

PLOT PLAN:TRANSMITTED Case #: PP24279

Parcel: 915-690-002

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - PARCEL MERGR REQD (1) (cont.)

RECOMMND

shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the Light Agriculture 10 Acre Minimum (A-1-10) zone.

60.PLANNING. 8 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant 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 10.19 acres (gross) in accordance with APPROVED EXHIBIT NO. A. 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 In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.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. 10 USE - REQD APPLICATIONS (1)

RECOMMND

No grading permits shall be issued until Change of Zone No. 7720 has been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designations and/or zones ultimately applied to the property.

60.PLANNING. 11 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 24279, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

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60. PRIOR TO GRADING PRMT ISSUANCE

60. PLANNING. 17

GEN- CULTURAL RESOURCES PROFE

RECOMMND

While no cultural resources survey is warranted for this project due to the fact that there are existing buildings and hardscape in place, the proposed parking lot area shall be monitored for subsurface cultural deposits due to the established high sensitivity for prehistoric resources in the vicinity.

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. Monitoring shall be limited to the new parking lot area and to the initial excavation and grading cuts. The precise grading and areas where fill material is placed do not require monitoring.

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 tribal 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 tribal group monitor throughout the process.

2) This agreement shall not modify any condition of approval

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60.PLANNING. 17 GEN- CULTURAL RESOURCES PROFE (cont.) RECOMMND
or mitigation measure.

60.PLANNING. 19 GEN- TRIBAL MONITORING RECOMMND

No archaeological study was deemed warranted for this project as the project footprint has existing modern buildings, hardscape and landscaping. However, the proposed parking lot area will require some grading and could go to depths where previously undisturbed soil occurs. The general area is known for its high sensitivity for prehistoric cultural resources and is located within traditional Luiseno tribal territory. Additionally, the Pechanga Band of Luiseno Indians has requested that tribal monitoring for any grading be required due to the potential for subsurface cultural deposits. Therefore, it has been determined that tribal monitoring shall be accommodated for the purposes of consultation and tribal cultural resources interests.

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement to retain one monitor designated by the Pechanga Band of Luiseno Indians for the initial excavation and grading cuts within the proposed parking lot area. Tribal monitoring is not warranted for later stages of precise grading or areas where fill or base material is laid down. This group shall be known as the Tribal Monitor for this project. The agreement shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility, if required.

The Tribal Monitor(s) shall be allowed 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, for the purposes of tribal consultation only.

The developer/permit holder shall submit a fully executed copy of the agreement to the Riverside County Planning

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19

GEN- TRIBAL MONITORING (cont.)

RECOMMND

Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1) The Archaeological Monitor is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County, tribal monitor, 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 tribal interests only.

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

4) The developer/permit holder may 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 or required, the developer/permit holder is responsible for all costs.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1

USE* -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 Division of the Building and Safety Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 WATER WILL SERVE LETTER

RECOMMND

A "will serve" letter is required from the agency serving potable water service.

80.E HEALTH. 2 USE - FOOD PLANS REQD

RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$

RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 4 USE MC/SANTA GRTDS MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 4 USE MC/SANTA GRTDS MITCHARGE (cont.)

RECOMMND

mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

PP24279 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.11 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

80.FLOOD RI. 5 USE WQMP

RECOMMND

It should be noted that if the development includes (a) the addition or creation of 5,000 or more square feet of impervious surface; and/or (b) restaurants (Standard Industrial Classification code 5812) where project site is 5,000 square foot or more, a Project Specific WQMP will be required for review and approval prior to the issuance of permits.

PARKS DEPARTMENT

80.PARKS. 1 USE - TRAIL EASEMENT

RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, THE APPLICANT SHALL OFFER THE DEDICATION OF THE 20' REGIONAL TRAIL EASEMENT SHOWN ON MAP EAST OF WARREN ROAD, TO THE RIVERSIDE COUNTY REGIONAL PARK AND OPEN-SPACE DISTRICT. SAID EASEMENT DEDICATION WILL BE OFFERED ON BEHALF OF THE VESTED INTEREST OF RIVERSIDE COUNTY.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBITS B & C, B and T.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT B & C and C2.

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 16 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated November 23, 2009, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 24279, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

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80. PRIOR TO BLDG PRMT ISSUANCE

80. PLANNING. 20

USE - 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 shall be submitted for review and approval by the Transportation Department only. The Planning Department

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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. 21 USE - 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 performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the

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80.PLANNING. 21 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 22 USE - LC LNDSCP COMMON AREA MA DELETED

Prior to building permit issuance, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:
1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

(CONDITION DELETED AT PLANNING COMMISSION ON 2/16/11.)

TRANS DEPARTMENT

80.TRANS. 1 USE - REMOVE FENCE RECOMMND

Within two (2) years of the approval of this project, the owner shall be responsible for demolishing the existing fence located within the Summitville Street right-of-way along project boundary at the owner's expense and absolutely no cost shall be accrued to the County of

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80.TRANS. 1 USE - REMOVE FENCE (cont.)

RECOMMND

Riverside for demolishing the existing fence.

80.TRANS. 2 USE - INSTALL/GATE

RECOMMND

The proposed gate (as shown on Amended No. 2 exhibit) shall be installed 35' radial from the future curb line (55' from the road centerline) of Summitville Street. (Refer to County Standard No. 105, Section "C" for future curb line.)

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 2 USE -PRECISE GRADE APPROVAL

RECOMMND

Prior to final building inpection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 3 USE-#36-HOOD DUCTS

RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 USE WQMP

RECOMMND

It should be noted that if the development includes (a) the addition or creation of 5,000 or more square feet of impervious surface; and/or (b) restaurants (Standard Industrial Classification code 5812) where project site is 5,000 square foot or more, a Project Specific WQMP will be required for review and approval prior to the issuance of permits.

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PLANNING DEPARTMENT

90.PLANNING. 1 USE - 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 San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

90.PLANNING. 4 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of thirteen (13) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with decomposed granite to current standards as approved by the Department of Building and Safety.

90.PLANNING. 5 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - ACCESSIBLE PARKING (cont.)

RECOMMND

the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 9 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 12 USE - UTILITIES UNDERGROUND

RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider disallowing underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 16 USE - TRASH ENCLOSURES

RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with decorative block and stone facing with metal screen doors to shield it from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 USE - TRASH ENCLOSURES (cont.) RECOMMND

the type of material to be deposited in each bin.

90.PLANNING. 17 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 24 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant 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 10.19 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 25 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 28 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or

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90.PLANNING. 28 USE - ORD 810 O S FEE (2) (cont.)

RECOMMND

occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 24279 is calculated to be 0.58 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 29 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 24279 has been calculated to be 0.58 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 30

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.

90.PLANNING. 31

USE - 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. 32

USE - LC INSPCT REQMNTS

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 32 USE - LC INSPCT REQMENTS (cont.) RECOMMND

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.

90.PLANNING. 33 USE - 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.

TRANS DEPARTMENT

90.TRANS. 1 USE - 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.

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

DATE: November 9, 2009

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety – Grading
Riv. Co. Dept. of Bldg. & Safety 2nd Floor
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Trails Section-J. Jolliffe
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. EDA county Service Area #149
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
3rd District Supervisor

3rd District Planning Commissioner
Temecula Valley Unified School Dist.
Riverside County Water Dist.
Eastern Information Center (UCR)
Temecula Valley Winegrowers Association
Southern California Edison
Southern California Gas Co.

CHANGE OF ZONE NO. 7720 AND PLOT PLAN NO. 24279 – EA42223 – Applicant: Steve Q. Chapin – Engineer/Representative: Pacific Coast Land Consultants, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly of Summitville Street and easterly of Warren Road – 10.19 Gross Acres - Zoning: Residential Agriculture – 2-1/2 Acre Minimum (R-A-2-1/2) - **REQUEST:** The **Change of Zone** proposes to change the site's zoning classification from Residential Agriculture – 2-1/2 Acre Minimum (R-A-2-1/2) to Light Agriculture – 10 Acre Minimum (A-1-10). The **Plot Plan** proposes a winery consisting of an existing 1,080 square foot building to be used for a wine tasting room, an existing 272 square foot building to be used as a production room, and an existing 1,224 square foot building to be used as a storage room. Proposed tasting room hours of operation are 10 AM to 5 PM daily. Four (4) wine club special events are proposed annually. The project proposes 21 parking spaces. - APNs: 915-690-001 and 915-690-002

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on December 10, 2009**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Kinika Hesterly**, Project Planner, at **(951) 955-1888** or email at khesterl@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

November 23, 2009

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

RE: Plot Plan No. 24279 — Construct a Winery with a Wine Tasting Room, a Production Room, a Storage Room, and a 21-space Parking Lot

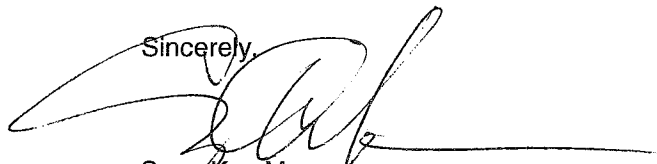
Dear Ms. Hesterly:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located northerly of Summitville Street and easterly of Warren Road in the Rancho California Zoning Area. The Department is recommending that the following conditions be made a part of any Condition of Approval for the project:

Prior to issuance of a Grading Permit, 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.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,



Sung Key Ma
Planner

Doc #83952

EASTERN INFORMATION CENTER

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

Department of Anthropology, University of California, Riverside, CA 92521-0418

(951) 827-5745 - Fax (951) 827-5409 - eickw@ucr.edu

Inyo, Mono, and Riverside Counties

November 30, 2009

TO: Kinika Hesterly
Riverside County Planning Department, Riverside Office

RE: Cultural Resource Review
Case: CZ-7720/PP-24279/EA No. 42223

Records at the Eastern Information Center of the California Historical Resources Information System have been reviewed to determine if this project would adversely affect prehistoric or historic cultural resources:

- The proposed project area has not been surveyed for cultural resources and contains or is adjacent to known cultural resource(s). A Phase I study is recommended.
- Based upon existing data the proposed project area has the potential for containing cultural resources. A Phase I study is recommended.
- A Phase I cultural resource study (RI-) identified one or more cultural resources.
- The project area contains, or has the possibility of containing, cultural resources. However, due to the nature of the project or prior data recovery studies, an adverse effect on cultural resources is not anticipated. Further study is not recommended.
- A Phase I cultural resource study (RI-) identified no cultural resources. Further study is not recommended.
- There is a low probability of cultural resources. Further study is not recommended.
- If, during construction, cultural resources are encountered, work should be halted or diverted in the immediate area while a qualified archaeologist evaluates the finds and makes recommendations.
- Due to the archaeological sensitivity of the area, earthmoving during construction should be monitored by a professional archaeologist.
- The submission of a cultural resource management report is recommended following guidelines for Archaeological Resource Management Reports prepared by the California Office of Historic Preservation, Preservation Planning Bulletin 4(a), December 1989.
 - Phase I Records search and field survey
 - Phase II Testing [Evaluate resource significance; propose mitigation measures for "significant" sites.]
 - Phase III Mitigation [Preservation by avoidance or data-recovery investigation, or a combination of both.]
 - Phase IV Monitor earthmoving activities

COMMENTS:

It is recommended that the portion of the project area not previously surveyed be surveyed systematically.

If you have any questions, please contact us.

Eastern Information Center

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

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 24279 DATE SUBMITTED: 10-19-09
BA 42223 CFG 05578

APPLICATION INFORMATION

Applicant's Name: Steve Q. Chapin E-Mail: chapinvineyards@aol.com

Mailing Address: 2381 Marca place
Carlsbad, CA 92009
City State ZIP

Daytime Phone No: (760) 413-1104 Fax No: () _____

Engineer/Representative's Name: Pacific Coast Land Consultants, Inc E-Mail: JKIM@PCLC-HSK.NET

Mailing Address: 25096 Jefferson Ave, Suite "D"
Murrieta, CA 92562
City State ZIP

Daytime Phone No: (951) 698-1350 Fax No: (951) 698-8657

Property Owner's Name: Steve Q. Chapin E-Mail: chapinvineyards@aol.com

Mailing Address: 2381 Marca place
Carlsbad, CA 92009
City State ZIP

Daytime Phone No: (760) 413-1104 Fax No: () _____

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.

APPLICATION FOR LAND USE 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.

Steve Q. chspin

PRINTED NAME OF APPLICANT

[Handwritten Signature]

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Steve Q. chspin

PRINTED NAME OF PROPERTY OWNER(S)

[Handwritten Signature]

SIGNATURE OF PROPERTY OWNER(S)

Max Q. chspin

PRINTED NAME OF PROPERTY OWNER(S)

[Handwritten Signature]

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 915-690-001 & 002

Section: 18 Township: 15 Range: 1W

Approximate Gross Acreage: 10.2 ac ±

General location (nearby or cross streets): North of Summitville St., South of Borel Rd., East of Warren Rd., West of Mess Rd.

Thomas Brothers map, edition year, page number, and coordinates: 2006, 930 D-4

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

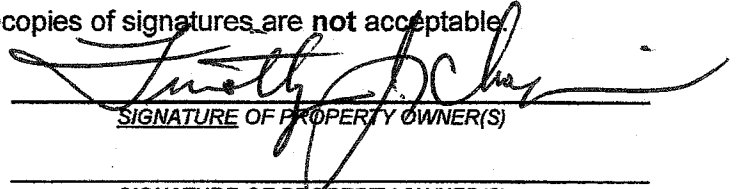
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

Timothy J. Chapin

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): _____

Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: _____

General location (nearby or cross streets): North of _____, South of _____, East of _____, West of _____.

Thomas Brothers map, edition year, page number, and coordinates: _____

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

The plot plan proposal is for a wine tasting room and production facility.
Total plot plan proposed is gross 10 ac.
(See Attachment plot plan for detail)

Related cases filed in conjunction with this request:

change of zone

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

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

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

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

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

Is water service available at the project site: Yes No

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

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

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) Septic Tank

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: _____

Estimated amount of fill = cubic yards _____

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

Import _____ Export _____ Neither

APPLICATION FOR LAND USE AND DEVELOPMENT

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

on-site

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

on-site

How many anticipated truckloads? _____ truck loads.

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

Is the development proposal 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 development project area 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 7/21/09

Owner/Representative (2) _____

Date _____

✓
OK

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

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

CC 005155

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ 07720 DATE SUBMITTED: 10-19-09

EA 42223 CFG 05578

Applicant's Name: Steve Q. Chapin E-Mail: chapinvineyards@aol.com

Mailing Address: 2381 Marca Place
Carlsbad, CA 92009
City Street State ZIP

Daytime Phone No: (760) 473-1104 Fax No: ()

Engineer/Representative's Name: PACIFIC COAST LAND CONSULTANTS, INC E-Mail: JKIM@PCLC-HJK.NET

Mailing Address: 25096 Jefferson Ave, Suite "D"
Murrieta, CA 92562
City Street State ZIP

Daytime Phone No: (951) 698-1350 Fax No: (951) 698-8657

Property Owner's Name: Steve Q. Chapin E-Mail: chapinvineyards@aol.com

Mailing Address: 2381 Marca Place
Carlsbad, CA 92009
City Street State ZIP

Daytime Phone No: (760) 473-1104 Fax No: ()

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.

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

APPLICATION FOR CHANGE OF ZONE

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Steve Q. Chapin

PRINTED NAME OF APPLICANT

[Signature]

SIGNATURE OF APPLICANT

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

Steve Q. Chapin

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

Max Q. Chapin

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 915-690-001 & 002

Section: 18 Township: 7S Range: 1W

Approximate Gross Acreage: 10.2 Ac ±

General location (nearby or cross streets): North of Summitville St., South of Borel Rd., East of Warren Rd., West of Mess Rd.

Thomas Brothers map, edition year, page number, and coordinates: 2006, 930 D-4

APPLICATION FOR CHANGE OF ZONE

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.

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PRINTED NAME OF APPLICANT

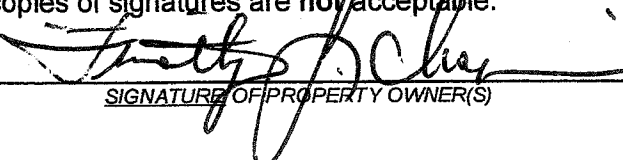
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Timothy J. Chapin
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): _____

Section: _____ Township: _____ Range: _____

Approximate Gross Acreage: _____

General location (nearby or cross streets): North of _____, South of _____, East of _____, West of _____.

Thomas Brothers map, edition year, page number, and coordinates: _____

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 R-A-2 1/2
Proposed Zoning A-1-10

Related cases filed in conjunction with this request:

Plot plan

APPLICATION FOR CHANGE OF ZONE

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CASE SUBMITTAL PACKAGE**

To insure that all applications are processed smoothly, and to minimize time between submittal of the application and completion, the applicant must provide the following information, plans, and fees, together with the completed application.

APPLICATIONS WILL NOT BE ACCEPTED UNLESS ALL REQUIRED INFORMATION IS PRESENT.

	Zone Change Type			
	Standard	1	2	3
1. ✓ Completed and signed application.	X	X	X	X
2. ✓ Change of Zone Deposit-based fee.	X	X	X	X
3. ✓ Twenty (20) copies of complete and accurate site plan exhibit (See Primary Exhibit Checklist below). Exhibits must be folded no larger than 8.5" x 14" in size.	X	X		X
4. ✓ One (1) copy of Assessor's Map, with the subject property identified.	X	X		X
5. ✓ One (1) copy of property's legal description as recorded in the Office of the County Recorder.	X	X		X
6. ✓ Submittal of the current fees for County of Riverside County Counsel review of Specific Plan Zoning Ordinance text (separate check, not to be deposited into Change of Zone deposit set.)			X	
7. ✓ Ten (10) paper copies and an electronic copy (Microsoft Word format) of the entire existing Specific Plan zoning ordinance text, with the proposed zoning ordinance text changes shown in red-lined/strikeout for comparison.			X	

CHANGE OF ZONE PRIMARY EXHIBIT

The following minimum information is required on the primary exhibit. IF ANY REQUIRED INFORMATION IS NOT APPLICABLE TO A SPECIFIC PROJECT, AN EXPLANATORY NOTE MUST BE PLACED ON THE EXHIBIT NEXT TO THE REVISION BLOCK, EXPLAINING WHY THE INFORMATION IS NOT NECESSARY. All exhibits must be clearly drawn and legible. NOTE: Additional information may be required during review of the land use proposal, including information not specifically required by this checklist. Exhibits must be folded to a size no larger than 8½ " x 14".

1. ✓ Name, address, and telephone number of applicant.
2. ✓ Name, address, and telephone number of landowner.
3. ✓ Name, address, and telephone number of exhibit preparer.
4. ✓ Assessor's Parcel Numbers and, if available, address of the property.
5. ✓ Scale (number of feet per inch) Use Engineer's Scale for all maps/exhibits.
6. ✓ North arrow.
7. ✓ Date Exhibit Prepared.

APPLICATION FOR CHANGE OF ZONE

8. ✓ Title of Exhibit (i.e. "Change of Zone").
9. ✓ Complete legal description of property.
10. ✓ Overall dimensions and total net and gross acreage of property.
11. ✓ Vicinity map, showing site relationship to major highways and cities, and two access roads. (Proposed and existing paved roads will be indicated by heavy lines or noted as paved.)
12. ✓ Thomas Brothers map page and coordinates. (Identify edition year used)
13. ✓ Location of adjoining property and lot lines.
14. ✓ Existing and proposed zoning and land use of property.
15. ✓ Existing use and zoning of property immediately surrounding subject property.
16. If project is within a Specific Plan, indicate the Specific Plan Planning Area number and the land use designation of subject property and all surrounding property.
17. ✓ Names of utility purveyors and school district(s) including providers of water, sewer, gas, electricity, telephone, and cable television.
18. ✓ FEMA mapped floodplains and floodways including zone designations.

CHANGE OF ZONE FINAL MAP REQUIREMENTS

SUBSEQUENT REQUIREMENTS FOR TYPE 1, TYPE 3, AND STANDARD CHANGE OF ZONE APPLICATIONS:

Prior to completion of administrative review of the Change of Zone application, the applicant must prepare and submit a Change of Zone Final Map to County Geographical Information Systems (GIS) Staff for review and approval (see No. 14). If the Map is deemed unacceptable, it must be revised and resubmitted until such time it is deemed acceptable. The Change of Zone Final Map must include all of the elements/information listed below:

1. The Change of Zone Final Map shall be drawn clearly depicting the new zoning boundaries with a complete legal description on an 18" x 26" sheet. All writing must be clearly drawn and legible. Because the map will ultimately be published in a newspaper at a significantly reduced size (approximately 2 x 3) in order to satisfy the legal requirements of adopting the change of zone, the map preparer should consider using a font size similar to that used in either Format A or B, whenever possible. No freehand drawn maps will be accepted. Section lines may be used in place of bearings whenever the proposed zoning boundaries exactly follow these lines.
2. If the site or property is located in a Zoning District, follow the format that applies (**FORMAT A**). Type/insert the Zoning District name between "CHANGE OF OFFICIAL ZONING PLAN" and "DISTRICT;" or,
3. If the site or property is located in a Zoning Area, follow the format that applies (**FORMAT B**). Put the Zoning Area name just above section, township, and range description (at the top part of the format).
4. The property in question must be drawn to acceptable scale (see acceptable scales list, #8 below) with all proposed zonings and their boundaries clearly delineated (use solid bold line

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

PLOT PLAN NO. 24279 / CHANGE OF ZONE NO. 7720 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Steve Q. Chapin – Engineer/Representative: Pacific Coast Land Consultants, Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly of Summitville Street and easterly of Warren Road – 10.19 Gross Acres - Zoning: Residential Agriculture – 2- ½ Acre Minimum (R-A-2- ½) - **REQUEST:** The change of zone proposes to change the site's zoning classification from Residential Agriculture – 2-1/2 Acre Minimum (R-A-2-1/2) to Light Agriculture – 10 Acre Minimum (A-1-10). The plot plan proposes a winery consisting of 2,278 square feet of existing building area to be used for a tasting room, storage and production room, and 2,874 square feet of existing building area to be used as a caretaker's residence. The project will utilize 3 existing buildings on-site. The project proposes 13 parking spaces. - APNs: 915-690-001 and 915-690-002. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: February 16, 2011
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Kinika Hesterly, at 951-955-1888 or email khesterly@rcplma.org or go to the County Planning Department's Planning Commission agenda web page at http://www.plma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

If you challenge this project 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 delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Kinika Hesterly
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/8/2010.

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

APN (s) or case numbers PP 24279 / C207720 For

Company or Individual's Name Planning Department,

Distance buffered 1600'.

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.

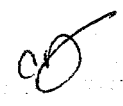
NAME: Vinnie Nguyen

TITLE GIS Analyst

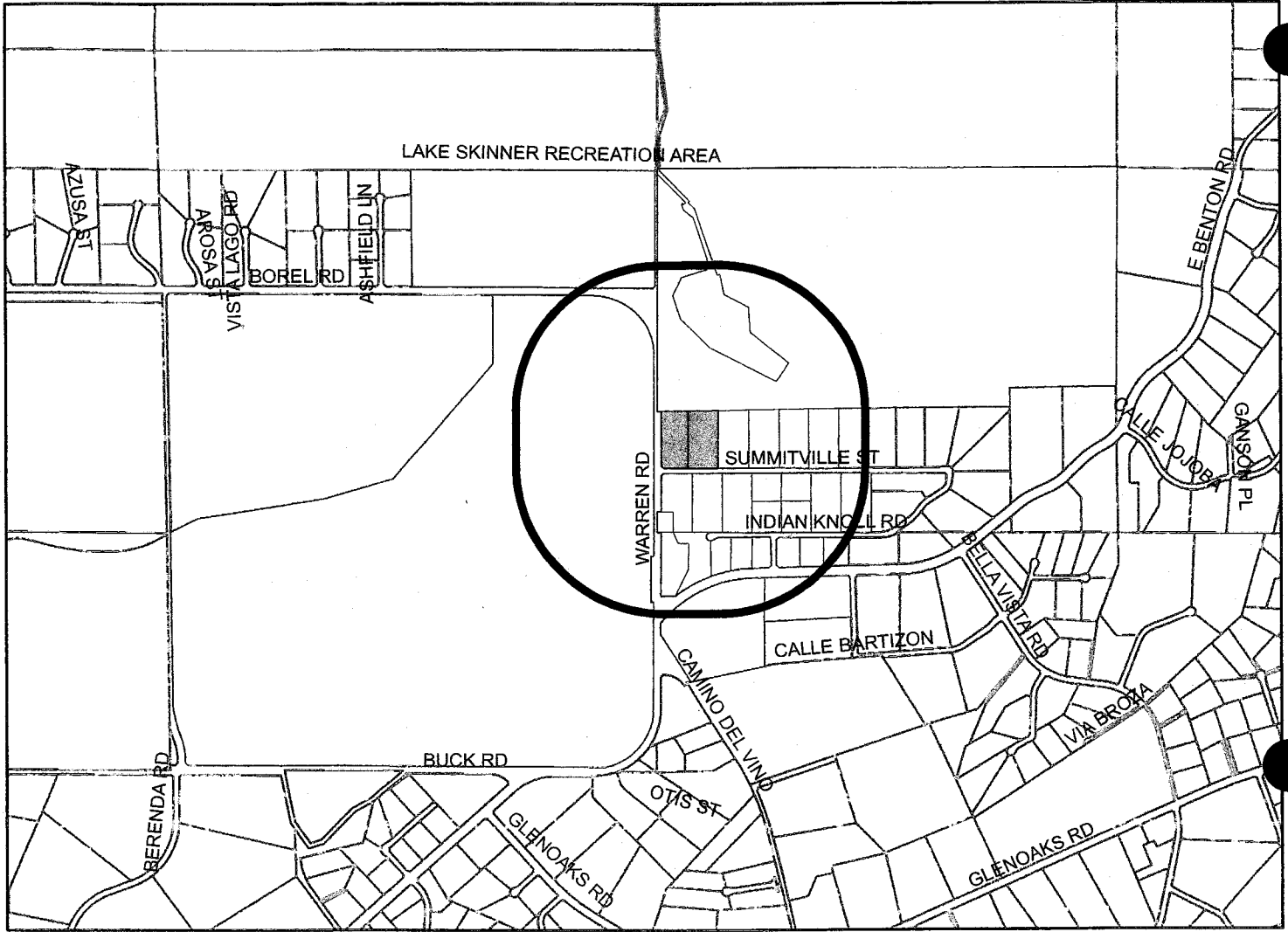
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

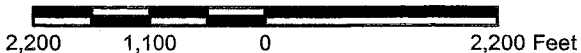
✓ 1/5/2011 
EXPIRES: 6/8/2011

1600 feet buffer



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 924-370-008 | 915-690-007 | 924-370-014 | 964-070-010 | 924-370-005 | 915-690-020 | 915-690-006 | 915-690-002 | 924-370-011 | 924-370-015 |
| 915-690-019 | 915-690-008 | 915-690-015 | 915-690-016 | 924-370-018 | 924-370-019 | 964-160-004 | 915-690-009 | 915-690-021 | 915-690-018 |
| 915-060-010 | 915-060-011 | 924-370-016 | 924-370-012 | 915-690-004 | 915-690-012 | 915-690-013 | 924-370-010 | 915-690-003 | 915-690-005 |
| 915-690-001 | | | | | | | | | |



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.

● APN: 924370008, ASMT: 924370008
ALBERT SALAZAR, ETAL
1501 E BOYLE AVE
ESCONDIDO CA 92027

APN: 915690002, ASMT: 915690002
ENTRUST ADMINISTRATION INC, ETAL
555 12TH ST STE 1250
OAKLAND CA 94607

APN: 915690007, ASMT: 915690007
CAT DUY MAI, ETAL
7527 MAGELLAN ST
CARLSBAD CA 92009

APN: 924370011, ASMT: 924370011
FREDERICK C VONVOIGHT, ETAL
36325 INDIAN KNOLL RD
TEMECULA CA. 92592

APN: 924370014, ASMT: 924370014
CHARLES RICHARD PITKIN, ETAL
P O BOX 2107
TEMECULA CA 92593

APN: 924370015, ASMT: 924370015
GARY L ROWELL, ETAL
36195 TRAVIS CT
TEMECULA CA. 92592

● APN: 964070010, ASMT: 964070010
CHEN SHEN WANG, ETAL
18965 AMBERLY PL
ROWLAND HEIGHTS CA 91748

APN: 915690019, ASMT: 915690019
JAMES R PARADISO, ETAL
36373 SUMMITVILLE ST
TEMECULA CA. 92592

APN: 924370005, ASMT: 924370005
CLEVELAND INV CO INC, ETAL
28046 DEL RIO RD STE C
TEMECULA CA 92590

APN: 915690008, ASMT: 915690008
JEFFREY MAICHEL, ETAL
P O BOX 890039
TEMECULA CA 92589

APN: 915690020, ASMT: 915690020
DOUGLAS R HOVIS, ETAL
750 W EL MORADO CT
ONTARIO CA 91764

APN: 915690015, ASMT: 915690015
~~MARCELO DOFFO~~
~~36083 SUMMITVILLE~~
~~TEMECULA CA 92592~~

● APN: 915690006, ASMT: 915690006
ELISE THUY ANH NGUYEN
P O BOX 70210
RIVERSIDE CA 92513

APN: 915690016, ASMT: 915690016
MARCELO DOFFO
36083 SUMMITVILLE ST
TEMECULA CA. 92592

APN: 924370019, ASMT: 924370019
MARCELO DOFFO
36083 SUMMITVILLE
TEMECULA CA 92592

APN: 915690004, ASMT: 915690004
R SCOTT SANDERS, ETAL
P O BOX 890313
TEMECULA CA 92589

APN: 964160004, ASMT: 964160004
MB BONA
C/O OSM
650 3RD AVENUE S STE 1450
MINNEAPOLIS MN 55402

APN: 915690012, ASMT: 915690012
ROBERT KRAUSE, ETAL
P O BOX 891898
TEMECULA CA 92589

APN: 915690021, ASMT: 915690021
MICHAEL T CADY, ETAL
36374 INDIAN KNOLL RD
TEMECULA CA 92592

APN: 915690013, ASMT: 915690013
ROBERT S RADICAN, ETAL
36161 SUMMITVILLE ST
TEMECULA CA. 92592

APN: 915690018, ASMT: 915690018
MICHAEL UVA, ETAL
36309 SUMMITVILLE
TEMECULA CA. 92592

APN: 924370010, ASMT: 924370010
SCOTT I MAXWELL, ETAL
36285 INDIAN KNOLL DR
TEMECULA CA. 92592

APN: 915060011, ASMT: 915060011
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

APN: 915690003, ASMT: 915690003
SEAN MCGOVERN, ETAL
36246 SUMMITVILLE ST
TEMECULA CA. 92592

APN: 924370016, ASMT: 924370016
NATAHA LIGHTFOOT, ETAL
36125 TRAVIS CT
TEMECULA CA. 92592

APN: 915690005, ASMT: 915690005
STEPHEN K MOSS, ETAL
36370 SUMMITVILLE ST
TEMECULA CA. 92592

APN: 924370012, ASMT: 924370012
PAUL BERINSON, ETAL
36395 INDIAN KNOLL RD
TEMECULA CA. 92592

APN: 915690001, ASMT: 915690001
STEVE Q CHAPIN
2381 MARCA PL
CARLSBAD CA 92008

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

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

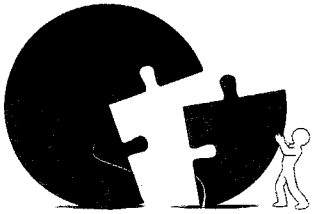
Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

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:
Steve Chapin
2381 Marca Place
Carlsbad, CA 92009

Eng-Rep:
Pacifi Coast Land Consultants
25096 Jefferson Ave. Ste. D
Murrieta, CA 92562



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

EA42223 / PLOT PLAN NO.24279 / CZ07720

Project Title/Case Numbers

Kinika Hesterly
County Contact Person

(951) 955-1888
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Steve Q. Chapin
Project Applicant

2381 Marca Place, Carlsbad, CA 92009
Address

The project is located in the Rancho California Zoning Area of the Southwest Area Plan, more specifically, northerly of Summitville Street and easterly of Warren Road.

Project Location

PLOT PLAN NO. 24279 is a winery consisting of 2,278 square feet used for a tasting room, storage and production room. This use is proposed to occur within three (3) existing buildings on-site. 2,874 square feet in two (2) existing buildings is proposed to be used for a residence. Building square footage is as follows: building 1 is 2,857 square feet, building 2 is 2,448 square feet and building 3 is 544 square feet. Portions of the buildings 1 and 2 will be used for the winery and residence. Building 3 will only be utilized as a production room for the winery.

Tasting room hours of operation are 10:00 a.m. to 6:00 p.m. daily. No special events shall be permitted and no limousines or buses will be allowed. The project will have 13 parking spaces.

CHANGE OF ZONE NO. 7720 proposes to change the site's zoning classification from Residential Agricultural - 2½ Acre Minimum (R-A-2½) to Light Agriculture - 10 Acre Minimum (A-1-10).

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,044.00 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Signature

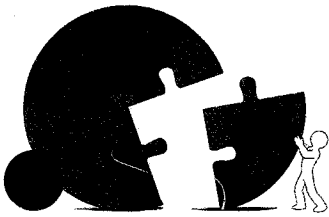
Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42223 ZCFG5578 \$2,108.00

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PLOT PLAN NO. 24279 / CHANGE OF ZONE NO. 7720

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

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

COMPLETED/REVIEWED BY:

By: Kinika Hesterly Title: Planner IV Date: December 14, 2010

Applicant/Project Sponsor: Steve Q. Chapin Date Submitted: October 19, 2009

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

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

Y:\Planning Case Files-Riverside office\PP24279\Hearing Docs\Mitigated Negative Declaration.PP24279.docx

Please charge deposit fee case#: ZEA42223 ZCFG05578

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0914615

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

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

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

Received from: CHAPIN STEVE Q \$64.00
paid by: CK 1599
paid towards: CFG05578 CALIF FISH & GAME: DOC FEE
CA F&G FEE FOR EA42223
at parcel #: 36084 SUMMITVILLE ST TEM
appl type: CFG3

By _____ Oct 19, 2009 13:09
SBROSTRO posting date Oct 19, 2009

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

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1100021

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

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

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

Received from: CHAPIN STEVE Q \$2,044.00
paid by: CK 6047
paid towards: CFG05578 CALIF FISH & GAME: DOC FEE
CA F&G FEE FOR EA42223
at parcel #: 36084 SUMMITVILLE ST TEM
apl type: CFG3

By _____ Jan 03, 2011 15:41
MGARDNER posting date Jan 03, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,044.00

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

Additional info at www.rctlma.org

Applicant - call First
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: Steve D. Chapin

Address: 2391 Marca Place
(only if follow-up mail response requested)

City: Carlsbad **Zip:** 92009

Phone #: 760-473-7704

Date: 6/29/11 **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: _____

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THE BUSINESS PRESS SoCal Commercial Printing

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9-MEDIA waves

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LA PRENSA WEEKLY

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 ③ BILLING DATE 06/17/11 | FOR BILLING INFORMATION CALL (951) 368-9713 ④ PAGE NO 1
 ⑤ TOTAL AMOUNT DUE 224.90 * UNAPPLIED AMOUNT ⑥ TERMS OF PAYMENT Due Upon Receipt

⑦ REMITTANCE ADDRESS
 POST OFFICE BOX 12009
 RIVERSIDE, CA 92502-2209

⑧ BILLED ACCOUNT NAME AND ADDRESS
 BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 P.O. BOX 1147
 RIVERSIDE CA 92502

⑨ BILLED ACCOUNT NUMBER 045202 | REP NO LE04

Statement #: 56600209 Amount Paid \$ _____ Your Check # _____

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

① DATE	① REFERENCE	② ③ ④ DESCRIPTION-OTHER COMMENTS/CHARGES	⑤ SAU SIZE ⑥ BILLED UNITS	⑦ RATE	⑧ GROSS AMOUNT	⑨ NET AMOUNT
06/17	4307618 C0	ZC 7720 PP 24279 Class : 10 Ctext Ad# 10694973 Placed By : Cecilia Gil	173 L	1.30		224.90

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16.1 of 06/28/11
27 7720
lhw*

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 2011 JUN 28 PM 2:48

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					224.90

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② STATEMENT NUMBER	① BILLING PERIOD	⑧ BILLED ACCOUNT NUMBER	⑦ ADVERTISER/CLIENT NUMBER	⑥ ADVERTISER/CLIENT NAME
56600209	06/17/11 - 06/17/11	045202		BOARD OF SUPERVISORS

THE PRESS-ENTERPRISE

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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

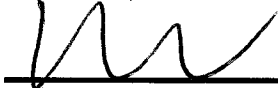
Ad Desc.: ZC 7720 PP 24279

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:

06-17-11

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

Date: Jun. 17, 2011
At: Riverside, California



BOARD OF SUPERVISORS

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

Ad #: 10694973

PO #:

Agency #: _____

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A PLOT PLAN 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, June 28, 2011 at 1:30 P.M.** to consider the application submitted by Steve Q. Chapin - Pacific Coast Land Consultants, Inc., on **Change of Zone No. 7720**, which proposes to change the zone from Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) to Light Agriculture - 10 Acre Minimum (A-1-10), or such other zones as the Board may find appropriate; and, **Plot Plan No. 24279**, which proposes a winery consisting of 2,278 square feet of existing building area to be used for a tasting room, storage and production room, and 2,874 square feet of existing building area to be used as a residence (the project). The project is located northerly of Summitville Street and easterly of Warren Road in the Rancho California Zoning Area - Southwest Area Plan, Third Supervisorial District.

The Planning Commission 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. 42223**.

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, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KINIKA HESTERLY, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL khesterly@rctfma.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: June 14, 2011
Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board
Assistant 6/17

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

AD NUMBER	PAGE NO.
2293162	1 of 1
BILL DATE	SALESPERSON
06/17/11	06
START DATE	STOP DATE
06/17/11	06/17/11

AD NUMBER	AD DESCRIPTION	CLASS	LINES
2293162	NOTICE OF PUBLIC HEARING NOTICE OF	16000 LEGAL ADVERTISING	118 * 2

Publication	Insertions	Rate	Net Amount	Gross Amount
9 THE CALIFORNIAN	1	L1	\$0.00	
23 INTERNET	1	L1	\$0.00	
25 INTERNET MOBILE MARKETING	1	L1	\$0.00	
TOTAL AD CHARGE			\$164.24	
9 LEGAL AFFIDAVIT		PROOF	\$10.00	
Purchase Order CZ 7720			PAY THIS AMOUNT	
			\$174.24	\$174.74*
				*AFTER 07/17/11

*Planning
16.1 of 06/28/11
2017720*





2011 JUN 28 PM 10:49
CLERK/BOARD OF SUPERVISORS

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RIVERSIDE CO. BOARD OF SUPERVISORS
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

THE CALIFORNIAN

An Edition of the North County Times

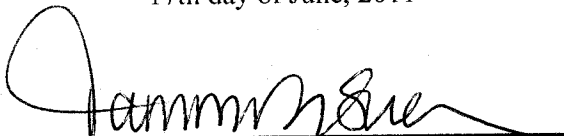
a newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the 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:

June 17 2011

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

Dated at TEMECULA, CALIFORNIA, this

17th day of June, 2011



Signature

Tammi E. Swenson
Legal Advertising Representative

Title

NOTICE OF PUBLIC HEARING Riverside County Board of Supervisors

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND A PLOT PLAN 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, June 28, 2011 at 1:30 P.M.** to consider the application submitted by Steve G. Chapin - Pacific Coast Land Consultants, Inc., on **Change of Zone No. 7720**, which proposes to change the zone from Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) to Light Agriculture - 10 Acre Minimum (A-1-10), or such other zones as the Board may find appropriate; and, **Plot Plan No. 24279**, which proposes a winery consisting of 2,278 square feet of existing building area to be used for a tasting room, storage and production room, and 2,874 square feet of existing building area to be used as a residence ("the project"). The project is located northerly of Summitville Street and easterly of Warren Road in the Rancho California Zoning Area - Southwest Area Plan, Third Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect of the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42223**.

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, 12th Floor, Riverside, California 92501.

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

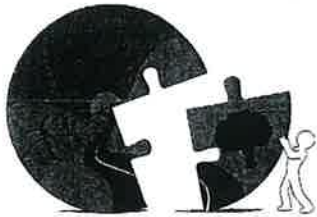
Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board 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 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: June 14, 2011
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

PUB: 6/17/2011



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

7/28/11
Date

KL
Initial

Carolyn Syms Luna
Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

EA42223 / PLOT PLAN NO.24279 / CZ07720

Project Title/Case Numbers

Kinika Hesterly
County Contact Person

(951) 955-1888
Phone Number

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

Steve Q. Chapin
Project Applicant

2381 Marca Place, Carlsbad, CA 92009
Address

The project is located in the Rancho California Zoning Area of the Southwest Area Plan, more specifically, northerly of Summitville Street and easterly of Warren Road.
Project Location

PLOT PLAN NO. 24279 is a winery consisting of 2,278 square feet used for a tasting room, storage and production room. This use is proposed to occur within three (3) existing buildings on-site. 2,874 square feet in two (2) existing buildings is proposed to be used for a residence. Building square footage is as follows: building 1 is 2,857 square feet, building 2 is 2,448 square feet and building 3 is 544 square feet. Portions of the buildings 1 and 2 will be used for the winery and residence. Building 3 will only be utilized as a production room for the winery.

Tasting room hours of operation are 10:00 a.m. to 6:00 p.m. daily. No special events shall be permitted and no limousines or buses will be allowed. The project will have 13 parking spaces.

CHANGE OF ZONE NO. 7720 proposes to change the site's zoning classification from Residential Agricultural - 2½ Acre Minimum (R-A-2½) to Light Agriculture - 10 Acre Minimum (A-1-10).
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 7/20/11, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,044.00 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

[Signature]
Signature

Board Assistant
Title

7/20/11
Date

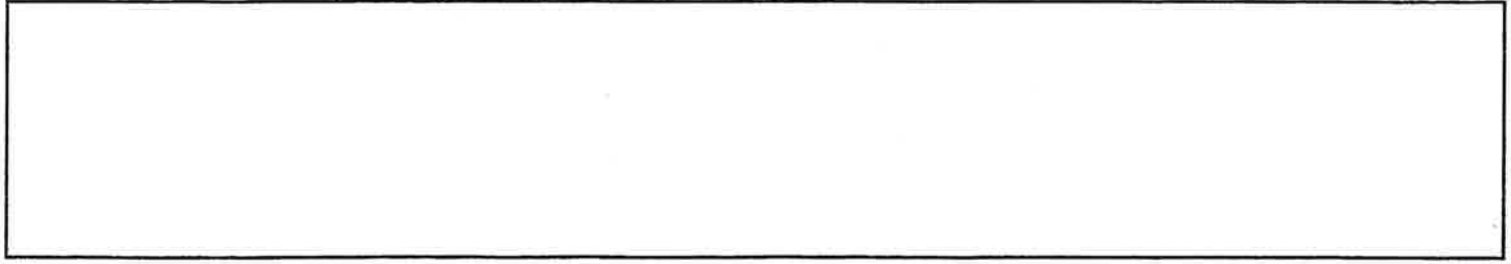
Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42223 ZCFG5578 \$2,108.00

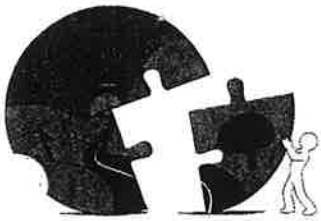
JUL 26 2011 2.9

JUN 28 2011 16.1

FOR COUNTY CLERK'S USE ONLY



6/28/2011 16.1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PLOT PLAN NO. 24279 / CHANGE OF ZONE NO. 7720

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

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

COMPLETED/REVIEWED BY:

By: Kinika Hesterly Title: Planner IV Date: December 14, 2010

Applicant/Project Sponsor: Steve Q. Chapin Date Submitted: October 19, 2009

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: *Karen [Signature]* Date: July 26, 2011

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

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

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

Y:\Planning Case Files-Riverside office\PP24279\Hearing Docs\Mitigated Negative Declaration.PP24279.docx

JUN 28 2011 16.1

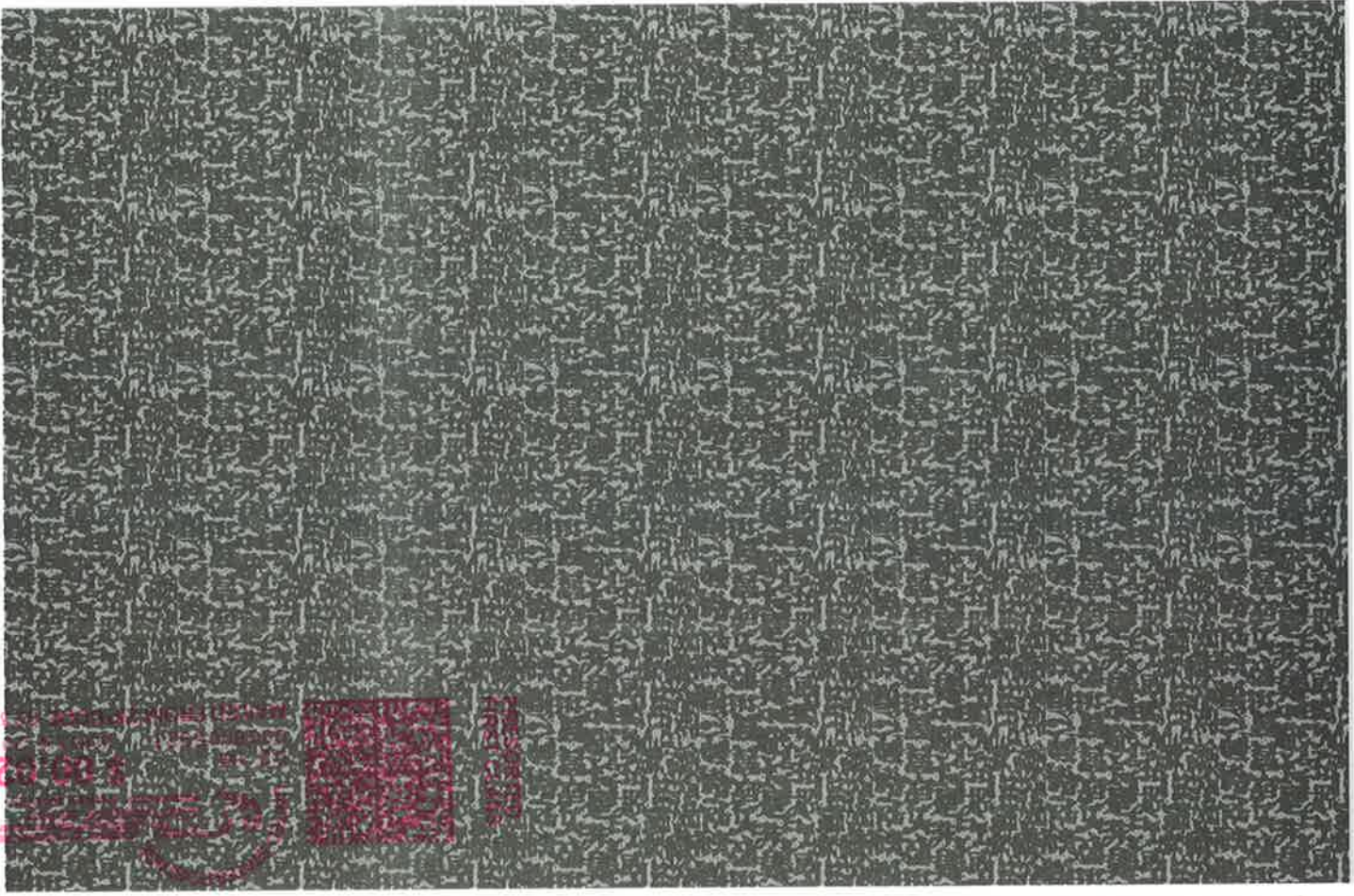
JUL 26 2011 2.9

Please charge deposit fee case#: ZEA42223 ZCFG05578

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