to Citrus/Vineyard - 1 Acre Minimum (CV-1), Citrus/Vineyard - 2 Acre Minimum (CV-2) and Citrus/Vineyard - 10 Acre Minimum (CV-10), or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 35924 (FTA 2010-15), Schedule B**, which proposes to subdivide 178.8 gross acres into 20 lots ranging in size from 1.2 acres to 90.4 acres ("the project"). The project is located northerly of Rancho California Road, easterly of La Serena Way, westerly of Calle Contento, and southerly of Vista Del Monte Road in the Rancho California Zoning Area - Southwest Area Plan, Third Supervisorial District.

The Comprehensive Agricultural Preserve Technical Advisory Committee recommends denial of AG Preserve No. 1020, while the Planning Director approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 42381.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KINIKA HESTERLY, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL khesterl@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may

appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed. Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: October 6, 2010
Kecia Harper-Inem
Clerk of the Board
By: Cecilia Gil, Board
Assistant 10/8

RIVERSIDE CO. BOARD OF SUPERVISORS
 ATTN: CECILIA GIL
 P.O. BOX 1147
 RIVERSIDE, CA 92502-1147
 951-955-8464

THE CALIFORNIAN | nctimes.com | californian.com
 An edition of the North County Times

AD NUMBER	PAGE NO.
2272649	1 of 1
BILL DATE	SALESPERSON
10/08/10	06
START DATE	STOP DATE
10/08/10	10/08/10

AD NUMBER	AD DESCRIPTION	CLASS	LINES
2272649	NOTICE OF PUBLIC HEARING NOTICE O	16000 LEGAL ADVERTISING	132 * 2

Publication	Insertions	Rate	Net Amount	Gross Amount
9 THE CALIFORNIAN	1	L3	\$0.00	
23 INTERNET	1	L3	\$0.00	
TOTAL AD CHARGE			\$276.08	
Planning 16.1 of 11/09/10 207653 - 2				
			RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS 2010 OCT 18 PM 3:26	
Purchase Order CZ 7653			PAY THIS AMOUNT	\$276.08 \$276.58* *AFTER 11/07/10

Thank you for advertising with the North County Times. For legal affidavits, please call our Business Office at (760) 739-6660.

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Ad Number	2272649
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Amount Due \$	276.08
Amount Enclosed \$	

Please make checks payable to: **NORTH COUNTY TIMES**

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 ATTN: CECILIA GIL
 P.O. BOX 1147
 RIVERSIDE, CA 92502-1147

NORTH COUNTY TIMES
 c/o LEE NEWSPAPERS
 PO BOX 742548
 CINCINNATI OH 45274-2548


PROOF OF

PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA

County of Riverside

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to, or interested in the above entitled matter. I am an authorized representative of



An Edition of the North County Times

a newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 1991, Case Number 209105; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

October 8 2010

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at TEMECULA, CALIFORNIA, this

8th day of October, 2010

Signature
Tammie E. Swenson
Legal Advertising Representative

Title

NOTICE OF PUBLIC HEARING

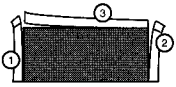
Riverside County Board of Supervisors

NOTICE OF PUBLIC HEARING
A CHANGE OF ZONE AND TENTATIVE TRACT MAP IN THE RANCHO CALIFORNIA ZONING AREA - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

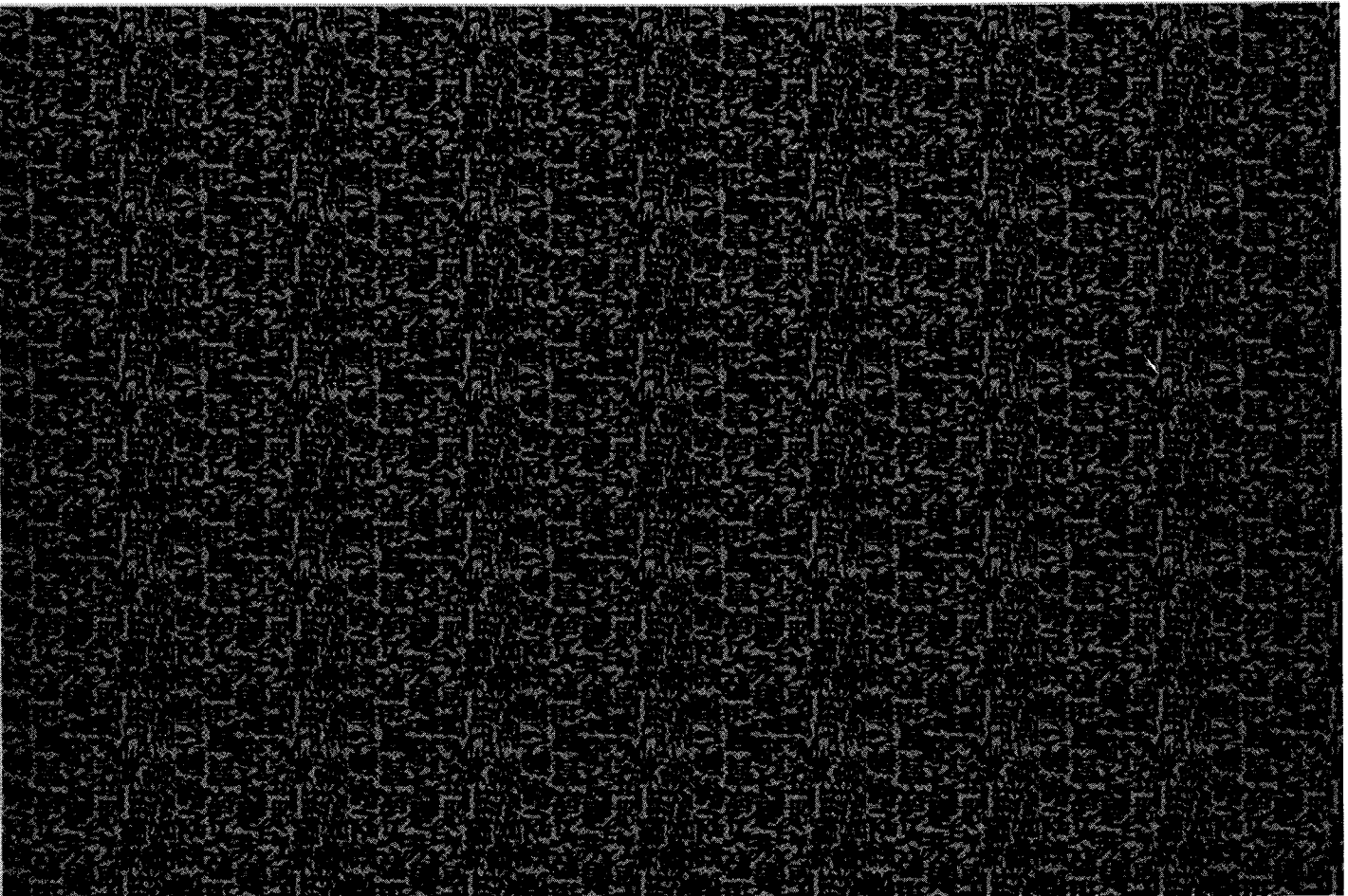
NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on Tuesday, November 9, 2010 at 1:30 P.M. to consider the application submitted by Loudar LLC/Louis Darwish - Munsaker & Associates on Agricultural Preserve No. 1020, which 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. **Change of Zone No. 7553**, which proposes to change the zone from Citrus/Vineyard and Citrus/Vineyard - 10 Acre Minimum (C/V-10) to Citrus/Vineyard - 10 Acre Minimum (C/V-1), Citrus/Vineyard - 2 Acre Minimum (C/V-2) and Citrus/Vineyard - 10 Acre Minimum (C/V-10), or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 35924 (FTA 2010-15), Schedule B**, which proposes to subdivide 178.8 gross acres into 20 lots ranging in size from 1.2 acres to 80.4 acres ("the project"). The project is located northerly of Rancho California Road, easterly of La Serena Way, westerly of Calle Contento, and southerly of Vista Del Monte Road in the Rancho California Zoning Area - Southwest Area Plan, Third Supervisorial District. The Comprehensive Agricultural Preserve Technical Advisory Committee recommended denial of Ag Preserve No. 1020, while the Planning Director approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 42381.

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Dated: October 6, 2010
Keele Harper-Hern, Clerk of the Board
By: Cecilia Gill, Board Assistant
PUB: October 6, 2010



REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE
This may affect your property

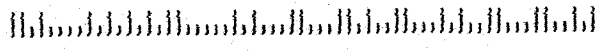
APN: 964180007, ASMT: 964180007
ASHBY USA
C/O ASHBY DEV CO INC
470 E HARRISON ST
CORONA CA 92879

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2010 OCT 19 PM 12:47

X 927 NFE 1 709F 00 10/15/10
FORWARD TIME EXP RTN TO SEND
ASHBY DEVELOPMENT COMPANY INC
3542 RESEARCH DR STE A
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RETURN TO SENDER

HL *LR2502614#5



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE, A CHANGE OF ZONE AND TENTATIVE TRACT MAP IN THE RANCHO CALIFORNIA ZONING AREA - SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 9, 2010 at 1:30 P.M.** to consider the application submitted by Loudar LLC/Louis Darwish - Hunsaker & Associates on **Agricultural Preserve No. 1020**, which 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; **Change of Zone No. 7653**, which proposes to change the zone from Citrus/Vineyard 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), or such other zones as the Board may find appropriate; and, **Tentative Tract Map No. 35924 (FTA 2010-15), Schedule B**, which proposes to subdivide 178.8 gross acres into 20 lots ranging in size from 1.2 acres to 90.4 acres ("the project"). The project is located northerly of Rancho California Road, easterly of La Serena Way, westerly of Calle Conteno, and southerly of Vista Del Monte Road in the Rancho California Zoning Area - Southwest Area Plan, Third Supervisorial District.

The Comprehensive Agricultural Preserve Technical Advisory Committee recommends denial of AG Preserve No. 1020, while the Planning Director approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42381**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 9th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KINIKA HESTERLY, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL khesterl@rcplma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: October 6, 2010

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

16.1 of 11/09/10

Riverside County Board of Supervisors
Request to Speak

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: S. Alkharat

Address: 41607 Magenta Ave # 103
(only if follow-up mail response requested)

City: Temecula Zip: 92591

Phone #: 951 7193644

Date: 11/9 Agenda # 16.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
✓ Support _____ Oppose _____ Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

Riverside County Board of Supervisors
Request to Speak

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Warren Beck

Address: 42135 Winchester Rd
(only if follow-up mail response requested)

City: Temecula Zip: 92591

Phone #: 951 296 6900

Date: 11/6/10 Agenda # Last Item

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
_____ Support _____ Oppose ✓ Neutral

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Carolyn Syms Luna · Director

September 21, 2010

Applicant:

DR Horton Los Angeles Holding Co.
2280 Wardlow Circle #100
Corona, CA 92880

RE: Change of Zone No. 7083, Tentative Tract Map No. 32985 and Tentative Tract Map No. 32986

Project Description: **Change of Zone No. 7083** proposes a change from Controlled Development Areas (W-2) to Multiple Family Dwellings (R-2) and One Family Dwelling (R-1). **Tentative Tract Map No. 32985** proposes to subdivide 14.9 gross acres into 8 residential lots with 36 buildings and 141 condominium units, and one recreation lot with one recreational building and outdoor pool facility. **Tentative Tract Map No. 32986** proposes to subdivide 15.5 gross acres into 58 single-family residential lots with a minimum lot size of 7,200 square feet, and one water mitigation lot – Schedule A – APN: 465-040-008, 465-040-009, 465-040-010

Dear Interested Party,

Effective immediately, I Wendell Bugtai, Project Planner, have been reassigned to manage your case. If there is any further necessity regarding this project, you can contact me at **(951) 955-2419** or by email at **wbugtai@rctlma.org**, for assistance. Thank you.

Sincerely,

Wendell Bugtai, Project Planner

cc:

Eng-Rep: Adams-Streeter Civil Engineers, 2900 Adams St. Suite A-400 Riverside, CA 92504
Owner: Hemet Highland Associates LLC, 41743 Enterprise Circle No. #207 Temecula, CA 92590

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

ATTACHMENTS FILED
WITH
THE CLERK OF THE BOARD