

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

422B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 28, 2011

SUBJECT: RESOLUTION NO. 2012 – 018 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – FIRST CYCLE OF GENERAL PLAN AMENDMENTS FOR 2012 (GPA Nos. 846, 889, 897, 1107).

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2012-018 amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment (GPA) Nos. 846, 889, 897, 1107.

BACKGROUND: The General Plan Amendments comprising the first cycle of 2012 were considered by the Board of Supervisors in public hearings on July 26, 2011 (GPA Nos. 846 and

Initials:
CSL:ar

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

(continued on attached page)

| | | | | |
|---------------------------|-------------------------------|---------|-------------------------|------|
| FINANCIAL DATA | Current F.Y. Total Cost: | \$ 0.00 | In Current Year Budget: | 0.00 |
| | Current F.Y. Net County Cost: | \$ 0.00 | Budget Adjustment: | 0.00 |
| | Annual Net County Cost: | \$ 0.00 | For Fiscal Year: | 0.00 |

SOURCE OF FUNDS: NOT APPLICABLE

| | |
|----------------------------------|--------------------------|
| Positions To Be Deleted Per A-30 | <input type="checkbox"/> |
| Requires 4/5 Vote | <input type="checkbox"/> |

C.E.O. RECOMMENDATION:

APPROVE

BY *Tina Grande*

Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: January 10, 2012
xc: Planning

Kecia Harper-Ihem
Clerk of the Board
By *Kecia Harper-Ihem*

Deputy

Prev. Agn. Ref.

District: ALL

Agenda Number:

3.55

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* 12/27/11
DATE: _____
BY: VITACANY N. NORTH

Departmental Concurrence

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

The Honorable Board of Supervisors

RE: RESOLUTION NO. 2012 -018 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN - FIRST CYCLE OF GENERAL PLAN AMENDMENTS FOR 2012 (GPA Nos. 846, 889, 897, 1107).

Page 2 of 2

889, agenda item no. 16.2), September, 14 2010 (GPA 897, agenda item no. 16.1), and November 8, 2011 (GPA 1107, agenda item no. 16.1). They include amendments to the Eastern Coachella Valley, Lake Matthews/Woodcrest, and Southwest Area Plans.

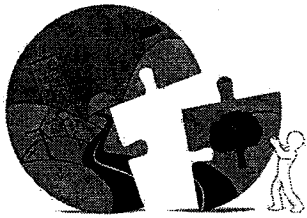
INDIVIDUAL AMENDMENTS:

General Plan Amendment No. 846 (GPA00846) (Land Use) proposes to amend the Riverside County General Plan Land Use Element as it applies to the 612.1-acre project site by changing the land use designations from Agriculture (AG), Public Facility (PF) and Light Industrial (LI) to Specific Plan (SP) (Specific Plan No. 369 – Thermal 551) on approximately 612.1 acres.

General Plan Amendment No. 889 (GPA0889) (Circulation) proposes to amend the Circulation Element of the General Plan to 1) downgrade 58TH Avenue between Polk Street and Orange Avenue from a Major Highway (118' right-of-way) to a Secondary Highway (100' right-of-way), and 2) eliminate the segment of 58TH Avenue from Orange Avenue to Fillmore Street from the General Plan Circulation Element entirely. The existing and proposed Circulation Element roadway networks are displayed on Exhibit A to Resolution 2012-018. The proposed easterly termini of 58th Ave shown for the Proposed Circulation Element will connect to the interior roadways of the Thermal 551 project (Specific Plan No. 369). The proposed amendment has been analyzed through a traffic study, which demonstrated that the proposed roadway network would provide acceptable levels of service under General Plan build-out conditions. Therefore the Riverside County Transportation Department recommends the approval of General Plan Amendment No. 889.

General Plan Amendment No. 897 (Land Use) proposes to amend the General Plan Foundation and land use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 Ac. Min.) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) on the southern 1.6 acres of an approximately 2.81 acre property.

General Plan Amendment No. 1107 (Land Use) is a proposal to amend the Land Use Element by amending the Southwest Area Plan Policy Map to remove the subject property from the Valle De Los Cabellos Policy Area and add the subject property to the Citrus/Vineyard Policy Area within the Rural Foundation Component on an approximately 19.61 gross acre site.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

1/11/12 KB

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.

GPA01107/CZ07444/PP22271 - EA41137

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)

Ken and Christina Falik
Project Applicant

669 Fontana Way, Laguna Beach CA 92651
Address

The project site is located easterly of De Portola Road, northerly of Oak Mountain Road, and southerly of Galway Downs Drive.
Project Location

The general plan amendment proposes to amend the General Plan Policy Area from Valle de los Caballos to Citrus Vineyard for the subject site.

The change of zone proposes to change the site's zoning classification from Residential Agricultural 10 Acre-Minimum (R-A-10) to Citrus Vineyard (CV).

The plot plan proposes that the existing 7,829 square foot, two-story building, which includes a 3,456 square foot garage, be used as a winery, tasting room, special occasions facility with catering and residence.

The project proposes to host up to fifty (50) special occasions per year, with a maximum of 100 guests. The winery proposes to be open for wine tasting 10 am to 6 pm daily. The special occasions will occur on Saturdays only and are required to cease at 10 pm. The project proposes 34 parking spaces and special occasions will be parked by valet.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 1/10/12 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 \$2,101.50 + \$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

Board Assistant
Urban Regional Planner
Title

1/10/12
Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA41137 ZCFG4532 \$2,165.50

FOR COUNTY CLERK'S USE ONLY

JAN 10 2012 3.55, 3.58

Empty rectangular box for County Clerk's use.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: GPA01107/CZ07444/PP22271 - EA41137

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

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

COMPLETED/REVIEWED BY:

By: Kinika Hesterly Title: Project Planner Date: _____

Applicant/Project Sponsor: Ken and Christina Falik Date Submitted: October 13, 2010

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: *[Signature]* Date: 1/10/12

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\PP22271\DH-PC-BOS\9.21.11 PC\MND.PP22271.docx

Please charge deposit fee case#: ZEA41137 ZCFG4532

JAN 10 2012 355, 358

FOR COUNTY CLERK'S USE ONLY

GPA1107

3.55(1-10-12)

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0619854

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: FALIK CHRISTINA \$64.00
paid by: CK 16413/16479
paid towards: CFG04532 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FOR EA41137
at parcel #: 37750 DE PORTOLA RD TEM
appl type: CFG3

By _____ Nov 02, 2006 11:48
MGARDNER posting date Nov 02, 2006

| 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 * R1108368

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: FALIK CHRISTINA \$2,044.00
paid by: CK 21310
paid towards: CFG04532 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FOR EA41137
at parcel #: 37750 DE PORTOLA RD TEM
appl type: CFG3

By _____ Aug 29, 2011 13:00
MGARDNER posting date Aug 29, 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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1111347

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: FALIK CHRISTINA \$57.50
paid by: CK 21656
paid towards: CFG04532 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FOR EA41137
at parcel #: 37750 DE PORTOLA RD TEM
apl type: CFG3

By _____ Dec 12, 2011 16:24
MGARDNER posting date Dec 12, 2011

| Account Code | Description | Amount |
|--------------------|-------------|---------|
| 658353120100208100 | CF&G TRUST | \$57.50 |

Overpayments of less than \$5.00 will not be refunded!
Additional info at www.rctlma.org

COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director
Planning Department
Carolyn Syms-Luna · Planning Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

SPECIFIC PLAN NO. 369, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481, ENVIRONMENTAL IMPACT REPORT NO. 504, AGRICULTURAL PRESERVE NO. 1001, and AGRICULTURAL PRESERVE NO. 1002.
Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

2007091030
State Clearinghouse Number (if submitted to the State Clearinghouse)

Brookfield California Land Holdings
Project Applicant

1552 Brookhollow Drive Suite 1 Santa Ana California
Address

Southerly of Avenue 57, westerly of Fillmore Street, northerly of Avenue 60 and easterly of Polk St
Project Location

The Specific Plan proposes a master-planned community on 612.1 acres supporting traditional single-family residential, multi-family residential, and open space land uses including recreational parks and drainage areas. The Specific Plan proposes 2,354 residential dwelling units, a 45.3 acre public park, a private clubhouse on 4 acres, a covered irrigation storage pond, and regional trails. Eight residential product types are proposed ranging from 2 to 14 du/ac. In addition, the Specific Plan designates 2.5 acre for an electrical substation and 46 acres for major roadway improvements. The General Plan Amendment (Land Use) proposes to amend the Riverside County General Plan Land Use Element as it applies to the 612.1-acre Project site by changing the land use designations from Agriculture (AG), Public Facility (PF) and Light Industrial (LI) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space- Recreation (OS-R) and Open Space- Water (OS-W), as reflected on the proposed Land Use Plan. General Plan Amendment (Circulation) proposes to amend the Circulation Element of the General Plan to 1) downgrade 58TH Avenue between Polk Street and Orange Avenue from a Major Highway (118' right-of-way) to a Secondary Highway (100' right-of-way), 2) eliminate the segment of 58TH Avenue from Orange Avenue to Fillmore Street from the General Plan Circulation Element entirely, 3) add as Modified Collector Roads (88' right-of-way) Orange Ave between 60TH Avenue and 58TH Avenue, 59TH Avenue between Polk Street and Street "A" of Specific Plan No. 369, and Street "A" connecting at the north and south to Orange Avenue within Specific Plan No. 369, and 4) add as Collector Roads (74' right-of-way) Orange Ave extending from 58th Avenue to the northerly Specific Plan No. 368 boundary, and 59TH Avenue between Street "A" with Specific Plan No. 368 and a point approximately 700' easterly of Orange Avenue all as shown on "Figure 3-4 - Circulation Master Plan" within Environmental Impact Report No. 504. The Change of Zone proposes to change the site's zoning designation from Heavy Agriculture (A-2-20), and Manufacturing-Service Commercial (M-SC) to Specific Plan (SP) and to amend Ordinance No. 348 to incorporate the Specific Plan Zoning Standards. The Environmental Impact Report analyzes the project's impact to the environment.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 1/10/12, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,919.00 + \$64).
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 adopted for the project.

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


Signature

Board Assistant
Title

1/10/12
Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA41243 ZCFG04626

FOR COUNTY CLERK'S USE ONLY

JAN 10 2012

3.55

3.56

GPA 846/889

3.55(1-10-12)

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0701343

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: BROOKFIELD CALIFORNIA LAND HLDGS \$64.00
paid by: CK 00804300
paid towards: CFG04626 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41243
at parcel #:
appl type: CFG3

By _____ Jan 24, 2007 13:02
VDOMINGU posting date Jan 24, 2007

| 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 * R0911654

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: BROOKFIELD CALIFORNIA LAND HLDGS \$2,768.25
paid by: CK 807423
paid towards: CFG04626 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41243
at parcel #:
appl type: CFG3

By _____ Aug 13, 2009 14:28
SBROSTRO posting date Aug 13, 2009

| Account Code | Description | Amount |
|--------------------|-------------|------------|
| 658353120100208100 | CF&G TRUST | \$2,768.25 |

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 * R1004232

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: BROOKFIELD CALIFORNIA LAND HLDGS \$24.00
paid by: CK 50226
paid towards: CFG04626 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41243
at parcel #:
appl type: CFG3

By _____ Apr 20, 2010 16:32
SBROSTRO posting date Apr 20, 2010

| Account Code | Description | Amount |
|--------------------|-------------|---------|
| 658353120100208100 | CF&G TRUST | \$24.00 |

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 * R1104960

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: BROOKFIELD CALIFORNIA LAND HLDGS \$47.00
paid by: CK 50818
paid towards: CFG04626 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41243
at parcel #:
appl type: CFG3

By _____ May 19, 2011 08:24
MGARDNER posting date May 19, 2011

| Account Code | Description | Amount |
|--------------------|-------------|---------|
| 658353120100208100 | CF&G TRUST | \$47.00 |

Overpayments of less than \$5.00 will not be refunded!
Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

1/11/12
1/10/12
KBO

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

Environmental Assessment No. 41690, General Plan Amendment No. 897, and Change of Zone No. 7706

Project Title/Case Numbers

Jeff Horn

County Contact Person

(951) 955-4641

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Adkan Engineers

Project Applicant

6820 Airport Dr. Riverside CA 92504

Address

Northerly of Van Buren Boulevard, easterly of Chicago Avenue, southerly of Hibiscus Avenue, and westerly of Ridgeway Avenue.
Project Location

The General Plan Amendment proposes to amend the General Plan Foundation and land use designation for the subject property from "Rural Community: Very Low Density Residential" (RC:VLDR) (1 Ac. Min.) to "Community Development: Commercial Retail" (CD:CR) (0.20 - 0.35 Floor Area Ratio) on the southern 1.6 acres of an approximately 2.81 acre property. The Change of Zone proposes to change the site's zoning classification from Residential Agricultural - 1 Acre Minimum (R-A-1) to and Scenic Highway Commercial (C-P-S) on the southern 1.6 acres of an approximately 2.81 acre property.
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. (\$2,010.25 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

[Signature]
Signature

Board Assistant
Title

1/10/12
Date

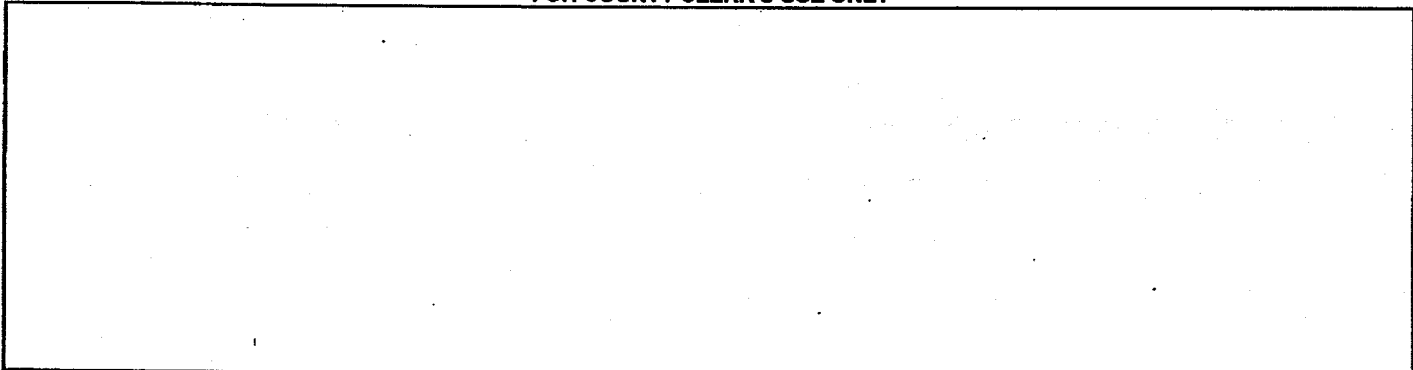
Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\GPA00897\PC-BOS\NOD Form GPA00897.doc Revised 01/15/08

Please charge deposit fee case#: ZEA41690 ZCFG5038

FOR COUNTY CLERK'S USE ONLY

JAN 10 2012 3.55, 3.57



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA41690, General Plan Amendment No. 897, Change of Zone No. 7706

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: Jeff Horn Title: Project Planner Date: June 3, 2010

Applicant/Project Sponsor: Kreed Family Trust No. 4 LP Date Submitted: January 2, 2009

ADOPTED BY: Board of Supervisors

Person Verifying Adoption:  Date: 1/10/12

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

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

For additional information, please contact Jeff Horn at (951) 955-4641.

Revised: 10/16/07

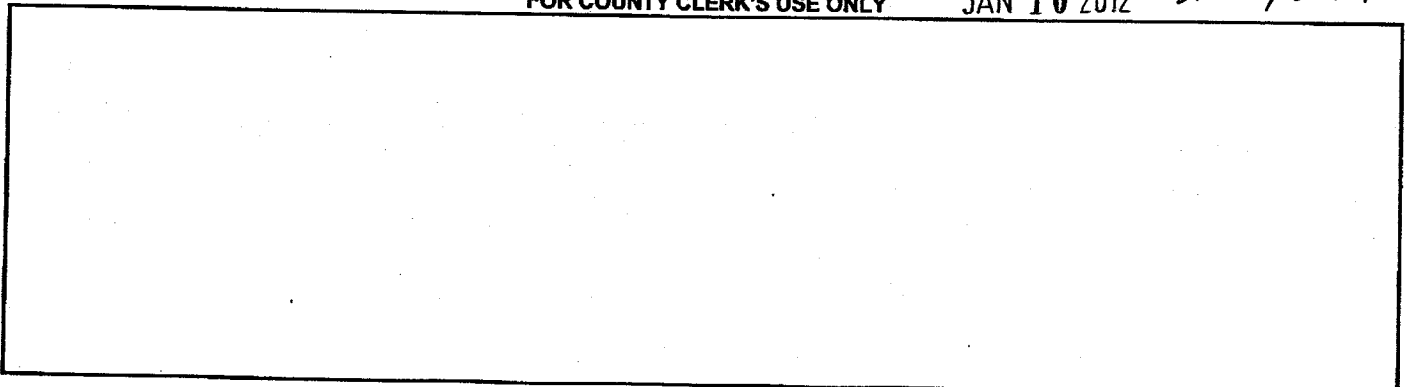
Y:\Planning Case Files-Riverside office\GPA00897\PC-BOS\Mitigated Negative Declaration GPA00897.doc

Please charge deposit fee case#: ZEA41690 ZCFG05038

FOR COUNTY CLERK'S USE ONLY

JAN 10 2012

3.55, 3.57



CePA 897

3-55 (1-10-12)

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0800048

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: KREEDMAN FAMILY NO 4 LTD PARTNER \$64.00
paid by: CK 1240
paid towards: CFG05038 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FOR EA41690
at parcel #:
appl type: CFG3

By _____ Jan 02, 2008 16:02
MBRASWEL posting date Jan 02, 2008

| 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 * R1001496

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: KREEDMAN FAMILY NO 4 LTD PARTNER \$2,010.25
paid by: CK 1067
paid towards: CFG05038 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FOR EA41690
at parcel #:
appl type: CFG3

By SBROSTRO Feb 10, 2010 08:09
posting date Feb 10, 2010

| Account Code | Description | Amount |
|--------------------|-------------|------------|
| 658353120100208100 | CF&G TRUST | \$2,010.25 |

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 * I1101197

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: KREEDMAN FAMILY NO 4 LTD PARTNER \$33.75
paid by: CK 1156
paid towards: CFG05038 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FOR EA41690
at parcel #:
appl type: CFG3

By _____ May 09, 2011 14:28
JCMITCHE posting date May 09, 2011

| Account Code | Description | Amount |
|--------------------|-------------|---------|
| 658353120100208100 | CF&G TRUST | \$33.75 |

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

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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: KREEDMAN FAMILY NO 4 LTD PARTNER \$79.75
paid by: CK 1178
paid towards: CFG05038 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FOR EA41690
at parcel #:
appl type: CFG3

By _____ Dec 12, 2011 09:25
JCMITCHE posting date Dec 12, 2011

| Account Code | Description | Amount |
|--------------------|-------------|---------|
| 658353120100208100 | CF&G TRUST | \$79.75 |

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

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**RESOLUTION NO. 2012-018
AMENDING THE RIVERSIDE COUNTY
GENERAL PLAN
(First Cycle General Plan Amendments for 2012)**

WHEREAS, pursuant to the provisions of Government Code Section 65350 et seq., public hearings were held before the Riverside County Board of Supervisors and before the Riverside County Planning Commission to consider proposed amendments to the Eastern Coachella Area Plan, the Lake Matthews/Woodcrest Area Plan and, the Southwest Area Plan of the Riverside County General Plan; and,

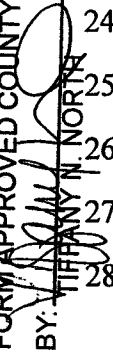
WHEREAS, all provisions of the California Environmental Quality Act ("CEQA") and Riverside County CEQA implementing procedures have been satisfied; and,

WHEREAS, the proposed general plan amendments were discussed fully with testimony and documentation presented by the public and affected government agencies; and,

WHEREAS, the proposed general plan amendments are hereby declared to be severable and if any proposed amendment is adjudged unconstitutional or otherwise invalid, the remaining proposed amendments shall not be affected thereby; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on January 10, 2012 that:

A. General Plan Amendment No. 897 (GPA No. 897) is a proposal to amend the Land Use Element by amending the Foundation Component and Land Use Designation in the Lake Matthews/Woodcrest Area Plan from Rural Community: Very Low Density Land Use Designation (RC:VLDR) (1 Acre Minimum) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) on the southern 1.6 acres of an approximately 2.81 acre property located northerly of Van Buren Boulevard, easterly of Chicago Avenue, southerly of Hibiscus Avenue in the Woodcrest Zoning District of the First Supervisorial District, as shown on the exhibit entitled "GPA00897 Proposed General Plan, Exhibit 6" a copy of which is attached hereto and incorporated herein by reference. General Plan Amendment No. 897 is associated with Change of Zone No. 7706 and Environmental Assessment No. 41690, which were considered concurrently with this amendment at the public hearings before the Planning Commission and the Board of Supervisors. Change of Zone No. 7706 proposes to

FOR APPROVED COUNTY COUNS
BY:  TIFANY N. NORTH
12/27/11

1 change the zoning classification from Residential Agricultural – 1 Acre Minimum (R-A-1) to Scenic
2 Highway Commercial (C-P-S) on the southern 1.6 acres of an approximately 2.81 acre property. The
3 Planning Commission recommended approval of GPA No. 897 on May 5, 2010 and the Board of
4 Supervisors tentatively adopted GPA No. 897 on October 5, 2011.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
6 this matter, both written and oral, including Environmental Assessment No. 41690, that:

- 7 1. The site is located in the Lake Matthews/Woodcrest Area Plan.
- 8 2. The Lake Matthews/Woodcrest Area Plan Land Use Map determines the extent, intensity,
9 and location of land uses within the Lake Matthews/Woodcrest Area.
- 10 3. The site is currently designated Very Low Density Residential (RC: VLDR) (1 Acre
11 Minimum) allowing 1 acre minimum lots within the Rural Community Foundation
12 Component.
- 13 4. General Plan Amendment No. 897 proposes to change the Lake Matthews/Woodcrest Area
14 Plan Foundation Component and Land Use Designation on approximately 1.6 acres of the
15 2.81 acre property from Very Low Density Residential (VLDR) within the Rural
16 Community Foundation Component to Commercial Retail (CD:CR) (0.20 – 0.35 Floor
17 Area Ratio) in the Community Development Foundation Component. This is a Foundation
18 Component amendment which was part of a regular five-year comprehensive review.
- 19 5. Surrounding land use designations include: rural and residential uses within the City of
20 Riverside to the south, Community Development: Commercial Retail uses to the east, and
21 Rural Community: Very Low Density Residential uses to the north and west.
- 22 6. The site is currently zoned Residential Agriculture (R-A-1).
- 23 7. The site is surrounded by properties zoned Light Agriculture – One Acre Minimum – (A-
24 1-1) to the north and west, Scenic Highway Commercial (C-P-S) and General Residential –
25 30,000 s.f. minimum – (R-3-30000) to the east, and the City of Riverside to the south.
- 26 8. Surrounding land uses include single family residences and vacant land to the north, south
27 and west and vacant land to the east.

- 1 9. New conditions or circumstances disclosed during the review process justify modifying the
2 General Plan, the modifications proposed by GPA No. 897 do not conflict with the overall
3 Riverside County Vision, and would not create an internal inconsistency among the
4 elements of the General Plan. Specifically, the site is located within Woodcrest, a
5 predominately rural community characterized by large lots and interspersed with citrus
6 groves. The community of Woodcrest is overwhelming rural in character, with a strong
7 equestrian presence, and limited infrastructure, but has seen a growth in development along
8 the area in proximity to the limits of the City of Riverside ("City"). Large scale conversion
9 of agricultural lands to single family residential has occurred within the City boundaries
10 since the adoption of the General Plan. The addition of commercial retail along Van Buren
11 Boulevard will provide highly valuable services locally to the many new residents.
12 Further, Van Buren Boulevard has developed as a major traffic corridor for the Woodcrest
13 area. These developments constitute new conditions and circumstances that warrant a
14 change in the general plan foundation which do not conflict with the overall Riverside
15 County Vision and do not create an internal inconsistency among the elements of the
16 General Plan.
- 17 10. The Land Use Concept for the Vision of the Lake Mathews/ Woodcrest Area Plan states
18 that "The patterns and types of land uses are an extension of the existing land use patterns
19 for Lake Mathews/Woodcrest, and consequently help maintain the identity and character of
20 its distinctive communities. Selective additions to the land use choices refine the potential
21 here without changing the basic character of these local communities." The addition of
22 commercial retail along Van Buren Boulevard will provide highly valuable services locally
23 to the many residents within the unincorporated area and City limits. Amending the land
24 use designation from a residential use to Commercial Retail will achieve the intent of the
25 Lake Mathews/Woodcrest Area Plan, and therefore the Riverside County Vision.
- 26 11. The proposed Commercial Retail land use designation follows the natural land
27 development of the Community Development Foundation by creating a logical transition
28 between a major highways and sensitive receptors of the existing residential uses northerly

1 and school site southerly of the project site. The proposed change does not create an
2 internal inconsistency among the elements of the General Plan.

3 12. The proposed amendment is consistent with the goals and policies of the Lake
4 Matthews/Woodcrest Area Plan and with all policies of the Riverside County General
5 Plan.

6 13. General Plan Amendment No. 897 does not involve a change in or conflict with the
7 Riverside County Vision. The proposed amendment conforms to the fundamental values
8 stated in the Riverside County Vision.

9 14. General Plan Amendment No. 897 does not involve a change in or conflict with any
10 General Plan Principle.

11 15. The proposed amendment would contribute to the achievement of the purposes of the
12 General Plan.

13 16. The proposed general plan amendment will not be detrimental to public health, safety, and
14 welfare.

15 17. The findings of the initial study performed pursuant to Environmental Assessment No.
16 41690, a copy which is attached hereto, are incorporated herein by reference. The
17 Environmental Assessment determined that the proposed general plan amendment and
18 associated change of zone ("the project") could have impacts on, or be impacted by
19 Agricultural Resources, Biology, Cultural Resources, Hazards and Hazardous Materials,
20 and Hydrology/Water Quality. However, it was determined that each of these impacts
21 were less than significant or would be mitigated to a level of non-significance through the
22 application of adopted County Ordinances and through the measures indicated in the initial
23 study. The initial study concluded that the project, as mitigated, would not have a
24 significant effect on the environment.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
26 Negative Declaration for Environmental Assessment No. 41690, and **ADOPTS** General Plan Amendment
27 No. 897 from Rural Community: Very Low Density Land Use Designation (RC:VLDR) to Community
28

1 Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) as described herein and shown
2 on the exhibit entitled “GPA00897 Proposed General Plan, Exhibit 6.”

3 **B. General Plan Amendment No. 846 (GPA No. 846)** is a proposal to amend the Land Use
4 Element by amending the Eastern Coachella Valley Area Plan (“ECVAP”) Land Use Map designation for
5 the project site. General Plan Amendment No. 846 is comprised of two components. The first
6 component is an Entitlement/Policy Amendment, which would allow the development of a specific plan,
7 Specific Plan No. 369 (“SP No. 369”), as described below in more detail. The second component of GPA
8 No. 846 is an Agricultural Foundation Amendment utilizing the County’s 7% conversion allowed under
9 the Administration Element of the General Plan (Chapter 10).

10 Specifically, GPA No. 846 would amend the Land Use Map designation from “Agriculture (AG),”
11 “Light Industrial (LI),” and “Public Facilities (PF)” to “Specific Plan (S-P)” on approximately 612.1 acres
12 as shown on the exhibit entitled “GPA00846, EXHIBIT 6,” a copy of which is attached hereto as
13 “GPA00846, EXHIBIT 6” and incorporated by reference. GPA No. 846 also would amend Table 3 of the
14 ECVAP (“Adopted Specific Plans in Eastern Coachella Valley Area Plan”) to include a description of
15 Specific Plan No. 369 and would amend Figure 4 of the ECVAP (“Policy Areas”) to depict the proposed
16 boundaries of SP No. 369.

17 GPA No. 846 is associated with Specific Plan No. 369, Change of Zone No. 7481, General Plan
18 Amendment No. 889, Agricultural Preserve Contract Cancellation No. 1001, and Agricultural Preserve
19 Contract Cancellation No. 1002, which were considered concurrently with General Plan Amendment No.
20 846 at the public hearings before the Planning Commission and the Board of Supervisors. The Planning
21 Commission recommended approval of GPA No. 846 on September 15, 2010 and the Board of
22 Supervisors tentatively adopted GPA No. 846 on July 26, 2011. Resolution No. 2012-025 Certifying
23 Environmental Impact Report No. 504 and Adopting Specific Plan No. 369 (Thermal 551), a copy of
24 which is attached hereto and incorporated herein by reference, was adopted by the Board of Supervisors
25 on January 10, 2012. Resolution No. 2012-026 Approving Agricultural Preserve Contract Cancellation
26 No. 1002, Issuing Certificate of Tentative Cancellation and Disestablishing Agricultural Preserve No. 62,
27 a copy of which is attached hereto and incorporated herein by reference, was adopted by the Board of
28 Supervisors on January 10, 2012. Resolution No. 2012-027 Approving Agricultural Preserve Contract

1 Cancellation No. 1001, Issuing Certificate of Tentative Cancellation and Diminishing Agricultural
2 Preserve No. 18, a copy of which is attached hereto and incorporated herein by reference, was adopted by
3 the Board of Supervisors on January 10, 2012.

4 Specific Plan No. 369 (Thermal 551, "SP No. 369") proposes to establish a master-planned
5 residential community on the 612.1-acre site, which includes 231.6 acres of "Medium Density Residential
6 (MDR)" (905 dwelling units), 147.6 acres of "Medium-High Density Residential (MHDR)" (923
7 dwelling units), 59.5 acres of "High Density Residential (HDR)" (526 dwelling units), 111.0 acres of
8 "Open Space – Recreation (OS-R)", 40.2 acres of "Open Space – Water (OS-W)", and 2.5 acres of
9 "Public Facilities (PF)", and 56.9 acres of roadways. Change of Zone No. 7481 proposes to change the
10 existing zoning classifications of A-2-20 (Heavy Agriculture – 20 Acre Minimum) and M-SC
11 (Manufacturing-Service Commercial) to Specific Plan Zone (S-P). The Specific Plan zoning
12 classification would establish those development standards required to implement SP No. 369.
13 Agricultural Preserve Contract Cancellation No. 1001 ("AG No. 1001") would withdraw land under
14 Assessor Parcel Numbers 757-090-(007 and 020) from Coachella Valley Agricultural Preserve No. 18,
15 Map No. 132, and would cancel the Land Conservation Contract dated January 1, 1971 and recorded
16 February 24, 1971, as Instrument No. 18027. Approval of AG No. 1001 would also diminish the
17 Coachella Valley Agricultural Preserve No. 18, Map No. 132. Agricultural Preserve Contract
18 Cancellation No. 1002 ("AG No. 1002") would withdraw land under Assessor Parcel Numbers 757-210-
19 (004, 005, 015) from Coachella Valley Agricultural Preserve No. 62, Map No. 298, and would cancel the
20 Land Conservation Contract dated January 1, 1974, and recorded February 28, 1974, as Instrument No.
21 23563. Approval of AG No. 1002 would also terminate the entire Coachella Valley Agricultural Preserve
22 No. 62, Map No. 298.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
24 on this matter, both written and oral, including Environmental Impact Report No. 504, that:

- 25 1. The site is located in the Eastern Coachella Valley Area Plan (ECVAP). The Eastern
26 Coachella Valley Area Plan Land Use Map determines the extent, intensity, and locations
27 of land uses within the ECVAP.

28

- 1 2. The site currently has the following land use designations on the subject site: Light
2 Industrial” (Community Development Foundation Component), “Public Facilities”
3 (Community Development Foundation Component), and “Agriculture” (Agriculture
4 Foundation Component).
- 5 3. GPA No. 846 would change the ECVAP land use designation on the site from Light
6 Industrial and Public Facilities within the Community Development Foundation
7 Component, and from Agriculture within the Agriculture Foundation Component, to
8 Specific Plan No. 369, which is designated as a Community Development Specific Plan.
- 9 4. The site is bordered on the north by properties designated as Community Development –
10 Light Industrial and Community Development – Medium High Density Residential (0.5
11 acre minimum lot size); on the east by Open Space – Open Space – Water and Community
12 Development – Light Industrial; on the south by Agriculture – Agriculture; and on the west
13 by Agriculture – Agriculture and Community Development – Public Facilities.
- 14 5. The site is zoned A-2-20 (Heavy Agriculture – 20 Acre Minimum) and M-SC
15 (Manufacturing-Service Commercial).
- 16 6. The associated Change of Zone No. 7481 proposes to change the zoning on the site to SP
17 (Specific Plan Zone).
- 18 7. The site is bordered on the north by A-1-10 (Light Agriculture – 10 Acre Minimum) and
19 M-SC (Manufacturing – Service Commercial); on the west by M-SC (Manufacturing –
20 Service Commercial), M-H (Manufacturing – Heavy), and A-2-20 (Heavy Agriculture – 20
21 Acre Minimum); on the south by A-2-10 (Heavy Agriculture – 20 acre Minimum); and on
22 the east by M-SC (Manufacturing – Service Commercial) and W-1 (Watercourse,
23 Watershed & Conservation).
- 24 8. The 612.1-acre site currently is being used as agricultural lands.
- 25 9. Land uses surrounding the site include agricultural and rural land uses to the north, south
26 and southwest, with scattered residences and associated agricultural structures located to
27 the south, southwest, and to the north along Avenue 57. Adjacent to the west of the
28

1 Project site is the Jacqueline Cochran Regional Airport, and adjacent to the east of the site
2 is the Coachella Valley Stormwater Channel.

3 10. The following findings support the Entitlement/Policy Amendment:

4 a. The proposed change does not involve a change in or conflict with 1) the Riverside
5 County Vision, 2) any General Plan Principle, and 3) any Foundation Component
6 designation of the General Plan.

7 b. The proposed entitlement//policy amendment includes 82.13 acres of Community
8 Development property that is proposed to be modified to Medium Density Residential
9 (MDR) (2-5 d.u.'s/ac) and Open Space Recreation (OS:R). More specifically the 30.22
10 acres of Public Facilities (PF) (<0.60 FAR) is no longer under public ownership and it no
11 longer serves a public purpose. The property is a former waste disposal facility under the
12 ownership of County Waste Management. The property was purchased by a private party
13 in 2044 to the current owner, Agri-Empire with the intention of inclusion within the
14 Specific Plan. The property under the Public Facilities designation is no longer necessary
15 as a waste facility as it has reached capacity and was closed in 1972. Under the Specific
16 Plan, the proposed use for this property will be a public use park to facilitate the
17 recreational component of the Specific Plan. The end use of waste facilities are typically
18 considered for recreational uses. For example, the Double Butte landfill in Western
19 Riverside County along Pigeon Pass Road is currently being converted to a public park
20 after remediation takes place. The loss of 30.22 acres of public facility designation
21 property that is no longer under public ownership and can no longer be used for a public
22 facility purpose will not conflict, but rather will enhance the Riverside County Vision by
23 providing safe and healthy recreational areas for Riverside County residents. The proposed
24 change will not conflict with any General Plan Principle given the facts listed herein. In
25 addition, the Specific Plan is proposed as a Community Development Specific Plan,
26 therefore the conversation from Public Facilities to Specific Plan is within the same
27 General Plan Foundation and therefore does not propose a conflict with a General Plan
28 Foundation.

1 c. The second component of the entitlement/policy amendment proposes to modify
2 51.91 acres of Light Industrial (LI) (0.20 – 0.35 FAR) designated property to Medium
3 Density Residential (MDR) (2-5 d.u.'s/ac). The property was designated as Light
4 Industrial as part of the 2003 General Plan for the purposes of contributing industrial
5 related activities to the Jaqueline Cochran Airport which is owned by the County of
6 Riverside. However, as a result of economic conditions the expansion of the airport has
7 been all but eliminated, which has reduced the need for additional Light Industrial acreage
8 that surrounds the Regional Airport. The proposed modification to change the 51.91 acres
9 of Light Industrial property to Medium Density Residential for inclusion in the Specific
10 Plan will no conflict with the Riverside County Vision for this property as the vision for
11 the Light Industrial area has changed due to change in circumstances as referenced above.
12 In addition, the proposed modification will not conflict with any General Plan principle
13 due to the change in circumstances as listed above. The Specific Plan is proposed as a
14 Community Development Specific Plan; therefore the conversation from Public Facilities
15 to Specific Plan is within the same General Plan Foundation and therefore does not
16 propose a conflict with a General Plan Foundation.

17 d. The proposed entitlement/policy amendment would not be detrimental to the
18 purposes of the General Plan because the existing Land Use Designation cannot be realized
19 in its current form. As stated in the ECVAP, Policies 8.1, 8.5, and 8.6, Industrial related
20 activities that are related to agricultural operations or those uses that are related to and
21 compliment the Jaqueline Cochran Airport are most appropriate for the proposed area.
22 Due to the rising cost of water to irrigate farm crops and the lack of airport expansion due
23 to high infrastructure cost, fuel cost, and the general state of the economy, only those uses
24 that are discouraged by the ECVAP are likely to occur. These uses are detailed within
25 ECVAP Policies 8.2 through 8.5 and have been found inappropriate for the economic
26 viability of the Eastern Coachella Valley. In addition, these uses have the potential to
27 present conflicts with surrounding land uses and existing uses within the desert
28 communities.

1 e. Special circumstances and conditions have emerged that were unanticipated in
2 preparing the General Plan. The College of the Desert extension campus is being funded
3 by Measure B Bond funds approved by Community College District voters in February
4 2004 which provided a mandate for the construction of academic and administrative
5 facilities to support the existing College of the Desert infrastructure. This is a change in
6 circumstances that has occurred subsequent from the adoption of the General Plan.

7 f. The Land Use changes recently approved within the Kohl Ranch Specific Plan,
8 which include a variety of Medium, Medium High, and High Density Land Uses as well as
9 commercial and industrial land uses constitute new and changed circumstances that
10 provide justification for an alternative land use vision for the Eastern Coachella Valley
11 Area Plan, a vision in which the Project is attaining with the proposed modifications to the
12 General Plan. The changes do illustrate the surrounding community is changing in ways
13 that were not anticipated in the 2003 General Plan.

14 11. The following findings support the Agricultural Foundation Amendment:

15 a. The proposed Agriculture General Plan Amendment would contribute to the
16 achievement of the purposes of the General Plan, or, at a minimum, not be detrimental to
17 them based on the site's proximity to the Jackie Cochran Airport, the new College of the
18 Desert extension campus, and its close access to Highway 86s.

19 b. The Agricultural Foundation change of the proposed amendment is not detrimental
20 to the purposes of the General Plan. The intent of the Agricultural Foundation is to protect
21 the Agricultural industry in the County. The General Plan uses a seven (7) percent
22 threshold before the Agricultural Commission review is required, every two and one half
23 years seven percent would require review and recommendation by an Agriculture Task
24 Force. The Agriculture Commission is composed of members of the Agriculture industry.
25 The seven percent threshold is applied as the project is scheduled for discretionary action
26 by the Board of Supervisors. A review by the Agricultural Task Force may be required, at
27 the discretion of the Board. As of July 2010, 7% of all the agriculturally designed land in
28 Eastern Coachella Valley and Western Coachella Valley Area Plans amounted to 7,894.5

1 acres. Only 502.7 acres have been converted so far in this 2 ½ year cycle. Therefore, a
2 review of the proposed Amendment is not required by the General Plan.

3 12. The proposed General Plan amendments will not be detrimental to public health, safety,
4 and welfare.

5 13. The proposed amendments are consistent with the policies of the Eastern Coachella Valley
6 Area Plan and with all policies of the Riverside County General Plan, as adopted on
7 October 7, 2003.

8 14. The following potentially significant environmental impacts associated with the proposed
9 amendment and related cases (Specific Plan No. 369, Change of Zone No. 7481, General
10 Plan Amendment No. 889, Agricultural Preserve Contract Cancellation No. 1001, and
11 Agricultural Preserve Contract Cancellation No. 1002) were identified in Environmental
12 Impact Report No. 504:

13 a. Biological Resources, Cultural Resources, Geology and Soils, Noise, Population
14 and Housing, Recreation and Parks, and Utilities and Service Systems. These impacts will
15 be avoided or substantially lessened (reduced to a level of insignificance) by the
16 mitigations measures listed in Board of Supervisors' Resolution No. 2012-025 Certifying
17 Environmental Impact Report No. 504 and Adopting Specific Plan No. 369 (Thermal 551),
18 a copy of which is attached hereto and incorporated herein by reference in its entirety.

19 b. Environmental Impact Report No. 504 also addressed potential impacts on Land
20 Use and Planning, Agriculture, Air Quality, and Circulation and Traffic which will be only
21 partially avoided or lessened by the mitigation measures listed in Resolution No. 2012-
22 025. According, overriding findings were prepared in Resolution No. 2012-025 which are
23 incorporated herein by reference.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** Environmental
25 Impact Report No. 504 ("EIR") and finds that the EIR has been completed in compliance with CEQA and
26 that the EIR was presented to, reviewed, and considered by the Board of Supervisors prior to rendering its
27 decision and that the EIR reflects the independent judgment and analysis of the Board of Supervisors.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the findings
2 required by Public Resources Code Section 21081 with respect to each of the significant environmental
3 impacts of the project identified in the EIR, including the Statement of Overriding Considerations which
4 are set forth in Resolution 2012-025 and incorporated herein by reference.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
6 on this matter, including Environmental Impact Report No. 504, that it **ADOPTS** General Plan
7 Amendment No. 846 from "Agriculture (AG)," "Light Industrial (LI)," and "Public Facilities (PF)" to
8 "Specific Plan (S-P)" on approximately 612.1 acres as described herein and as shown on the exhibit
9 entitled "GPA00846, EXHIBIT 6."

10 **C. General Plan Amendment No. 889 (GPA No. 889)** is a proposal to amend the Riverside
11 County General Plan Circulation Element to downgrade Avenue 58 between Polk Street and Orange
12 Avenue from a Major Highway to a Secondary Highway and eliminate the segment of Avenue 58 from
13 Orange Avenue to Fillmore Street from the General Plan Circulation Element entirely as identified in
14 Exhibit "A". GPA No. 889 is associated with Specific Plan No. 369, Change of Zone No. 7481, General
15 Plan Amendment No. 846, Agricultural Preserve Contract Cancellation No. 1001, and Agricultural
16 Preserve Contract Cancellation No. 1002, which were considered concurrently with General Plan
17 Amendment No. 889 at the public hearings before the Planning Commission and the Board of
18 Supervisors. The Planning Commission recommended approval of GPA No. 889 on September 15, 2010
19 and the Board of Supervisors tentatively adopted GPA No. 889 on July 26, 2011. Resolution No. 2012-
20 025 Certifying Environmental Impact Report No. 504 and Adopting Specific Plan No. 369 (Thermal 551),
21 a copy of which is attached hereto and incorporated herein by reference, was adopted by the Board of
22 Supervisors on January 10, 2012. Resolution No. 2012-026 Approving Agricultural Preserve Contract
23 Cancellation No. 1002, Issuing Certificate of Tentative Cancellation and Disestablishing Agricultural
24 Preserve No. 62, a copy of which is attached hereto and incorporated herein by reference, was adopted by
25 the Board of Supervisors on January 10, 2012. Resolution No. 2012-027 Approving Agricultural
26 Preserve Contract Cancellation No. 1001, Issuing Certificate of Tentative Cancellation and Diminishing
27 Agricultural Preserve No. 18, a copy of which is attached hereto and incorporated herein by reference,
28 was adopted by the Board of Supervisors on January 10, 2012.

1 Specific Plan No. 369 (Thermal 551, "SP No. 369") proposes to establish a master-planned
2 residential community on the 612.1-acre site, which includes 231.6 acres of "Medium Density Residential
3 (MDR)" (905 dwelling units), 147.6 acres of "Medium-High Density Residential (MHDR)" (923
4 dwelling units), 59.5 acres of "High Density Residential (HDR)" (526 dwelling units), 111.0 acres of
5 "Open Space – Recreation (OS-R)", 40.2 acres of "Open Space – Water (OS-W)", and 2.5 acres of
6 "Public Facilities (PF)", and 56.9 acres of roadways. Change of Zone No. 7481 proposes to change the
7 existing zoning classifications of A-2-20 (Heavy Agriculture – 20 Acre Minimum) and M-SC
8 (Manufacturing-Service Commercial) to Specific Plan Zone (S-P). The Specific Plan zoning
9 classification would establish those development standards required to implement SP No. 369.
10 Agricultural Preserve Contract Cancellation No. 1001 ("AG No. 1001") would withdraw land under
11 Assessor Parcel Numbers 757-090-(007 and 020) from Coachella Valley Agricultural Preserve No. 18,
12 Map No. 132, and would cancel the Land Conservation Contract dated January 1, 1971 and recorded
13 February 24, 1971, as Instrument No. 18027. Approval of AG No. 1001 would also diminish the
14 Coachella Valley Agricultural Preserve No. 18, Map No. 132. Agricultural Preserve Contract
15 Cancellation No. 1002 ("AG No. 1002") would withdraw land under Assessor Parcel Numbers 757-210-
16 (004, 005, 015) from Coachella Valley Agricultural Preserve No. 62, Map No. 298, and would cancel the
17 Land Conservation Contract dated January 1, 1974, and recorded February 28, 1974, as Instrument No.
18 23563. Approval of AG No. 1002 would also terminate the entire Coachella Valley Agricultural Preserve
19 No. 62; Map No. 298.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
21 on this matter, both written and oral, including Environmental Impact Report No. 504, that:

- 22 1. The Circulation Element of the General Plan determines the extent, intensity, and location
23 of General Plan Roadways.
- 24 2. The proposed amendment would change the Circulation Element designation for Avenue
25 58 between Polk Street and Orange Avenue from a Major Highway to a Secondary
26 Highway and would eliminate the segment of Avenue 58 from Orange Avenue to Fillmore
27 Street from the General Plan Circulation Element entirely, as shown on Exhibit A, which is
28 attached hereto and incorporated herein by reference.

- 1 3. GPA No. 889 is associated with GPA No. 846. GPA No. 846 proposes to change the
2 ECVAP land use designation on the site from Light Industrial and Public Facilities within
3 the Community Development Foundation Component, and from Agriculture within the
4 Agriculture Foundation Component, to Specific Plan No. 369, which is designated as a
5 Community Development Specific Plan.
- 6 4. The site associated with this circulation amendment is bordered on the north by properties
7 designated as Community Development – Light Industrial and Community Development –
8 Medium High Density Residential (0.5 acre minimum lot size); on the east by Open Space
9 – Open Space – Water and Community Development – Light Industrial; on the south by
10 Agriculture – Agriculture; and on the west by Agriculture – Agriculture and Community
11 Development – Public Facilities.
- 12 5. The site associated with this circulation amendment is currently zoned A-2-20 (Heavy
13 Agriculture – 20 Acre Minimum) and M-SC (Manufacturing-Service Commercial).
- 14 6. The associated Change of Zone No. 7481 proposes to change the zoning on the site to SP
15 (Specific Plan Zone).
- 16 7. The site associated with this circulation amendment is bordered on the north by A-1-10
17 (Light Agriculture – 10 Acre Minimum) and M-SC (Manufacturing – Service
18 Commercial); on the west by M-SC (Manufacturing – Service Commercial), M-H
19 (Manufacturing – Heavy), and A-2-20 (Heavy Agriculture – 20 Acre Minimum); on the
20 south by A-2-10 (Heavy Agriculture – 20 acre Minimum); and on the east by M-SC
21 (Manufacturing – Service Commercial) and W-1 (Watercourse, Watershed &
22 Conservation).
- 23 8. The 612.1-acre site associated with this circulation amendment is currently being used as
24 agricultural lands.
- 25 9. Land uses surrounding the site include agricultural and rural land uses to the north, south
26 and southwest, with scattered residences and associated agricultural structures located to
27 the south, southwest, and to the north along Avenue 57. Adjacent to the west of the
28

1 Project site is the Jacqueline Cochran Regional Airport, and adjacent to the east of the site
2 is the Coachella Valley Stormwater Channel.

3 10. The following findings support the Circulation Element Amendment:

4 a. The proposed change does not involve a change in or conflict with 1) the Riverside
5 County Vision, 2) any General Plan Principle, and 3) any Foundation Component
6 designation of the General Plan.

7 b. The proposed Circulation Amendment will not create a conflict with the Riverside
8 County Vision or a General Plan Principle for the ECVAP because the essential function
9 of Avenue 58 will remain intact. The intent of this roadway is to provide efficient
10 transportation service in an east/west direction from Polk Street to Orange Avenue. The
11 Specific Plan will be required to construct Orange Street as a major collector through the
12 Specific Plan from Avenue 58 to Avenue 60 and will expand Avenue 59 as a major
13 east/west connection between Polk and Fillmore Streets. The vision of the General Plan or
14 any Principle thereto will not be compromised by the proposed project as efficient and
15 accessible public transportation is retained by the project design. The proposed amendment
16 has been analyzed through a traffic study, which demonstrated that the proposed roadway
17 network would provide acceptable levels of service under General Plan build-out
18 conditions. The proposed Circulation does not involve a change to any Land Use
19 Foundation. Therefore, the project will not pose a change or conflict with any Foundation
20 Component.

21 c. The proposed amendment would either contribute to the achievement of the
22 purposes of the General Plan, or, at a minimum, would not be detrimental to them.

23 d. The proposed entitlement/policy amendment would not be detrimental to the
24 purposes of the General Plan because the existing Land Use Designation cannot be realized
25 in its current form. As stated in the ECVAP, Policies 8.1, 8.5, and 8.6, Industrial related
26 activities that are related to agricultural operations or those uses that are related to and
27 compliment the Jaqueline Cochran Airport are most appropriate for the proposed area.
28 Due to the rising cost of water to irrigate farm crops and the lack of airport expansion due

1 to high infrastructure cost, fuel cost, and the general state of the economy, only those uses
2 that are discouraged by the ECVAP are likely to occur. These uses are detailed within
3 ECVAP Policies 8.2 through 8.5 and have been found inappropriate for the economic
4 viability of the Eastern Coachella Valley. In addition, these uses have the potential to
5 present conflicts with surrounding land uses and existing uses within the desert
6 communities and would be discouraged from establishing within the valley.

7 e. Special circumstances and conditions have emerged that were unanticipated in
8 preparing the General Plan. The College of the Desert extension campus is being funded
9 by Measure B Bond funds approved by Community College District voters in February
10 2004 which provided a mandate for the construction of academic and administrative
11 facilities to support the existing College of the Desert infrastructure. This is a change in
12 circumstances that has occurred subsequent from the adoption of the General Plan.

13 f. Additional special circumstances are included in the Land Use changes recently
14 approved within the Kohl Ranch Specific Plan (SP No. 303A2), which include a variety of
15 Medium, Medium High, and High Density, Commercial, and Industrial Land Uses
16 constitute new and changed circumstances that provide justification for an alternative land
17 use vision for the Eastern Coachella Valley Area Plan, a General Plan Vision in which the
18 Project is attaining with the proposed modifications to the General Plan. The changes do
19 illustrate the surrounding community is changing in ways that were not anticipated in the
20 2003 General Plan.

- 21 11. The proposed General Plan amendment will not be detrimental to public health, safety, and
22 welfare.
- 23 12. The proposed amendment is consistent with the policies of the Eastern Coachella Valley
24 Area Plan and with all policies of the Riverside County General Plan, as adopted on
25 October 7, 2003.
- 26 13. The following potentially significant environmental impacts associated with the proposed
27 amendment and related cases (Specific Plan No. 369, Change of Zone No. 7481, General
28 Plan Amendment No. 846, Agricultural Preserve Contract Cancellation No. 1001, and

1 Agricultural Preserve Contract Cancellation No. 1002) were identified in Environmental
2 Impact Report No. 504: Biological Resources, Cultural Resources, Geology and Soils,
3 Noise, Population and Housing, Recreation and Parks, and Utilities and Service Systems.
4 These impacts will be avoided or substantially lessened (reduced to a level of
5 insignificance) by the mitigations measures listed in Board of Supervisors' Resolution No.
6 2012-025 Certifying Environmental Impact Report No. 504 and Adopting Specific Plan
7 No. 369 (Thermal 551), a copy of which is attached hereto and incorporated herein by
8 reference in its entirety. Environmental Impact Report No. 504 also addressed potential
9 impacts on Land Use and Planning, Agriculture, Air Quality, and Circulation and Traffic
10 which will be only partially avoided or lessened by the mitigation measures listed in
11 Resolution No. 2012-025. According, overriding findings were prepared in Resolution No.
12 2012-025 which are incorporated herein by reference.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** Environmental
14 Impact Report No. 504 ("EIR") and finds that the EIR has been completed in compliance with CEQA and
15 that the EIR was presented to, reviewed, and considered by the Board of Supervisors prior to rendering its
16 decision and that the EIR reflects the independent judgment and analysis of the Board of Supervisors.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the findings
18 required by Public Resources Code Section 21081 with respect to each of the significant environmental
19 impacts of the project identified in the EIR, including the Statement of Overriding Considerations which
20 are set forth in Resolution 2012-025 and incorporated herein by reference.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
22 on this matter, including Environmental Impact Report No. 504, that it **ADOPTS** General Plan
23 Amendment No. 889 to change the Circulation Element designation for Avenue 58 between Polk Street
24 and Orange Avenue from a Major Highway to a Secondary Highway and would eliminate the segment of
25 Avenue 58 from Orange Avenue to Fillmore Street from the General Plan Circulation Element entirely.

26 **D. General Plan Amendment No. 1107 (GPA1107)** is a proposal to amend the Land Use
27 Element by amending the Southwest Area Plan Policy Map to remove the subject property from the Valle
28 De Los Cabellos Policy Area and add the subject property to the Citrus/Vineyard Policy Area within the

1 Rural Foundation Component on an approximately 19.61 gross acre site, located easterly of De Portola
2 Road, northerly of Oak Mountain Road, and southerly of Galway Downs Drive. Rancho California zoning
3 district of the Third Supervisorial District, as show on the exhibit entitled "GPA01107 Proposed General
4 Plan, Exhibit 6," a copy of which is attached hereto and incorporated herein by reference. This
5 amendment is associated with Change of Zone No. 7444, Plot Plan No. 22271 and Environmental
6 Assessment No. 41137 which were considered concurrently with this amendment at the public hearings
7 before the Planning Commission and the Board of Supervisors. The Planning Commission recommended
8 approval of GPA No. 1107 on September 21, 2011 and the Board of Supervisors tentatively adopted GPA
9 No. 1107 on November 8, 2011. Change of Zone No. 7444 proposes to change the site's zoning
10 classification from Residential Agricultural - 10 Acre Minimum (R-A-10) to Citrus Vineyard (C/V). Plot
11 Plan No. 22271 proposes that the existing 7,829 square foot, two-story building, which includes a 3,456
12 square foot garage, be used as a winery, wine-sampling room, special occasion facility with catering, and
13 residence. Plot Plan No. 22271 proposes fifty (50) special occasions per year and 34 parking spaces.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
15 on this matter, both written and oral, including a including Environmental Assessment No. 41137, that:

- 16 1. The site is located in the Southwest Area Plan.
- 17 2. The Southwest Land Use Map determines the extent, intensity and location of land uses
18 within the Southwest Area Plan.
- 19 3. The site is currently designated Rural Residential (RR) (allowing 5 Acre Minimum lots) on
20 approximately 19.61 gross acres within the Rural Foundation Component.
- 21 4. General Plan Amendment No. 1107 proposes to amend the Southwest Area Plan Policy
22 Map to remove the subject property from the Valle De Los Cabellos Policy Area and add
23 the subject property to the Citrus/Vineyard Policy Area, both within the Rural Foundation
24 Component. The land use designation and foundation component the subject property will
25 not be changed by this amendment.
- 26 5. The site is bordered by properties designated as Rural Residential (R: RR) (allowing 5
27 Acre Minimum lots) within the Rural Foundation Component to the north, south, and east.
28

1 The site is bordered by properties designated as Agriculture (AG) (allowing 10 Acre
2 Minimum lots) within the Rural Foundation Component to the west.

3 6. The site is currently zoned Residential Agriculture (R-A) (10 Acre Minimum).

4 7. The site is surrounded by properties which are zoned Rural Residential (R-R) (1/2 acre
5 minimum), Residential (10 acre minimum) (R-A-10) to the south and east, and Citrus
6 Vineyard (C/V) (10 acre minimum) to the west.

7 8. The associated change of zone (CZ No. 7444) proposes to change the site's zoning
8 classification from Residential Agricultural - 10 Acre Minimum (R-A-10) to Citrus
9 Vineyard (C/V).

10 9. The associated Plot Plan No. 22271 proposes that the existing 7,829 square foot, two-story
11 building, which includes a 3,456 square foot garage, be used as a winery, wine-sampling
12 room, special occasions facility with catering, and residence. Plot Plan No. 22271
13 proposes fifty (50) special occasions per year and 34 parking spaces.

14 10. The surrounding land uses include scattered single-family residences to the north, east,
15 south, and west. Additionally, Oak Mountain Winery (PP21447) and Renzoni Winery
16 (PP22263) are located in the project vicinity.

17 11. General Plan Amendment No. 1107 does not involve a change in or conflict with the
18 Riverside County Vision. General Plan Amendment No. 1107, along with its associated
19 change of zone and plot plan, proposes to develop a winery and special events facility on
20 19.61 gross acres. GPA No. 1107 will alter the boundaries of two policy areas, the Valle
21 De Los Caballos Policy Area and the Citrus Vineyard Policy Area. The project proposes a
22 winery with special events which is a specific implementation of the General Plan, the
23 Southwest Area Plan, and more specifically the Citrus Vineyard Policy Area. The
24 proposed project was not in operation at the time the Citrus Vineyard Policy Area was
25 established and therefore was not included in the boundary of this policy area. Wineries
26 within the Citrus Vineyard Policy Area are an implementation of the General Plan vision
27 for this policy area. The proposed amendment conforms to the fundamental values stated
28 in the Riverside County Vision.

- 1 12. General Plan Amendment No. 1107 does not involve a change in or conflict with any
2 General Plan Principle. The proposed modification to remove the project site from the
3 boundaries of the Valle de los Cabellos Policy Area will not involve a change or create a
4 conflict with the Riverside County Vision or General Plan Principle because the project
5 site is greater suited for inclusion within the Citrus Vineyard Policy Area of the Southwest
6 Area Plan. Further inclusion of the project site within the Valle de los Cabellos Policy area
7 would no longer further the purposes of this policy area. While the project site does intend
8 to retain the ten (10) acre minimum lot size, the project site includes an operable winery.
9 The purposes of the General Plan and more specifically the Vision Statement of the
10 Southwest Area Plan state that California is still a major agricultural force and the
11 retention of agricultural production is a vital component to our local economy.
12 Furthermore, a diversified economy, like that of winery production and the job base that
13 follows the winery industry from harvesting, to bottling and labeling, to retail sales, and
14 special events provides a key component to the economy of Southwest Riverside County
15 and thus implements the vision of the Southwest Area Plan. Therefore, the General Plan
16 Amendment will enhance, rather than create a conflict with the Riverside County Vision.
- 17 13. The proposed modification to remove property from the Valle de los Cabellos Policy Area
18 and add property to the Citrus Vineyard Policy Area does not involve a change or conflict
19 with any Foundation Component.
- 20 14. The proposed amendment would either contribute to the achievement of the purposes of
21 the General Plan or, at a minimum, would not be detrimental to them. The proposed
22 amendment will enhance the purposes of the General Plan through enhancement of the
23 Citrus Vineyard Policy Area. The addition of winery production in the Temecula Wine
24 Country enhances the distinctiveness of this area and continues to ensure the rural lifestyle
25 and wine production in southwest Riverside County. The proposed amendment will
26 provide a benefit to the economy within Southwest Riverside County by the provision of
27 jobs and tax revenue while further enhancing the character of the Temecula Wine Country
28

1 which is combined in total provides a positive contribution to the General Plan, the
2 Southwest Area Plan, and the Citrus Vineyard Policy Area.

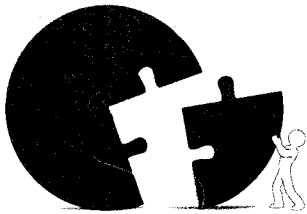
3 15. Special circumstances and conditions have emerged that were unanticipated in preparing
4 the General Plan. The project site and the operable winery have demonstrated that
5 agricultural production has continued throughout the Temecula Valley, even outside of the
6 Citrus Vineyard Policy Area. In March 2009, the Board of Supervisors took action to
7 initiate the Wine Country Community Plan, which is a comprehensive Planning effort to
8 encourage and retain quality agricultural and economic viability through the production of
9 wine and the retail establishments that are inclusive within this industry. Since the
10 adoption of the General Plan, the Temecula Wine Country has grown beyond previous
11 expectations and the County is in development of an overall planning strategy to
12 accommodate this growth in an efficient manner that also maintains the rural character of
13 the community and preserves the unique lifestyle embodied within the community.

14 16. The proposed amendment will protect public health, safety and welfare through project
15 design.

16 17. The proposed amendment is consistent with the goals and policies of the Southwest Area
17 Plan and with all policies of the Riverside County General Plan.

18 18. The proposed amendment is compatible with the present and future logical development of
19 the area.

20 19. The findings of the initial study performed pursuant to Environmental Assessment No.
21 41137, a copy of which is attached hereto, are incorporated herein by reference. The
22 Environmental Assessment determined that the proposed general plan amendment,
23 associated change of zone and plot plan ("the project") could have impacts on, or be
24 impacted by, Biological Resources and Hydrology and Noise. However, it was determined
25 that these impacts were less than significant or would be mitigated to a level of non-
26 significance through the application of adopted County Ordinances and through the
27 measures indicated in the initial study. The initial study concluded that the project, as
28 mitigated, would not have a significant effect on the environment.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

4228

DATE: December 28, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: RESOLUTION NO. 2012 – 018 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – THIRD CYCLE OF GENERAL PLAN AMENDMENTS (LAND USE ELEMENT) FOR 2011 (GPA'S 846, 889, 897 and 1107.

(Charge your time to these case numbers)

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

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

Designate Newspaper used by Planning Department for Notice of Hearing:
COUNTY WIDE - Press Enterprise and Desert Sun

Need Director's signature by 12/28/2011
Please schedule on the 01/10/2012 BOS Agenda

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

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG4626, 04641, 04532, 05038)

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

JAN 10 2012 3.55

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

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

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 12, 2011

REVIEWED BY EXECUTIVE OFFIC

DATE

Tina Grande

Departmental Concurrence

SUBJECT: AGRICULTURAL PRESERVE NO. 1001, AGRICULTURAL PRESERVE NO. 1002, ENVIRONMENTAL IMPACT REPORT NO. 504, SPECIFIC PLAN NO. 369, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481 – Certify an Environmental Impact Report – Applicant: Brookfield California Land Holdings - Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) (10 Acre Minimum), Community Development: Public Facilities (CD:PF) (less than 0.60 Floor to Area Ratio) and Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor to Area Ratio) – Location: Southerly of Avenue 57, westerly of Fillmore Street, northerly or Avenue 60 and easterly of Polk Street – 612.1 Gross Acres - Zoning: Heavy Agriculture - 20 Acre Minimum (A-2-20), Manufacturing Service Commercial (M-SC) – **REQUEST: Agricultural Preserve No. 1001** proposes to diminish Coachella Valley Agricultural Preserve No. 18 and cancel the associated land conservation contract on a portion of the site consisting of two parcels totaling 52 gross acres. **Agricultural Preserve No. 1002** proposes to disestablish Coachella Valley Agricultural Preserve No. 62 and cancel the associated land conservation contract on a portion of the project site consisting of three parcels totaling 131 gross acres. The **Environmental Impact Report** has analyzed the impacts of the project. The **Specific Plan** proposes a master-planned community on 612.1 acres supporting traditional single-family residential, multi-family residential, and open space land uses including recreational parks and drainage areas. The Specific Plan proposes 2,354 residential dwelling units, a 45.3 acre public park, a private clubhouse on 4 acres, a covered irrigation storage pond, and regional trails.

Frank Coyle, Deputy Director for

Carolyn Syms Luma
Planning Director

Initials:
CSL:vc

(continued on attached pages)

Policy

Consent

Dep't Rec
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

The Honorable Board of Supervisors

Re: AGRICULTURAL PRESERVE NO. 1001, AGRICULTURAL PRESERVE NO. 1002, ENVIRONMENTAL IMPACT REPORT NO. 504, SPECIFIC PLAN NO. 369, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481

Page 2 of 4

The overall project density ranges from 2 to 14 D.U./Ac. In addition, the Specific Plan designates 2.5 acres for an electrical substation and 46 acres for major roadway improvements. **General Plan Amendment No. 846 (Land Use)** proposes to amend the Riverside County General Plan Land Use Element as it applies to the 612.1 acre project site by changing the Land Use designations from Agriculture (AG), Public Facility (PF), and Light Industrial (LI) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space - Recreation (OS-R) and Open Space - Water (OS-W), as reflected on the proposed Land Use Plan. **General Plan Amendment No. 889 (Circulation)** proposes to amend the Circulation Element of the General Plan to 1) downgrade 58TH Avenue between Polk Street and Orange Avenue from a Major Highway (118' right-of-way) to a Secondary Highway (100' right-of-way), and 2) eliminate the segment of 58TH Avenue from Orange Avenue to Fillmore Street from the General Plan Circulation Element entirely. The **Change of Zone** proposes to change the site's zoning designation from Heavy Agriculture (A-2-20) and Manufacturing-Service Commercial (M-SC) to Specific Plan (SP), and to amend Ordinance No. 348 to incorporate the Specific Plan zoning standards.

RECOMMENDED MOTION:

1) THE PLANNING DIRECTOR RECOMMENDS TO THE BOARD OF SUPERVISORS:

APPROVAL of AGRICULTURAL PRESERVE CASE NO. 1001, a proposal to diminish Coachella Valley Agricultural Preserve No. 18 and cancel the associated land conservation contract as depicted on Map No. 1001, subject to the Conditions of Approval and based on the findings and conclusions contained in Attachment No. 1; and,

APPROVAL of AGRICULTURAL PRESERVE CASE NO. 1002, a proposal to disestablish Coachella Valley Agricultural Preserve No. 62 and cancel the associated land conservation contract as depicted on Map No. 1002, subject to the Conditions of Approval and based on the findings and conclusions contained in Attachment No. 1; and,

2) AT THE SEPTEMBER 10, 2010 PLANNING COMMISSION HEARING, THE PLANNING DEPARTMENT RECOMMENDED APPROVAL; and THE PLANNING COMMISSION RECOMMENDS:

TENTATIVE CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 504, which has been completed in compliance with the EIR Guidelines and CEQA, pending final adoption of Resolution 2011-082 for EIR504 and SP369; and,

TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 846 amending the Land Use designation for the subject property from Agriculture (AG), Public Facility (PF), and Light Industrial (LI) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space - Recreation (OS-R) and Open Space - Water (OS-W), as reflected on the proposed Land Use Plan, pending final adoption of the General Plan Resolution by the Board of Supervisors; and,

The Honorable Board of Supervisors

Re: AGRICULTURAL PRESERVE NO. 1001, AGRICULTURAL PRESERVE NO. 1002, ENVIRONMENTAL IMPACT REPORT NO. 504, SPECIFIC PLAN NO. 369, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481

Page 3 of 4

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 889** to amend the Circulation Element of the General Plan to 1) downgrade 58TH Avenue between Polk Street and Orange Avenue from a Major Highway (118' right-of-way) to a Secondary Highway (100' right-of-way), and 2) eliminate the segment of 58TH Avenue from Orange Avenue to Fillmore Street from the General Plan Circulation Element entirely, pending final adoption of the General Plan Resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 369**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report, pending final adoption of Resolution 2011-082 for EIR504 and SP369; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7481**, amending the zoning classification for the subject property from Heavy Agriculture (A-2-20) and Manufacturing-Service Commercial (M-SC) to Specific Plan (SP) and to amend Ordinance No. 348 to incorporate the Specific Plan zoning standards pending final adoption of the zoning ordinance by the Board of Supervisors.

BACKGROUND:

Specific Plan No. 369, General Plan Amendment Nos. 846 and 889, and Change of Zone No. 7481 are being processed concurrently with two Agricultural Preserve cases. The Environmental Impact Report studied the impacts of the Agricultural Preserve cases in addition to the accompanying entitlements. The Specific Plan and accompanying entitlements constitute the applicant's proposed alternative land use of the site upon cancellation of the current land conservation contracts and diminishment/disestablishment of the parcels from the affected agricultural preserves. The Specific Plan proposes a master-planned community on 612.1 acres supporting traditional single-family residential, multi-family residential and open space land uses including recreational parks and drainage areas. The Specific Plan proposes 2,354 residential dwelling units, a 45.3 acre public park, a private clubhouse on 4 acres, a covered irrigation storage pond, and regional trails.

Brookfield California Land Holdings, LLC, is requesting consideration of two Agricultural Preserve Cases, Agricultural Preserve Case No. 1001 (AG01001) and Agricultural Preserve Case No. 1002 (AG01002).

AG01001 proposes to diminish Coachella Valley Agricultural Preserve No. 18, Map No. 132, and cancel the land conservation contract as it applies to a portion of the Specific Plan (which is the alternate proposed land use) site consisting of two parcels totaling 52 gross acres of the 612.1 gross acre subject site. On April 23, 2008, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered an application to diminish Coachella Valley Agricultural Preserve No. 18, Map No. 132, as depicted on Map No. 1001.

AG01002 proposes to disestablish Coachella Valley Agricultural Preserve No. 62, Map No. 298, and cancel the land conservation contract as it applies to a portion of the Specific Plan site consisting of three parcels totaling 131 gross acres of the 612.1 gross acre subject site. On April 23, 2008, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC)

The Honorable Board of Supervisors

Re: AGRICULTURAL PRESERVE NO. 1001, AGRICULTURAL PRESERVE NO. 1002, ENVIRONMENTAL IMPACT REPORT NO. 504, SPECIFIC PLAN NO. 369, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481

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considered an application to disestablish Coachella Valley Agricultural Preserve No. 62, Map No. 298, as depicted on Map No. 1002.

Pursuant to Government Code Section 51284.1, a copy of the complete application for tentative cancellation was submitted to the State Department of Conservation (SDC) for a mandatory 30-day review and comment period. Staff received no responses. Appraisals are attached to this Form 11.

CAPTAC recommended DENIAL of the proposed diminishment and disestablishment citing that the cancelation was not consistent with the provisions of the Agricultural Land Conservation Act of 1965; however, the Planning Department does not concur with CAPTAC's conclusion and is recommending APPROVAL of the diminishment, the disestablishment, and cancellation of the associated land conservation contracts, based on the findings and conclusions found in Attachment No. 1.

Additionally, the following Conditions of Approval were added after the Planning Commission Hearing:

30.Planning.35 through 37 have been added to address concerns by CVWD. Previously this was all one Condition of Approval, but it has been separated into three conditions to allow applicants to address the CVWD concerns at different milestones within the project.

30.Planning.38 through 45 have been added to address the Agriculture Preserve issues which the Planning Commission have no jurisdiction over.

30.Planning.46 through 48 regarding tile drains have been added. These were added to maintain consistency with surrounding entitlements. The conditions were added as a result of discussions at the Planning Commission.

30.Planning.49 was added during the Planning Commission Hearings to address affordable housing needs.

100.Planning.4 was revised based on direction from the Planning Commission to eliminate an undercrossing and add a requirement for fencing along both sides of the street that bisects the park in Planning Area 22.

ATTACHMENT NO. 1
January 3, 2011

AGRICULTURAL PRESERVE CASE NO. 1001 and 1002 (AG01001 and AG01002)

CONDITIONS OF APPROVAL for Agriculture Preserve Case No. 1001 and 1002 (AG01001 and AG01002):

The applicant shall comply with the following conditions prior to issuance of each individual Certificate of Final Cancellation as outlined in Government Code Section 51283.4:

1. The cancellation fee of \$129,750.00 for AG1001 and \$327,500.00 for AG1002 shall be paid; and,
2. All conditions necessary for the County to issue grading permits for any portion of Specific Plan No. 369 shall have been met.
3. The landowner shall notify the Board of Supervisors when all conditions and contingencies enumerated in the Certificate of Tentative Cancellation have been satisfied.

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

FINDINGS for Agricultural Preserve Case No. 1001 (AG01001):

1. A 52 gross acre portion of the 612.1 gross acre site is subject to an agricultural preserve contract.
2. The site is southerly of Avenue 57, westerly of Fillmore Street, northerly or Avenue 60 and easterly of Polk St in the Coachella Valley Area of eastern Riverside County.
3. The project site is currently vacant.
4. According to the Natural Resource Conservation Service, the soils Capability Classification as indicated in the USDA Soil Survey for Eastern Riverside County indicates that the site is one hundred (100) percent within Class III, Class IV, and Class VI.
5. D.D. Dunlap Trust and Dorothy Dunlap Trust entered into a land conservation contract with the County of Riverside for land within Coachella Valley Agricultural Preserve No. 18. This contract is dated January 1, 1971 and was recorded on February 24, 1971 as Instrument No. 18027 in the Office of the County Recorder of Riverside, California.

ATTACHMENT NO. 1
January 3, 2011

AGRICULTURAL PRESERVE CASE NO. 1001 and 1002 (AG01001 and AG01002)

6. The subject parcels affected by the proposed diminishment are included under this single contract.
7. The cancellation is for land on which a Notice of Non-Renewal has been served pursuant to Section 401 of the Rules and Regulations Governing Agricultural Preserves in Riverside County and Government Code Section 51245. A Notice of Non-Renewal was filed with the Planning Department on March 8, 2007, and was recorded by the Riverside County Clerk and Recorder on March 12, 2007 as Instrument No. 2007-0167248. Accordingly, the Board, by a majority of its members, finds that the cancellation is for land on which a notice of non-renewal has been served.
8. Pursuant to the owner's notice of non-renewal submitted on March 8, 2007, the land conservation contract on the subject parcels will expire on March 8, 2017 (GC§51245 and R&T Code §426(c)).
9. Specific Plan No. 369 and accompanying entitlements are being processed with this Agricultural Preserve case. Specific Plan No. 369 and accompanying entitlements constitute the applicant's proposed alternative land use of the site upon cancellation of the current land conservation contract and diminishment of the parcels from the affected agricultural preserve. The Specific Plan proposes a master-planned community on 612.1 acres supporting traditional single-family residential, multi-family residential and open space land uses including recreational parks and drainage areas. The Specific Plan proposes 2,354 residential dwelling units, a 45.3 acre public park, a private clubhouse on 4 acres, a covered irrigation storage pond, and regional trails.
10. Upon approval of Specific Plan No. 369 and accompanying entitlements, the proposed alternative use will be consistent with the existing Riverside County General Plan and the proposed zoning.
11. The cancellation fee was determined by the Riverside County Assessor's Office to be \$129,750.00.
12. The cancellation of the contract for the identified 52 gross acres (of the Specific Plan's 612.1 gross acres) is in the public interest, because it would further implement the Board sponsored redevelopment vision for the area as envisioned by the South Valley Implementation Program (SVIP). The alternative land uses that will be developed will be an economic benefit for the SVIP Area and the Coachella Valley, as a whole.
13. The cancellation is not likely to result in the removal of adjacent lands from agricultural use, beyond that which is already planned for the area. The Board of

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Supervisors have approved a number of actions intended to create an advanced planning effort (commonly referred to as the South Valley Implementation Program or SVIP) designed to address the transitioning nature of the area south of the Jacqueline Cochran Airport from agriculture to urban uses. This project is at the northern boundary of this effort, and is one of the first implementation steps of the larger advanced planning, Board authorized, vision for the area.

- a. On February 7, 2006 the Board of Supervisors directed staff to develop a South Valley Implementation Program and Community Facilities Phasing and Funding Strategy. This program is intended to comprehensively study and ensure desirable land use, transportation and community facilities needs to foster a sustainable, well-planned and livable community in this newly developing area of the county. (BOS Agenda Item 3.45; February 7, 2006)
- b. A subsequent Board Directive initiated a General Plan Amendment for the SVIP and initiation of a Road and Bridges Benefit District (BOS Agenda Item 3.59; June 26, 2007)
- c. The Board actions to further a planned transition to the area are supported by approved and partially constructed developments that fall within the boundaries of the SVIP area. The approval of these projects was intended to further the vision and goals of the SVIP. Such projects include the Panorama Specific Plan (SP362) and Kohl Ranch Specific Plan (SP303) revisions.
- d. In 1990, due to the close proximity to the airport, the County rezoned a number of parcels (including AG01001 subject parcels) surrounding the airport to Industrial Park (IP), General Commercial (C-1/C-P), Scenic Highway Commercial (C-P-S) and Manufacturing – Service Commercial (M-SC) to support future airport and interstate land uses.
- e. In 2003 Riverside County General Plan designated Land Uses on the subject parcels and to the north and northeast Light Industrial – Community Development (LI-CD), to the northwest Medium High Density Residential – Community Development (MHDR-CD), and to the west Public Facilities.
- f. With sponsorship by the County Economic Development Department, the Board of Supervisors approved the Thermal and Jacqueline Cochran Airport Redevelopment Area to address blighted conditions in the area including the project site.

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14. Infrastructure for the area is available near the site; furthermore, the streets for the area have been conditioned to be constructed for this and other projects consistent with the provisions of the South Valley Implementation Program (SVIP) and the proposed Road and Bridged benefit District intended to implement the SVIP.

CONCLUSIONS for Agricultural Preserve Case No. 1001 (AG01001):

1. The cancellation is for land on which a notice of non-renewal has been served.
2. The cancellation will not result in the removal of adjacent lands from agricultural use beyond that already envisioned by the Board of Supervisors and the General Plan. Therefore, though the removal of adjacent lands from agricultural use may occur, such removal would not be a direct consequence of Project implementation or the proposed cancellation. Rather, the proposed cancellation would enable implementation of the vision proposed for the area. Accordingly, the Board, by a majority of its members, finds that the proposed cancellation is not likely to result in the removal of adjacent lands from agricultural use.
3. The cancellation is for an alternative use which will be consistent with the applicable provisions of the County General Plan upon project approval.
4. The cancellation will not result in discontinuous patterns of urban development, as the proposed alternative use implements the SVIP.
5. Development of the contracted land would provide more contiguous patterns of development than development of proximate non-contracted land by promoting the logical extension of infrastructure and development in the area.

FINDINGS for Agricultural Preserve Case No. 1002 (AG01002):

1. A portion of the 612.1 gross acre site is subject to an agricultural preserve contract.
2. The site is southerly of Avenue 57, westerly of Fillmore Street, northerly of Avenue 60 and easterly of Polk St in the Coachella Valley Area of eastern Riverside County.
3. The project site is currently vacant.

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4. According to the Natural Resource Conservation Service, the soils Capability Classification as indicated in the USDA Soil Survey for Eastern Riverside County indicates that the site is one hundred (100) percent within Class III, Class IV, and Class VI.
5. Vince Farms entered into a land conservation contract with the County of Riverside for land within Coachella Valley Agricultural Preserve No. 67. This contract is dated January 1, 1974 and was recorded on February 24, 1974 as Instrument No. 23563 in the Office of the County Recorder of Riverside, California.
6. The subject parcels affected by the proposed diminishment are included under this single contract.
7. The cancellation is for land on which a Notice of Non-Renewal has been served pursuant to Section 401 of the Rules and Regulations Governing Agricultural Preserves in Riverside County and Government Code Section 51245. A Notice of Non-Renewal was filed with the Planning Department on October 25, 2004, and was recorded by the Riverside County Clerk and Recorder on November 25, 2004 as Instrument No. 2004-0931653. Accordingly, the Board, by a majority of its members, finds that the cancellation is for land on which a notice of non-renewal has been served.
8. Pursuant to the owner's notice of non-renewal submitted on October 25, 2004, the land conservation contract on the subject parcels will expire on October 25, 2014 (GC§51245 and R&T Code §426(c)).
9. Specific Plan No. 369 and accompanying entitlements are being processed with this Agricultural Preserve case. Specific Plan No. 369 and accompanying entitlements constitute the applicant's proposed alternative land use of the site upon cancellation of the current land conservation contract and diminishment of the parcels from the affected agricultural preserve. The Specific Plan proposes a master-planned community on 612.1 acres supporting traditional single-family residential, multi-family residential and open space land uses including recreational parks and drainage areas. The Specific Plan proposes 2,354 residential dwelling units, a 45.3 acre public park, a private clubhouse on 4 acres, a covered irrigation storage pond, and regional trails.
10. Upon approval of Specific Plan No. 369 and accompanying entitlements, the proposed alternative use will be consistent with the existing Riverside County General Plan and the proposed zoning.

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11. The cancellation fee was determined by the Riverside County Assessor's Office to be \$327,500.00.
12. The cancellation of the contract for the identified 131 gross acres (of the Specific Plan's 612.1 gross acres) is in the public interest, because it would further implement the Board sponsored redevelopment vision for the area as envisioned by the South Valley Implementation Program (SVIP). The alternative land uses that will be developed will be an economic benefit for the SVIP Area and the Coachella Valley, as a whole.
13. The cancellation is not likely to result in the removal of adjacent lands from agricultural use, beyond that which is already planned for the area. The Board of Supervisors have approved a number of actions intended to create an advanced planning effort (commonly referred to as the South Valley Implementation Program or SVIP) designed to address the transitioning nature of the area south of the Jacqueline Cochran Airport from agriculture to urban uses. This project is at the northern boundary of this effort, and is one of the first implementation steps of the larger advanced planning, Board authorized, vision for the area.
 - a. On February 7, 2006 the Board of Supervisors directed staff to develop a South Valley Implementation Program and Community Facilities Phasing and Funding Strategy. This program is intended to comprehensively study and ensure desirable land use, transportation and community facilities needs to foster a sustainable, well-planned and livable community in this newly developing area of the county. (BOS Agenda Item 3.45; February 7, 2006)
 - b. A subsequent Board Directive initiated a General Plan Amendment for the SVIP and initiation of a Road and Bridges Benefit District (BOS Agenda Item 3.59; June 26, 2007)
 - c. The Board actions to further a planned transition to the area are supported by approved and partially constructed developments that fall within the boundaries of the SVIP area. The approval of these projects was intended to further the vision and goals of the SVIP. Such projects include the Panorama Specific Plan (SP362) and Kohl Ranch Specific Plan (SP303) revisions.
 - d. In 1990, due to the close proximity to the airport, the County rezoned a number of parcels (including the subject parcels) surrounding the airport to Industrial Park (IP), General Commercial (C-1/C-P), Scenic Highway Commercial (C-P-S) and Manufacturing – Service Commercial (M-SC) to support future airport and interstate land uses.

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- e. With sponsorship by the County Economic Development Department, the Board of Supervisors approved the Thermal and Jacqueline Cochran Airport Redevelopment Area to address blighted conditions in the area including the project site.
14. Infrastructure for the area is available near the site; furthermore, the streets for the area have been conditioned to be constructed for this and other projects consistent with the provisions of the South Valley Implementation Program (SVIP) and the proposed Road and Bridged benefit District intended to implement the SVIP.

CONCLUSIONS for Agricultural Preserve Case No. 1002 (AG01002):

1. The cancellation is for land on which a notice of non-renewal has been served.
2. The cancellation will not result in the removal of adjacent lands from agricultural use beyond that already envisioned by the Board of Supervisors and the General Plan. Therefore, though the removal of adjacent lands from agricultural use may occur, such removal would not be a direct consequence of Project implementation or the proposed cancellation. Rather, the proposed cancellation would enable implementation of the vision proposed for the area. Accordingly, the Board, by a majority of its members, finds that the proposed cancellation is not likely to result in the removal of adjacent lands from agricultural use.
6. The cancellation is for an alternative use which will be consistent with the applicable provisions of the County General Plan upon project approval.
3. The cancellation will not result in discontinuous patterns of urban development, as the proposed alternative use implements the SVIP.
4. Development of the contracted land would provide more contiguous patterns of development than development of proximate non-contracted land by promoting the logical extension of infrastructure and development in the area.

Agenda Item No.: 4.1
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisorial District: Fourth
Project Planner: Matt Straite
Planning Commission: September 15, 2010

Environmental Impact Report No. 504
Specific Plan No. 369
General Plan Amendment No. 846
General Plan Amendment No. 889
Change of Zone No. 7481
Applicant: Brookfield Land Holdings
Engineer/Rep.: T&B Planning

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Environmental Impact Report No. 504 has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with changing the General Plan Land Use designation, local General Plan circulation designations, creation of a Specific Plan, and rezoning approvals for the proposed residential Specific Plan. The EIR was circulated in late 2009, and then recirculated in early 2010 to further address greenhouse gas issues.

Specific Plan No. 369 proposes a master-planned community on 612.1 acres supporting traditional single-family residential, multi-family residential, and open space land uses including recreational parks and drainage areas. The Specific Plan proposes 2,354 residential dwelling units, a 45.3 acre public park, a private clubhouse on 4 acres, a covered irrigation storage pond, and regional trails. The overall project density will range from 2 to 14 du/ac. In addition, the Specific Plan designates 2.5 acre for an electrical substation and 56.9 acres for major roadway improvements.

General Plan Amendment No. 846 (Land Use) proposes to amend the Riverside County General Plan Land Use Element as it applies to the 612.1-acre project site by changing the land use designations from Agriculture (AG), Public Facility (PF) and Light Industrial (LI) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space- Recreation (OS-R) and Open Space- Water (OS-W), as reflected on the proposed Land Use Plan.

General Plan Amendment No. 889 (Circulation) proposes to amend the Circulation Element of the General Plan to 1) downgrade 58TH Avenue between Polk Street and Orange Avenue from a Major Highway (118' right-of-way) to a Secondary Highway (100' right-of-way), and 2) eliminate the segment of 58TH Avenue from Orange Avenue to Fillmore Street from the General Plan Circulation Element entirely. The existing and proposed Circulation Element roadway networks are displayed on Exhibit ?. The proposed easterly termini of 58th Ave shown for the Proposed Circulation Element will connect to the interior roadways of the Thermal 551 project (Specific Plan No. 369). The proposed amendment has been analyzed through a traffic study, which demonstrated that the proposed roadway network would provide acceptable levels of service under General Plan build-out conditions. Therefore the Riverside County Transportation Department recommends the approval of General Plan Amendment No. 889.

Change of Zone No. 7481 proposes to change the site's zoning designation from Heavy Agriculture (A-2-20), and Manufacturing-Service Commercial (M-SC) to Specific Plan (SP) and to ammend Ordinance No. 348 to include the Specific Plan Zoning Standards.

The proposed project is located in the Eastern Coachella Valley Area Plan, more specifically the project is southerly of Avenue 57, westerly of Fillmore Street, northerly or Avenue 60 and easterly of Polk Street.

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BACKGROUND:

April 21, 2009

The Board of Supervisors initiated proceedings for the General Plan Amendment.

March 4, 2009

The General Plan Amendment was heard at the March 4, 2009 Planning Commission for initiation of the General Plan Amendment. The Planning Commission provided comments.

From the April 15, 2009 Planning Commission Hearing the following comments have been provided by the Planning Commission for the Board of Supervisors:

Commissioner John Roth:

Commissioner Roth contended that the agriculture in the Southern Coachella Valley is being threatened by projects like this. He argued that Specific Plans disconnected from other development are growth inducing. He also argued that these developments are isolated islands of development, most often just residential, in a sea of agriculture. Absent any regional master planning, he is uncomfortable with the proposed development. He did state that this proposal made more sense than the other Southern Coachella Valley Specific Plans given its proximity to other Community Development designations.

The Commissioner went on to discuss the need for jobs in the Southern Coachella Valley and highlighted the fact that the Specific Plans being proposed, this one included, seem to lack the higher paying jobs that this area needs.

Commissioner John Snell: No comment

Commissioner John Petty: No comment

Commissioner Jim Porras:

Commissioner Porras contended that the County should not force an agri-business that is not viable. He also requested that tables be included in the final staff reports that show what percentage of the Agricultural General Plan Land Use designations are being removed by each respective project.

Commissioner Jan Zuppardo: No comment

ISSUES OF POTENTIAL CONCERN:

The South Valley Implementation Program (SVIP)- In the early part of 2001, a number of different development proposals were submitted in the area south of the Jacqueline Cochran Regional Airport. In response, the Board of Supervisors authorized an advanced planning effort in this area to afford a more cohesive pattern of development. The project is consistent with the proposed SVIP which is still being processed. The SVIP was primarily developer funded and the current economic trends have impacted the funding for this advanced planning effort. The program was considered for inclusion in the General Plan update, however, the scale and scope of the proposed SVIP does not match the intent of the

General Plan update. The General Plan update was intended to be modest in scope and include minimal land use changes. It was decided to be in the best interest of the SVIP and the General Plan to keep the two efforts separate. Many aspects of the SVIP were completed; however, many more remain. The next step for the SVIP would be a full General Plan Amendment and EIR.

Temporary Linear Catch Basins- Based on a preliminary analysis conducted by the Coachella Valley Water District (CVWD) as part of FEMA's levee certification program, the CVWD determined that the proposed project vicinity may be subject to potential flood hazards caused by a breach upstream from the project site (approximately between Airport Boulevard and Highway 111 bridges). Although the CVWD has long-term plans to address such hazards through construction of improvements to the levee, such improvements have not been designed or funded. The proposed project has addressed this potential for flooding through modifications to the Specific Plan, which would provide for interim on-site drainage facilities to accommodate such flood events. Upon completion of the upstream improvements by the CVWD, the interim drainage facilities could be removed, and such areas could be developed with their underlying Specific Plan land uses (no structures would be allowed in these areas during the interim period). Moreover, based on historic data, the proposed project site has never been subject to flood hazards associated with the Coachella Valley Stormwater Channel, including during recorded 100-year storm events on August 24, 1920 and September 10, 1976.

Covered Basin- The project originally had plans for a large lake which acted as a visual amenity and a reclaimed water holding basin intended to serve landscaping on the project. However, during review by the Airport Land Use Commission (ALUC) it was determined that a lake was inconsistent with the neighboring airport because it attracted birds. As a result, the project was revised to remove the lake and propose a covered holding pond. To address aesthetic concerns the holding pond was screened with landscaped berms. Appropriate fencing has also been added to discourage unauthorized entry.

Energy conservation- In an effort to address conservation and greenhouse gas issues, the project includes a number of requirements that address conservation. These include:

- Landscaping Measures
 - Drought Tolerant and Native Plant Palette
 - Xeriscopic landscaping instead of lawns
 - Mandatory Shade Standards

- Construction Measures
 - Avoid oil based products
 - Use Low or Non-VOC paints, finishes, sealants, cleaners and adhesives
 - Minimize construction waste

- Home Feature Measures
 - Exceed Title 24 by 20%
 - Energy efficient lighting
 - Energy efficient appliances
 - Provide Electric Vehicle Charging Stations in all homes
 - Provide Dual Meter water lines to each home (irrigation and potable)
 - Pre-Wire Homes for Solar Photovoltaic Systems

- Provide 200 SF of south facing roof for future solar installation
- Offer Solar Photo Voltaic system as a buyer option
- Private Recreation Clubhouse and HOA maintained Paseos
 - Solar Photovoltaic System to reduce electricity load
 - Solar pool heating system
 - Zero Backwash Pool Filtration system
 - Internal on and off street trails and paseos increase walkability

Affordability- Affordable housing is an issue in the State, the County, and particularly in the Desert Region. Large agricultural and tourist industries in the Coachella Valley create demand for lower paying jobs and affordable places to live. A condition of approval has been added to the project that will require all implementing projects to pay any affordability fees that may be required by a future affordability ordinance, or similar mechanism. No such mechanism currently exists. Limited funding has been provided to begin the creation of an affordability ordinance or similar mechanism. In the event that no such mechanism is in place at the time an implementing project is proposed, then the project will have to create an affordability program, specific to the implementing project, at that time and submit the program, with the project, to the Commission and Board for review. At the time this staff report was written the condition was still being created. The condition will be presented to the Commission prior to a decision.

Parks – The project features over 150 acres of park space. In order to ascertain compliance with the five (5) acres per thousand parks requirement, the Specific Plan (in conjunction with the Desert Recreation District, formerly the Coachella Valley Parks and Recreation Department) has clearly defined those parks that are active and those that are passive. Only *active* parks contribute to the five acres per thousand standard. The Desert Recreation District has requested that the bulk of the parks be passive as they cost less to maintain. In an effort to address the needs of the existing and proposed community the parks have been designed to accommodate temporary sports uses in the form of large turf areas. All turf will be landscaped using reclaimed water.

Landfill Site: Capped - Approximately 10 acres of the project site were previously used as a burn and soil cover type landfill operated by the County of Riverside Solid Waste Management Department. No significant landfill gas accumulation or groundwater contamination was identified for the landfill site. The closed landfill will be required to include on site remediation comprised of:

- The site is required to be open space/park uses
- An engineered landfill cover intended to prevent percolation through the site,
- Drainage must be designed to prevent percolation through the site
- Land use covenant/deed restrictions preventing residential uses on site
- Development of an implementation and enforcement plan must be approved by Department of Toxic Substances Control (DTSC).

According to the EIR, recreational uses on the site will safe and appropriately irrigated.

Tile Drains- Large portions of the southern Coachella Valley have substantially high, salty groundwater. This high groundwater can damage agricultural crops, but can also impact residential development in

the form of pool damage, landscape damage and possibly even damage to home foundations. The project site has historically featured agricultural uses and existing tile drains cross most of the project site. A 'tile' drain is usually a clay, concrete or tile pipe, about four to five inches in diameter, that is buried about four to six feet below the surface to form a barrier preventing groundwater from rising to the surface, and preventing percolating surface drainage from infiltrating the groundwater. The pipes are usually about three feet long, arranged in long linear patterns, butted together without sealing the joints and surrounded by gravel as they line up with each other. Long stretches of pipes are usually repeated about eighty to one hundred and twenty feet from each other and work together to form a barrier. The drains require very little maintenance, if any. Most tile drains in this area have been functioning without maintenance for over fifty years. Water travels into the pipes, through the gravel, and drains into drainages features like the Coachella Valley Storm Water Channel that carry the groundwater to the Salton Sea. It is important that the existing tile drains remain to protect the health safety and welfare of the future residents. Conditions of approval regulate the treatment of tile drains including requirements that they remain, they be noted in the title reports, that blanket easements be placed on all lots permitting maintenance of drains, and establishing maintenance responsibilities for tile drains.

Environmental Impact Report Summary of Significant Impacts- The Draft Environmental Impact Report was circulated September of 2009. Based on the responses, the Greenhouse Gas section of the EIR was revised and recirculated in April/May 2010. Additional mitigation was added as part of the recirculation. Below is a summary of the significant and unavoidable impacts identified in the Recirculated Draft EIR and Final EIR:

- a. Land Use the project is not consistent with the AQMP because the AQMP uses General Plan buildout assumptions, and the project would not be consistent with the County's Agricultural, Light Industrial, and Public Facility land use designations
- b. Agriculture the conversion of 582.7 acres of Prime Farmland to non-agricultural land uses represents a significant impact of the proposed project and although the project is not anticipated to conflict with these existing off-site agricultural operations, there is a potential that the project could result in changes to the surrounding environment which would encourage the conversion of off-site agricultural properties to a non-agricultural use.
- c. Circulation and Traffic (direct and cumulative short term impacts) – The project will create Mainline impacts to I-10 that cannot be mitigated below a level of significance. Additionally, many offsite impacts relating to street infrastructure improvements cannot feasibly be accomplished by the proposed project due to the cost of the improvements. The Transportation Department is in the process of establishing a Road and Bridges Benefit District for the area.
- d. Air Quality the following impacts are identified as significant and unavoidable in EIR 504:
 - o Near-term direct and cumulatively significant air quality impacts during construction due to emissions of VOC, NOx, PM10, and PM2.5 which exceed the SCAQMD thresholds of significance;
 - o Near-term direct and cumulatively significant impact during construction activities because project-related emissions of PM10 would exceed the SCAQMD Localized Significance Threshold (LST);
 - o Long-term direct impact to air quality resulting from the project's lack of consistency with the SCAQMD AQMP (note: this is referenced under land use, but also should be

referenced under Air Quality as both issues identify this impact); and,

- o Long-term direct and cumulative impact to air quality due to operational emissions of VOC, NOx, CO, PM10, and PM2.5.

FURTHER PLANNING CONSIDERATIONS:

September 15, 2010

The project was continued from the August 18, 2010 hearing because the Fourth District Planning Commissioner was not in attendance.

SUMMARY OF FINDINGS:

- | | |
|---|--|
| 1. Existing General Plan Land Use (Ex. #6): | Agriculture (AG) (10 Acre Minimum), Community Development: Public Facilities (PF) (less than 0.60 Floor to Area Ratio) and Light Industrial (LI) (0.25 to 0.60 Floor to Area Ratio) |
| 2. Existing Zoning (Ex. #2): | Heavy Agriculture- 20 Acre Minimum (A-2-20), Manufacturing- Service Commercial (M-SC) |
| 3. Surrounding Zoning (Ex. #2): | Manufacturing Service Commercial (M-SC) and Light Agriculture- 10 Acre Minimum (A-1-10) to the north, Heavy Agriculture 20 Acre Minimum (A-2-20) to the south, Watercourse, Watershed and Conservation Areas (W-1) to the east, and Manufacturing Service Commercial (M-SC) to the west. |
| 4. Existing Land Use (Ex. #1): | Vacant |
| 5. Surrounding Land Use (Ex. #1): | Scattered single family residential development to the north, Jackie Cochran Airport to the west, the Whitewater Canal to the east and Agriculture and vacant land to the south. |
| 6. Project Data: | Total Acreage: 612.1 Gross Acres |

RECOMMENDATIONS:

RECOMMEND TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 504**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA implementation procedures; and,

RECOMMEND TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 846** amending the Land Use designation for the subject property from Agriculture (AG), Public Facility (PF) and Light Industrial (LI) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space- Recreation (OS-R) and Open Space- Water (OS-W), as reflected on the proposed Land Use Plan;

RECOMMEND TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 889** to amend the Circulation Element of the General Plan to 1) downgrade 58TH Avenue between Polk Street and Orange Avenue from a Major Highway (118' right-of-way) to a Secondary Highway (100' right-of-way), and 2) eliminate the segment of 58TH Avenue from Orange Avenue to Fillmore Street from the General Plan Circulation Element entirely;

RECOMMEND TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 369**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report;

RECOMMEND TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7481**, amending the zoning classification for the subject property from Heavy Agriculture (A-2-20), and Manufacturing-Service Commercial (M-SC) to Specific Plan (SP) and to amend Ordinance No. 348 to incorporate the Specific Plan Zoning Standards; and,

APPROVAL of a **RESOLUTION RECOMMENDING ADOPTION** for General Plan Amendment No. 846, General Plan Amendment No. 889 and Specific Plan No. 369 to the Board of Supervisors.

CONCLUSIONS:

1. The proposed project is in conformance with the proposed Specific Plan Land Use Designations (SP369), and with all other elements of the Riverside County General Plan and the Specific Plan's Land Use Plan.
2. Upon adoption of the proposed specific plan zoning ordinance text by the Board of Supervisors, the proposed project will be consistent with the proposed Specific Plan zoning classification of Ordinance No. 348 and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSCHP).
6. The proposed project will have a significant affect on the environment.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings.

1. The project site is currently designated Agriculture: Agriculture (AG) (10 Acre Minimum), Community Development: Public Facilities (CD:PF) (less than .60 Floor to Area Ratio) and Community Development: Light Industrial (CD:LI) (.25 to .60 Floor to Area Ratio)– on the Eastern Coachella Valley Area Plan.

2. The Land Uses on surrounding parcels are Public Facilities to the west, Open Space Water and Light Industrial to the East, Agriculture to the south, and Medium Density Residential and Light Industrial to the north.
3. Agricultural Foundation General Plan Amendment Findings:
 - a. The proposed Agriculture General Plan Amendment would contribute to the achievement of the purposes of the General Plan based on its location within the South Valley Implementation Plan area. The region generally south of the Jackie Cochran Airport was experiencing growth before the housing market changed. On February 7, 2006 the Board of Supervisors directed staff to develop a South Valley Implementation Program (SVIP) and Community Facilities Phasing and Funding Strategy. This program was intended to comprehensively study and ensure desirable land use, transportation and community facilities needs to foster a sustainable, well-planned and livable community in this rapidly urbanizing area of the County. The proposed amendment is located within the boundaries of the SVIP. This growth, in 2001-2008 was not foreseen or accounted for in the 2003 General Plan. While the housing market conditions have changed since the SVIP was created, the plan still represents the County's vision for the area when housing demand returns. The proposed residential Community Development Specific Plan would place populations near the existing Thermal Community, the City of Coachella to the north and near critical facilities like the airport and the College of the Desert. Further, the General Plan identifies areas near the site that are set aside for light industrial and commercial, job generating uses. The proposed project is about two miles west of Tribal native lands and allottee lands of the Cabazon Band of Mission Indians. This area is designated as "Areas Subject to Indian Jurisdiction" by the Riverside County General Plan. Uses planned for the site include light industrial use which would result in job creation.
 - b. The Agricultural Foundation changes of the proposed Amendment are not detrimental to the purposes of the General Plan. The intent of the Agricultural Foundation is to protect the Agricultural industry in the County. The General Plan uses a seven (7) percent threshold before the Agricultural Commission review is required, every two and one half years seven percent of the land designated as Agriculture can convert to other foundations, all amount above the seven percent would require review and recommendation by an Agriculture Task Force. The Agriculture Commission is composed of members of the Agriculture industry. The intent is to insure that the industry members themselves help guide the future of their industry. The seven percent threshold is applied as the project is scheduled for discretionary action by the Board of Supervisors. A review by the Agricultural Task Force may be required, at the direction of the Board. However, in July of 2010, seven percent of all Agriculture designated land in Eastern Coachella Valley and Western Coachella Valley Area Plans amounted to 7,894.5 acres. Only 502.7 acres have been converted so far in this 2 ½ year cycle. Therefore, a review of the proposed Amendment is not required by the General Plan, however, the Board always has discretion.
4. Community Development Foundation General Plan Amendment Findings:

- a. The proposed Community Development Foundation General Plan Amendment does not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.
 - b. The proposed Community Development Foundation General Plan Amendment contributes to the achievement of the purposes of the General Plan and is not be detrimental to them.
 - c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. The South Valley Implementation Plan (SVIP) effort illustrates how this area is changing in ways that were not anticipated in the 2003 General Plan. While the housing slowdown and the economic conditions in 2010 have slowed the growth pressures in the area, the SVIP continues to represent to intention of the County vision for the area. This proposed Amendment is consistent with County efforts to update the uses in this area
5. The proposed zoning for the subject site is Specific Plan (SP Zone).
 6. The proposed project is consistent with the development standards set forth in the proposed Specific Plan Zoning Ordinance.
 7. The project site is surrounded by properties which are zoned Manufacturing Service Commercial (M-SC) and Light Agriculture- 10 Acre Minimum (A-1-10) to the north, Heavy Agriculture 20 Acre Minimum (A-2-20) to the south, Watercourse, Watershed and Conservation Areas (W-1) to the east, and Manufacturing Service Commercial (M-SC) to the west.
 8. Pursuant to CEQA Guidelines 15162, the Riverside County Planning Department has determined that the proposed project will have a significant effect on the environment. Most potentially significant effects have been adequately analyzed in the Environmental Impact Report (504) pursuant to applicable legal standards; and have been avoided or mitigated, including mitigation measures that are imposed upon the proposed project. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures as identified in the Recirculated Draft EIR and Final EIR:
 - a. Land Use the project is not consistent with the AQMP because the AQMP uses General Plan buildout assumptions, and the project would not be consistent with the County's Agricultural, Light Industrial, and Public Facility land use designations
 - b. Agriculture the conversion of 582.7 acres of Prime Farmland to non-agricultural land uses represents a significant impact of the proposed project and although the project is not anticipated to conflict with these existing off-site agricultural operations, there is a potential that the project could result in changes to the surrounding environment which would encourage the conversion of off-site agricultural properties to a non-agricultural use.
 - c. Circulation and Traffic (direct and cumulative short term impacts) – The project will create Mainline impacts to I-10 that cannot be mitigated below a level of significance. Additionally, many offsite impacts relating to street infrastructure improvements cannot feasibly be accomplished by the proposed project due to the cost of the improvements. The Transportation Department is in the process of establishing a Road and Bridges Benefit District for the area.

- d. Air Quality the following impacts are identified as significant and unavoidable in EIR 504:
- o Near-term direct and cumulatively significant air quality impacts during construction due to emissions of VOC, NOx, PM10, and PM2.5 which exceed the SCAQMD thresholds of significance;
 - o Near-term direct and cumulatively significant impact during construction activities because project-related emissions of PM10 would exceed the SCAQMD Localized Significance Threshold (LST);
 - o Long-term direct impact to air quality resulting from the project's lack of consistency with the SCAQMD AQMP (note: this is referenced under land use, but also should be referenced under Air Quality as both issues identify this impact); and,
 - o Long-term direct and cumulative impact to air quality due to operational emissions of VOC, NOx, CO, PM10, and PM2.5.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. The Stephens Kangaroo Rat Fee Area;
 - c. A High Fire Area;
 - d. A Dam Inundation Area,
 - e. A Fringe Toed Lizard Fee Area or Sand Source Preserve; or,
 - f. An area drainage plan area.
3. The project site is located within:
 - a. County service area Thermal 125;
 - b. The Thermal and Jackie Cochran Airport Redevelopment Area;
 - c. The boundaries of the Coachella Valley Unified;
 - d. The Whitewater Watershed;
 - e. An area of high (high B) paleontological sensitivity;
 - f. An area susceptible to subsidence; and,
 - g. An area of high liquefaction potential.
4. The subject site is currently designated as Assessor Parcel Number's: 757-200- (001, 002, 003), 757-210- (003, 004, 005, 015, 017, 018, 020, 021, 022, 023, 024, 025, 026, 027).

2 **RESOLUTION**

3 **RECOMMENDING ADOPTION OF**
4 **GENERAL PLAN AMENDMENT NO. 846,**

5 **GENERAL PLAN AMENDMENT NO. 889 and SPECIFIC PLAN NO. 369**

6
7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a
8 public hearing was held before the Riverside County Planning Commission in Riverside, California on
9 August 18, 2010, to consider the above-referenced matter; and,

10 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside
11 County Rules to Implement the Act have been met and the environmental document prepared or relied on
12 is sufficiently detailed so that all the potentially significant effects of the project on the environment and
13 measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with
14 the above-referenced Act and Rules; and,

15
16 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
17 public and affected government agencies; now, therefore,

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
19 Commission of the County of Riverside, in regular session assembled on August 18, 2010, that it has
20 reviewed and considered the environmental document prepared or relied on and recommends the
21 following based on the staff report and the findings and conclusions stated therein:
22

23 **ADOPTION/CERTIFICATION** of the environmental document, Environmental Impact Report
24 No. 504 (State Clearinghouse No. 2007091030);

25 **ADOPTION** of Specific Plan No. 369;

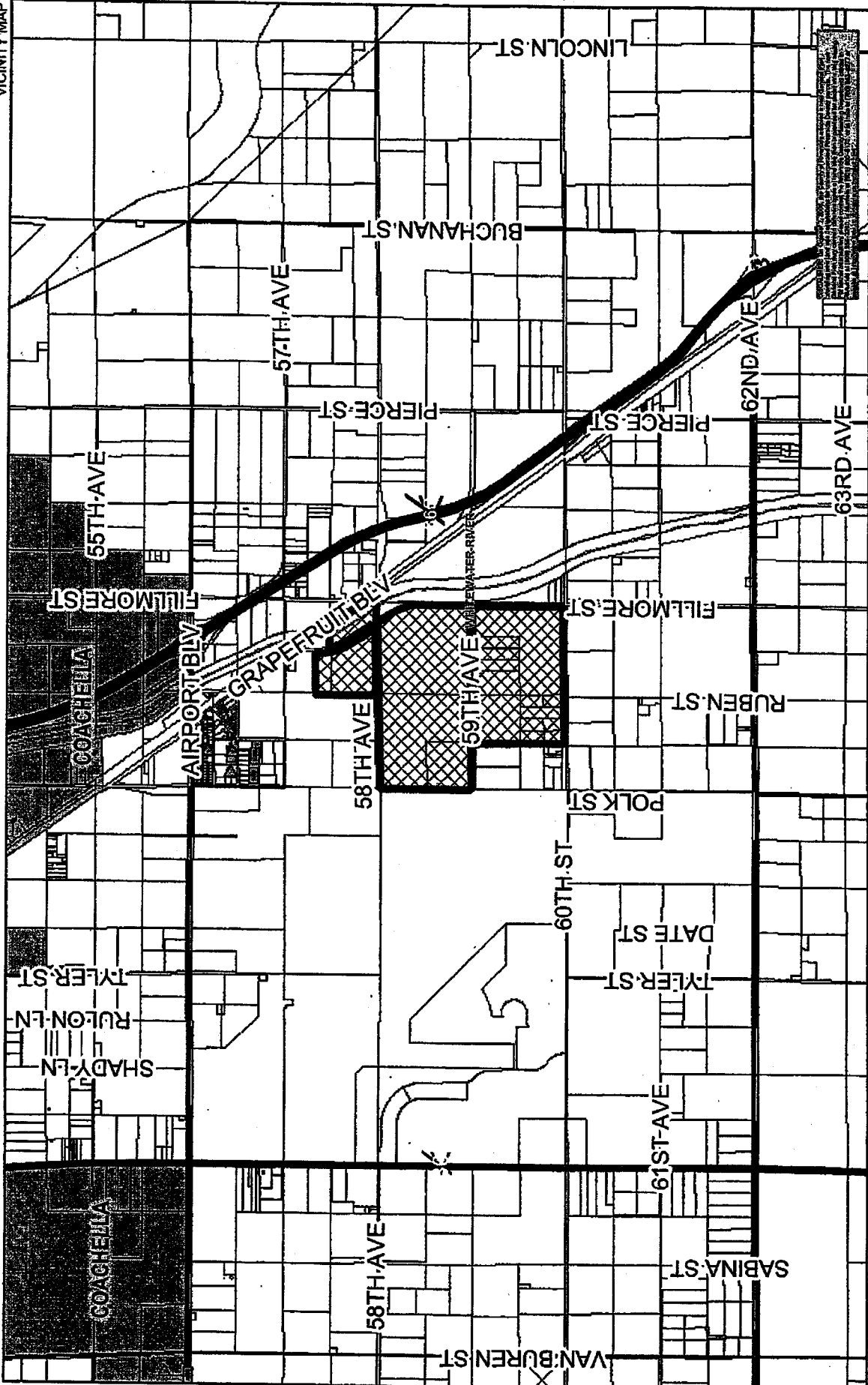
26 **ADOPTION** of General Plan Amendment No. 846; and,

27 **ADOPTION** of General Plan Amendment No. 889
28

CZ07481 GPAU0846 SP00369
VICINITY MAP

Supervisor Wilson
District 4
DATE DRAWN: 10/30/07

Planner: Matt Stratte
Date: 10/31/07
VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lower Coachella Valley
Township/Range: T6SR8E
Section: 27



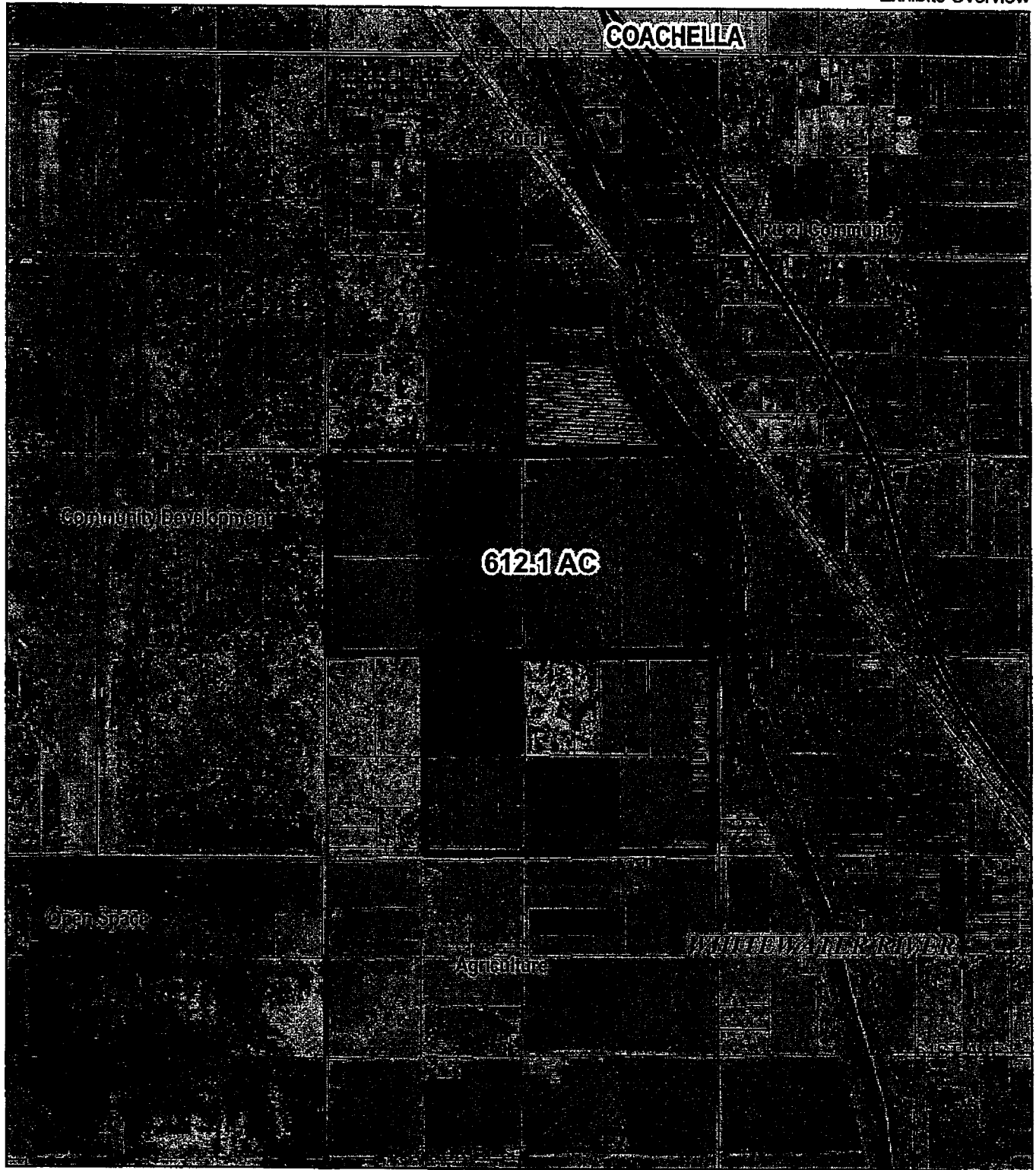
ASSESSORS
BK. PG. 757-20 & 21
THOMAS
BROS.PG 5531 G6



Supervisor Wilson
District 4
DATE DRAWN 10/30/07

CZ07481 GPA00846 SP00369
DEVELOPMENT OPPORTUNITY

Planner: Matt Straite
Date: 10/31/07
Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Lower Coachella Valley
Township/Range: T6SR8E
SECTION: 27



ASSESSORS
BK. PG. 757-20&21
THOMAS
BROS.PG 5531 G6



Supervisor Wilson
District 4

CZ07481 GPA00846 SP00369

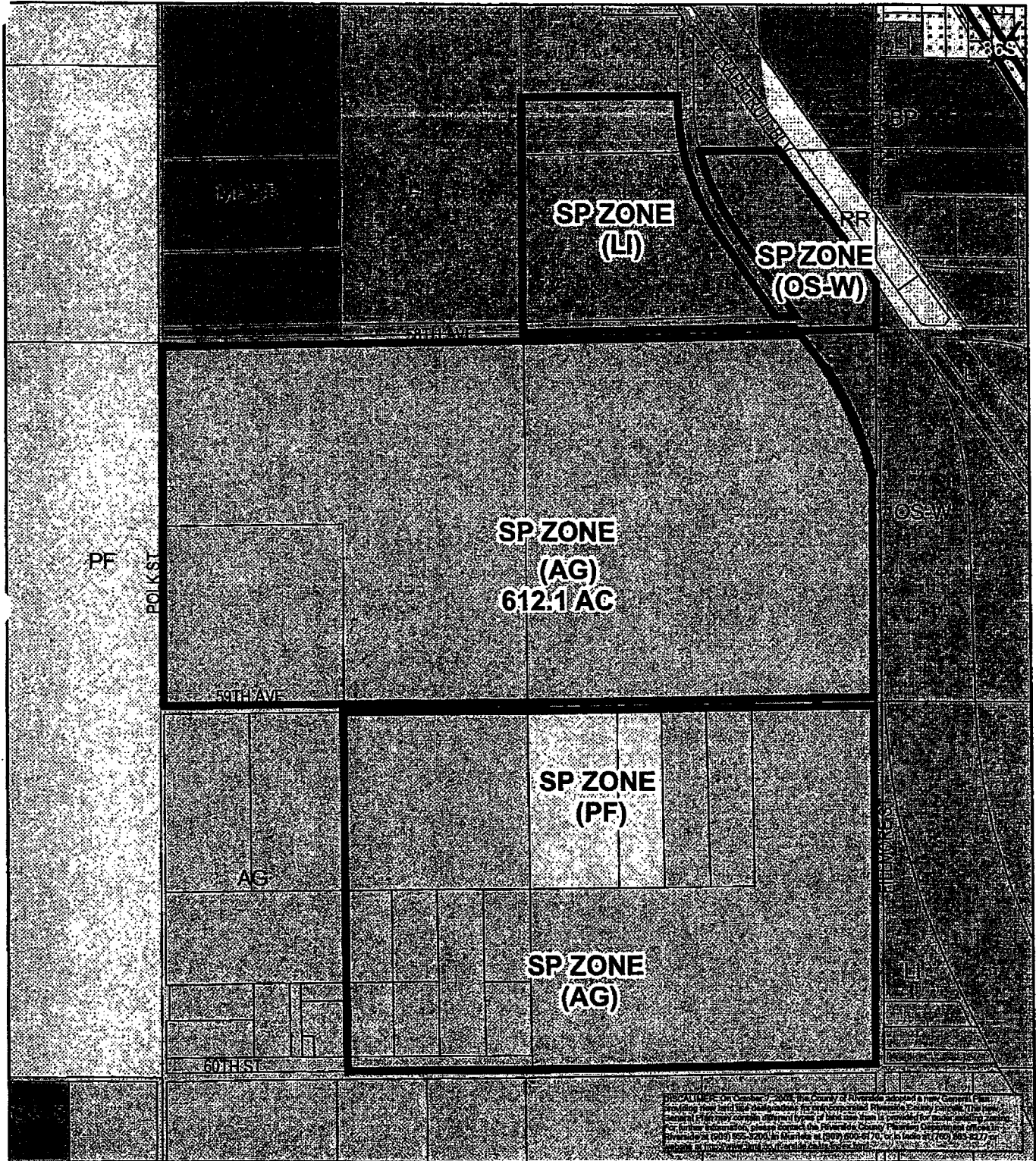
Planner: Matt Straite

Date: 10/31/07

Exhibit 6

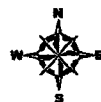
DATE DRAWN: 10/30/07

Proposed General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lower Coachella Valley
Township/Range: T6SR8E
Section : 27



ASSESSORS
BK. PG. 757-20 & 21
THOMAS
BROS.PG 5531 G6

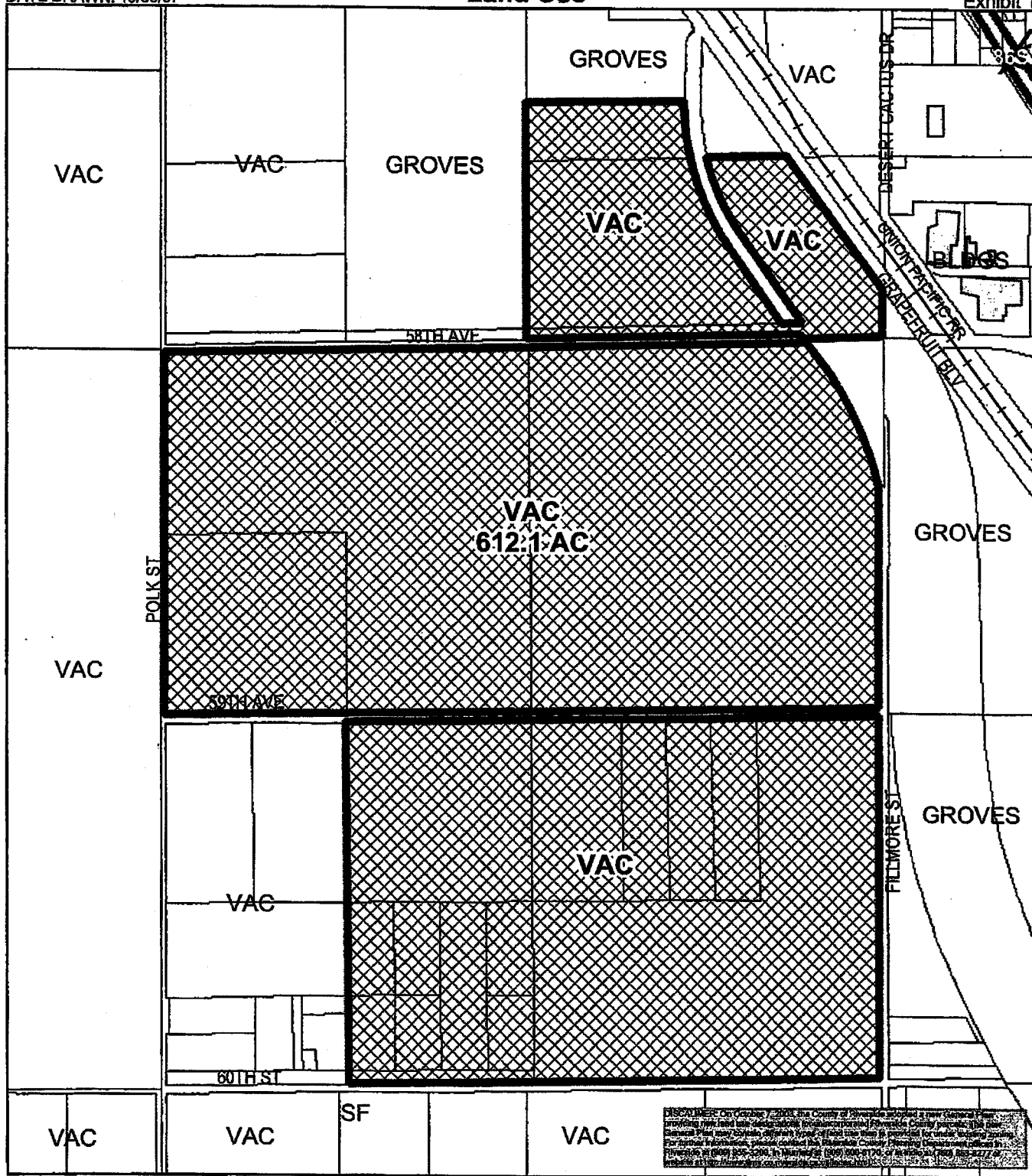


Supervisor Wilson
District 4
DATE DRAWN: 10/30/07

CZ07481 GPA00846 SP00369

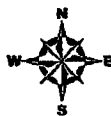
Land Use

Planner: Matt Straite
Date: 10/31/07
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lower Coachella Valley**
Township/Range: T6SR8E
Section : 27



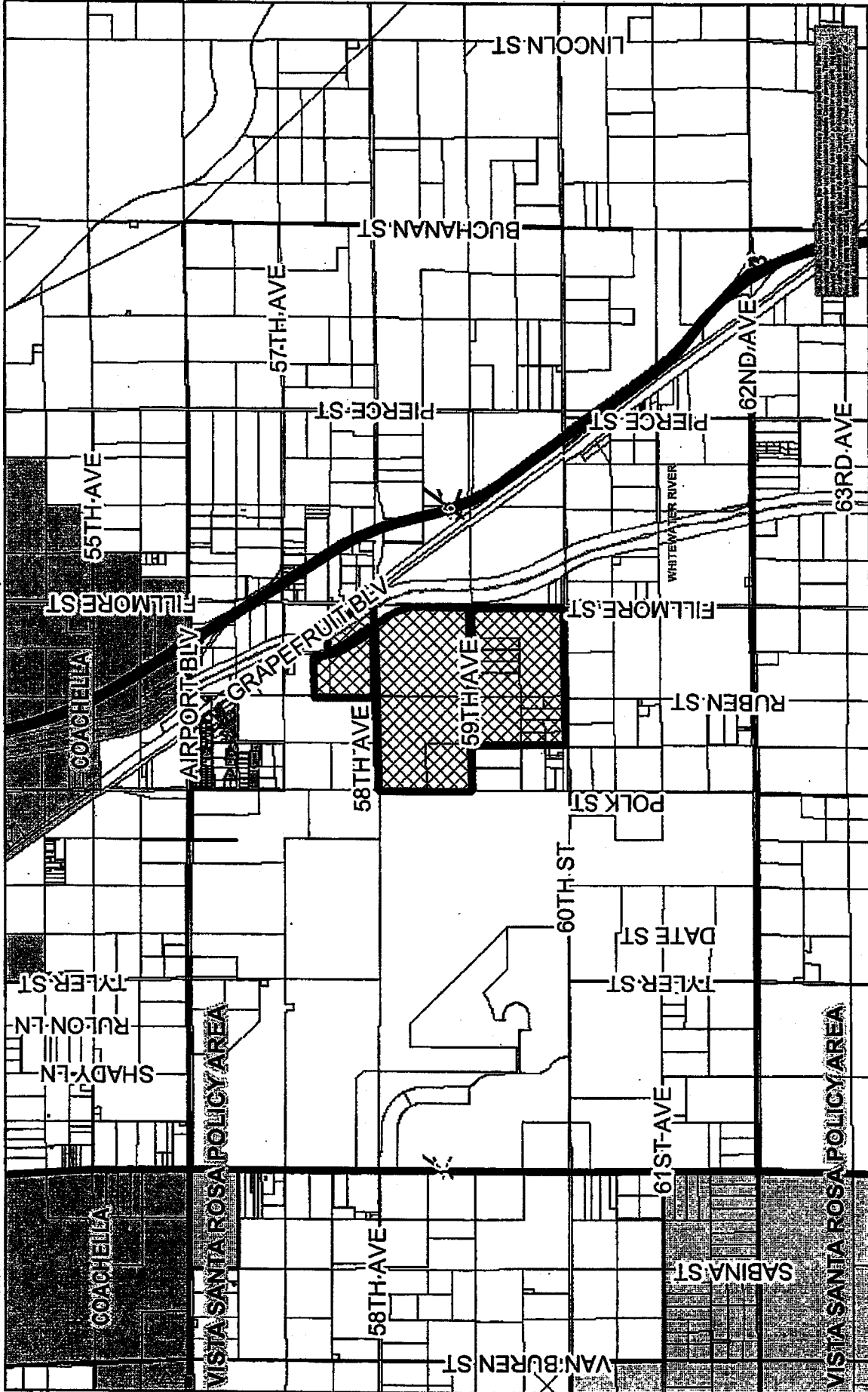
ASSESSORS
BK. PG. 757-20 & 21
THOMAS 5531 G6
BROS.PG



CZ07481 GPA00846 SP00369 POLICY AREAS

Supervisor: Wilson
District 4
DATE DRAWN: 10/30/07

Planner: Matt Straite
Date: 10/31/07
Exhibit 8



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lower Coachella Valley
Township/Range: T6SR8E
Section: 27

ASSESSORS
BK. PG. 757-20 & 21
THOMAS
BROS.PG 5531 G6



Supervisor Wilson
District 4

CZ07481 GPA00846 SP00369

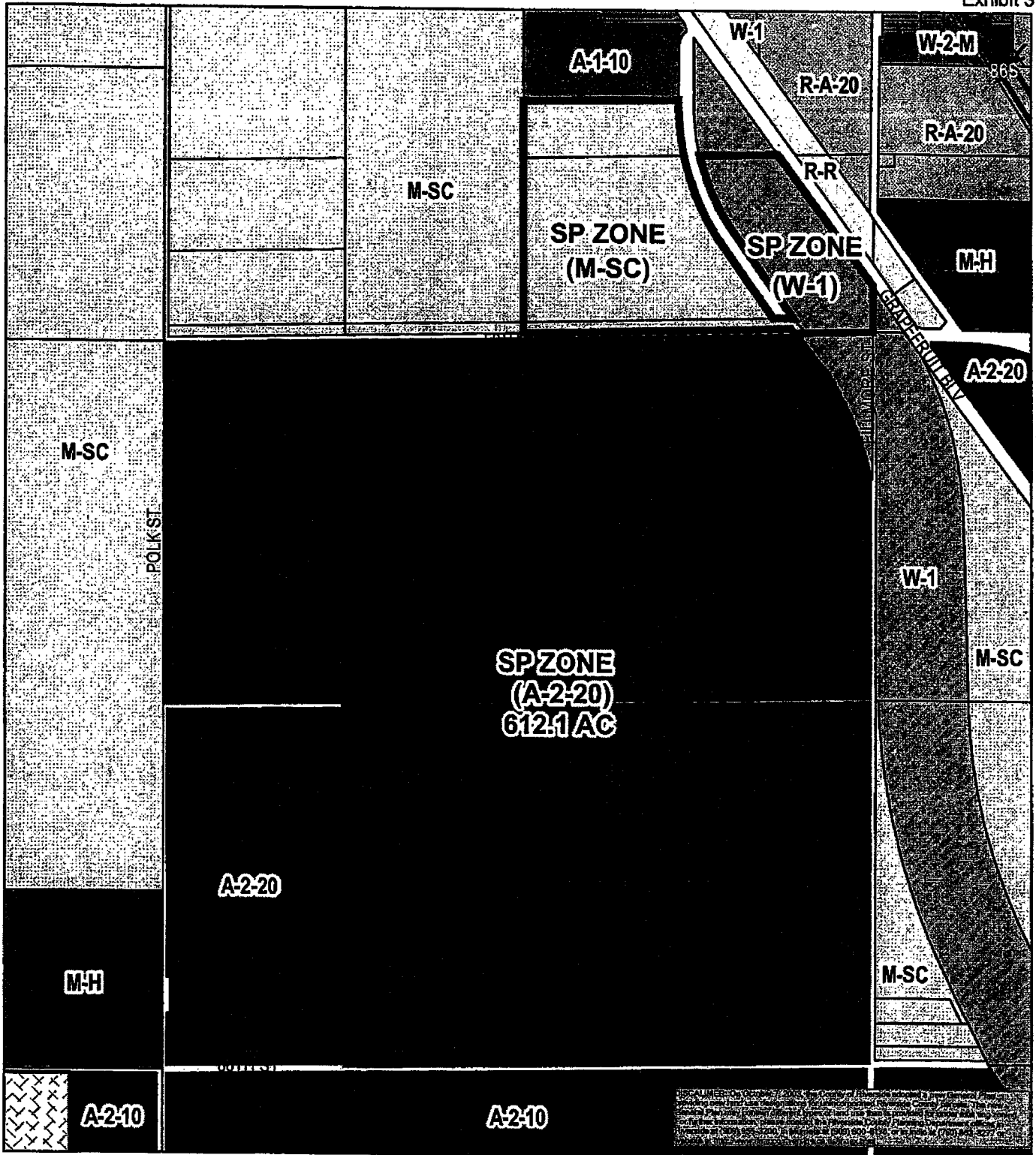
Planner: Matt Straite

DATE DRAWN: 10/30/07

PROPOSED ZONING

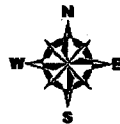
Date: 10/31/07

Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lower Coachella Valley
Township/Range: T6SR8E
Section: 27



Assessors
Bk. Pg. 757-20 & 21
Thomas
Bros. Pg. 5531 G6





FIGURE II-1

T&B PLANNING
17143 East 176 Street, Suite 100, Torrey, CA 92776
P: 714.261.8200 F: 714.261.8201
www.tbplanning.com



CONCEPTUAL SPECIFIC PLAN LAND USE PLAN

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Memorandum

DATE: 7/19/10
TO: Planning Commission
FROM: Matt Straite
RE: Draft Zoning Ordinnace for Thermall 551 (Specific Plan 369)

Commission:

The attached Zoning Ordinance is still in draft form. A final version is planned to be completed prior to the Hearing, but was not available at the time the staff reports were printed. The attached Ordinance is provided for reference purposes only.

Y:\Planning Case Files-Riverside office\SP00369\PC hearings\Memo.doc

ORDINANCE NO. 348.

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

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Section ~~XXX~~ of Ordinance No. 348, and Official Zoning Plan Map No. ~~XXX~~, as amended, are further amended by placing in effect in the Lower Coachella Valley District the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. ~~XXX~~, Change of Zone Case No. 07481," which map is made a part of this ordinance.

Section 2. Article XVII of Ordinance No. 348 is amended by adding thereto a new Section ~~XXX~~ to read as follows:

"Section ~~XXX~~ SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 369.

a. Planning Areas 1 and 2.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 369 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use, other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance 348 shall be permitted within Planning Area 1 of Specific Plan No. 369 until such time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 has been diminished or disestablished in the planning area and any corresponding Williamson Act contract is no longer in effect for Planning Area 1.

Thereafter, the uses permitted in Planning Area 1 of Specific Plan No. 369 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2), (3), (4), (5), (7).a, (7).b, (7).c, (7).d., (7).e,

(8), (9); Section 6.1.b.(2), (3), (4), (5); Section 6.1.c.(1); Section 6.1.d; and Section 6.1.e.(1), shall not be permitted. In addition, the uses permitted under Section 6.1.b shall include private recreational parks/areas.

(2) The uses permitted for Planning Area 12 of Specific Plan No. 369 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2), (3), (4), (5), (7).a, (7).b, (7).c, (7).d., (7).e, (8), (9); Section 6.1.b.(2), (3), (4), (5); Section 6.1.c.(1); Section 6.1.d; and Section 6.1.e.(1) shall not be permitted. In addition, the uses permitted under Section 6.1.b shall include private recreational parks/areas.

(3) The development standards for agricultural uses and incidental uses thereto within Planning Area 1 of Specific Plan No. 369 shall be the same as those standards in Article XIII, Section 13.2 of Ordinance No. 348.

(4) The development standards for uses other than agricultural uses and incidental uses thereto within Planning Area 1 and the development standards for uses in Planning Area 12 of Specific Plan No. 369 shall be the same as those standards identified in Section 6.2 of Ordinance No. 348, except that the development standards set forth in Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the following:

- A. The minimum lot size shall be 5,000 square feet. The minimum lot width shall be 50 feet.
- B. The front yard setback shall be a minimum of 15 feet. The minimum side yard distance between buildings shall be at least 10 feet, regardless of lot lines. Side yard setbacks shall be a minimum of 5 feet. Side yard setbacks on corner lots shall be a minimum of 10 feet. The rear yard setback shall be a minimum of 15 feet.
- C. The maximum building height shall be 35 feet.

- D. The maximum lot coverage shall be 60% for single story structure and 50% for two story units.
- E. A minimum of 200 square feet of private open space shall be provided. All dimensions for each private open space shall be a minimum of 8 feet.
- F. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.
- G. Encroachments for fireplaces, AC units and media centers shall not exceed more than 2 feet into the front, side or rear setback. No AC units are permitted in front of the main residential building. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed more than 7 feet into the front or rear setback. The side yard with gate access shall at all times maintain a 5 foot clearance regardless of encroachments.
- H. All playground equipment within Planning Areas 1 and 12 shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(5) If lots within Planning Areas 1 and 12 of Specific Plan No. 369 are developed with rear-loaded homes, the development standards for Planning Areas 1 and 12 shall be the same as those standards identified in Section 6.2 of Ordinance No. 348, except that the development standards set forth in Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the following:

- A. The minimum front yard setback shall be 10 feet. The minimum rear yard setback to the garage shall be 3 feet. In addition, the minimum rear yard setback on the second floor shall be 3 feet for 50% of the

living area and 9 feet for the remaining 50% of the second story.

- B. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.
- C. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed 5 feet into the rear or front setback.
- D. All other development standards for lots with rear-loaded homes in Planning Areas 1 and 12 shall be the same as the development standards for single-family detached homes in Planning Areas 1 and 12 as set forth in subsection a. (4) of this Section.

(6) If lots within Planning Areas 1 and 12 of Specific Plan No. 369 are developed with paired Z-lot homes, the development standards for Planning Areas 1 and 12 of Specific Plan No. 369 shall be the same as these standards identified in Section 6.2 of Ordinance No. 348, except that the development standards set forth in Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the following:

- A. The minimum front yard setback shall be 12 feet. The minimum corner side yard setback shall be 8 feet. The minimum side yard distance between structures shall be at least 10 feet. The minimum rear yard setback shall be 5 feet to the garage and 15 feet to the residential structure.
- B. There shall be a minimum 20 feet separation between the second stories of adjacent buildings.
- C. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed more than 10 feet into the rear setback.
- D. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.

E. All other development standards for lots with paired Z-lot homes in Planning Areas 1 and 12 shall be the same as the development standards for single family detached homes in Planning Areas 1 and 12 as set forth in subsection a. (4) of this Section.

(7) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and incidental uses thereto and Article VI of Ordinance No. 348 for all other uses.

b. Planning Areas 2, 5, 10, 11 and 18.

(1) The uses permitted in Planning Areas 2 and 18 of Specific Plan No. 369 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use, other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance 348 shall be permitted within Planning Areas 2 and 18 of Specific Plan No. 369 until such time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 and Map No. 134 of Coachella Valley Agricultural Preserve No. 18 (applicable to Planning Areas 2 and 18 respectively) have been diminished or disestablished in the planning area and any corresponding Williamson Act contract is no longer in effect for the planning area.

Hereafter, the uses permitted in Planning Areas 2 and 18 of Specific Plan No. 369 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2), (3), (4), (5), (7).a, (7).b, (7).c, (7).d., (7).e, (8), (9); Section 6.1.b.(2), (3), (4), (5); Section 6.1.c.(1); Section 6.1.d; and Section 6.1.e.(1), shall not be permitted. In addition, the uses permitted under Section 6.1.b shall include private recreational parks/areas.

(2) The uses permitted for Planning Areas 5, 10, and 11 of Specific Plan No. 369 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,

except that the uses permitted pursuant to Section 6.1.a(2), (3), (4), (5), (7).a, (7).b, (7).c, (7).d., (7).e, (8), (9); Section 6.1.b(2), (3), (4), (5); Section 6.1.c(1); Section 6.1.d; and Section 6.1.e(1), shall not be permitted. In addition, the uses permitted under Section 6.1.b shall include private recreational parks/areas.

(3) The development standards for agricultural uses and incidental uses thereto within Planning Areas 2 and 18 of Specific Plan No. 369 shall be the same as those standards in Article XIII, Section 13.2 of Ordinance No. 348.

(4) The development standards for uses other than agricultural uses and incidental uses thereto within Planning Areas 2, 5, 10, 11, and 18 of Specific Plan No. 369 shall be the same as those standards identified in Section 6.2 of Ordinance No. 348, except that the development standards set forth in Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the following:

A. The minimum lot size shall be 7,200 square feet. The minimum lot width shall be 72 feet.

B. The front yard setback shall be a minimum of 15 feet. The minimum side yard distance between buildings shall be at least 15 feet. Side yards setbacks on corner lots shall be a minimum of 15 feet with a minimum setback of 5 feet on each side. The rear yard setback shall be a minimum of 20 feet. The minimum setback for garages shall be 18 feet. The minimum side-in garage setback shall be 15 feet.

C. Building height shall not exceed 35 feet.

D. The maximum lot coverage shall be 50% of any lot with a single-story dwelling and 40% of any lot with a two-story dwelling.

E. Encroachments for fireplaces, AC units and media centers shall not exceed more than 2 feet into the minimum front, side, or rear setback.

No AC units are permitted in front of the main residential building. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed more than 12 feet into the minimum front or rear setback. The side yard with gate access shall at all times maintain a 5 feet clearance regardless of encroachments.

F. All playground equipment shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(5) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and incidental uses thereto and Article VI of Ordinance No. 348 for all other uses.

c. Planning Areas 3 and 15

(1) The uses permitted in Planning Area 3 of Specific Plan No. 369 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use, other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance 348 shall be permitted within Planning Area 3 of Specific Plan No. 369 until such time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 has been diminished or disestablished in the planning area and any corresponding Williamson Act contracts no longer in effect for the planning area.

Thereafter, the uses permitted in Planning Area 3 of Specific Plan No. 369 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(3), (5), (6), (7) and (9); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b shall include private recreational parks/areas.

(2) The uses permitted in Planning Area 15 of Specific Plan No. 369 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the

uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(3), (5), (6), (7) and (9); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted under Section 6.1.b shall include private recreational parks/areas.

(3) The development standards for agricultural uses and incidental uses thereto within Planning Area 3 of Specific Plan No. 369 shall be the same as those standards in Article XIII, Section 13.2 of Ordinance No. 348.

(4) The development standards for uses other than agricultural uses and incidental uses thereto within Planning Area 3 and the development standards for uses in Planning Area 15 of Specific Plan No. 369 shall be the same as those standards identified in Article VII of Ordinance 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following development standards:

- A. The minimum lot size shall be 4,500 square feet. The minimum lot width shall be 45 feet.
- B. The front yard setback shall be a minimum of 15 feet. The minimum corner side yard setback shall be 10 feet. All other side yard setbacks shall be 5 feet. The minimum side yard distance between structures shall be at least 10 feet. The minimum rear yard setback shall be 15 feet. The minimum garage setback shall be 18 feet.
- C. The maximum building height shall be 35 feet.
- D. The maximum lot coverage shall be 60% for single story buildings and 50% for two story buildings. Lot coverage includes, but is not limited to, garages, covered porches, and balconies.
- E. Encroachments for fireplaces, AC units and media centers shall not exceed more than 2 feet into the front, side, or rear setbacks. No AC

units shall be permitted in front of the structure. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed 10 feet into the front or rear setback. The side yard with gate access shall at all times maintain a 5-foot clearance regardless of encroachments.

F. All playground equipment shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(5) If Planning Areas 3 and 15 of Specific Plan No. 369 are developed with rear-loaded homes, the development standards for Planning Areas 3 and 15 shall be the same as those standards identified in Article VII of Ordinance 348, except that the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

A. The minimum front yard setback shall be 10 feet. The minimum rear yard setback on the second floor shall be 3 feet for 50% of the living area and 9 feet for the remaining 50% of the second story.

B. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed 5 feet into the rear setback.

C. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.

D. All other development standards for lots with rear-loaded homes in Planning Areas 3 and 15 shall be the same as the development standards for single-family detached homes in Planning Areas 3 and 15 as set forth in subsection c. (4) of this Section.

(6) If lots with Planning Areas 3 and 15 of Specific Plan No. 369 are developed

with paired Z-lot homes, the development standards for Planning Areas 1 and 12 of Specific Plan No. 369 shall be the same as those standards identified in Article VII of Ordinance 348, except that the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum front yard setback shall be 12 feet. The minimum corner side yard setback shall be 8 feet. All other side yard setbacks shall be 5 feet. The minimum side yard distance between buildings shall be at least 10 feet.
- B. There shall be a minimum 20 feet separation between the second stories of adjacent buildings.
- C. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed 5 feet into the rear setback.
- D. Any driveway shall be less than 3 feet in length or at least 18 feet in length. Driveway lengths between 3 feet and 18 feet are not permitted.
- E. All other development standards for lots with paired Z-lot homes in Planning Areas 3 and 15 shall be the same as the development standards for single family detached homes in Planning Areas 3 and 15 as set forth in subsection c. (4) of this Section.

(7) If lots within Planning Areas 3 and 15 of Specific Plan No. 369 are developed with cluster homes, the development standards for Planning Areas 3 and 15 shall be the same as those standards identified in Article VII of Ordinance 348, except that the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, ~~7.6, 7.7, 7.8, 7.9, 7.10, and 7.11~~ of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum front yard setback shall be 10 feet. The minimum rear yard setback shall be 10 feet.

- B. There shall be a minimum 20 feet separation between the first stories of adjacent buildings. There shall be a minimum 30 feet separation between the second stories of adjacent buildings.
- C. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed more than 5 feet into the rear setback.
- D. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.
- E. All other development standards for lots with cluster homes in Planning Areas 3 and 15 shall be the same as the development standards for single family detached homes in Planning Areas 3 and 15 as set forth in subsection (4) of this Section.

(8) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and incidental uses thereto and Article VII of Ordinance No. 348 for all other uses.

d. Planning Area 4.

(1) The uses permitted in Planning Area 4 of Specific Plan No. 369 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use, other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance 348 shall be permitted within Planning Area 4 of Specific Plan No. 369 until such time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 has been diminished or disestablished in the planning area and any corresponding Williamson Act contract is no longer in effect for Planning Area 4.

Thereafter, the uses permitted in Planning Area 4 of Specific Plan No. 369 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(3),

(5), (6), (7) and (9); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b shall include private recreational parks/areas.

(2) The development standards for agricultural uses and incidental uses thereto within Planning Area 4 of Specific Plan No. 369 shall be the same as those standards in Article XIII, Section 13.2 of Ordinance No. 348.

(3) If lots in Planning Area 4 of Specific Plan No. 369 are developed with paired Z-lot homes, the planning area development standards shall be the same as those identified in Article VII of Ordinance No. 348 except that the development standards set forth in Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

A. The minimum lot size shall be 9,600 square feet. The minimum lot width shall be 45 feet.

B. The minimum front yard setback shall be 12 feet. The minimum corner side yard setback shall be 8 feet. All other side yards shall be at least 4 feet. The minimum rear yard setback shall be 5 feet to the garage and 15 feet to the main residential building. The garage setback from the front property line shall be 18 feet.

C. The maximum structural height shall be 35 feet.

D. The maximum lot coverage shall be 30%.

E. Encroachments for fireplaces, AC units and media centers shall not exceed more than 2 feet into the front, side, or rear setbacks. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed 5 feet into the front or rear setback. No AC units shall be permitted in front of the structure. The side yard with gate access shall at all times maintain a 5 feet clearance regardless of

encroachments.

- F. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.
- G. All playground equipment within Planning Area 4 shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(4) If lots in Planning Area 4 of Specific Plan No. 369 are developed with cluster homes, the planning area development standards shall be the same as those identified in Article VII of Ordinance No. 348 except that the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

A. The minimum front yard setback shall be 10 feet. The minimum rear yard setback shall be 10 feet.

B. There shall be a minimum 20 feet separation between the first stories of adjacent buildings. There shall be a minimum 30 feet separation between the second stories of adjacent buildings.

C. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.

D. All other development standards for lots with cluster homes in Planning Area 4 shall be the same as the development standards for paired Z-lot homes in Planning Area 4 as set forth in subsection d. (3) of this Section.

(5) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and incidental uses thereto and Article VII of Ordinance No. 348 for all other uses.

e. Planning Areas 6, 16, and 17

(1) The uses permitted in Planning Areas 6, 16, and 17 of Specific Plan No. 369 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2), (3), (4), (5), (7), (8), (9); Section 6.1.b. (3), (4), (5); Section 6.1.c.(1); Section 6.1.d; and Section 6.1.e.(1), shall not be permitted. In addition, the uses permitted under Section 6.1.b shall include private recreational parks/areas.

(2) If Planning Areas 6, 16, and 17 of Specific Plan No. 369 are developed with single family detached homes, the development standards for Planning Areas 6, 16, and 17 of Specific Plan No. 369 shall be the same as those standards identified in Section 6.2 of Ordinance No. 348, except that the development standards set forth in Section 6.2.a, b, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the following:

A. The minimum lot size shall be 6,000 square feet. The minimum lot width shall be 60 feet.

B. The front yard setback shall be a minimum of 15 feet. The minimum side yard distance between building shall be at least 10 feet. Side yards setbacks on corner lots shall not be less than 10 feet. The rear yard setback shall not be less than 15 feet. All other side yard setbacks shall not be less than 5 feet. The minimum setback for garages shall be 18 feet. The minimum side-in garage setback shall be 15 feet.

C. The maximum building height shall be 35 feet.

D. The maximum lot coverage shall be 50% for single story buildings and 40% for two story buildings.

E. Encroachments for fireplaces, AC units and media centers shall not

exceed 2 feet into the minimum front, side, or rear setback. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed 7 feet into the minimum front or rear setback. No AC units shall be permitted in front of the structure. The side yard with gate access shall at all times maintain a 5 foot clearance regardless of encroachments.

F. All playground equipment within Planning Areas 6, 16, and 17 shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(3) If lots within Planning Areas 6, 16, and 17 of Specific Plan No. 369 are developed with rear-loaded homes, the development standards for Planning Areas 6, 16, and 17 of Specific Plan No. 369 shall be the same as those standards identified in Section 6.2 of Ordinance No. 348 except that the development standards set forth in Section 6.2.a, b, d, e(1), e(2), e(3) and e(4) shall be deleted and replaced with the following:

A. The minimum front yard setback shall be 10 feet. The minimum rear yard setback on the second floor shall be 3 feet for 50% of the living area and 9 feet for the remaining 50% of the second story.

B. Any driveway shall be less than 3 feet in length or at least 18 feet in length. Driveway lengths between 3 feet and 18 feet are not permitted.

C. Encroachments for balconies, porches and decks shall not exceed 5 feet into the minimum rear setback.

D. All other development standard for lots with rear-loaded homes in Planning Areas 6, 16, and 17 shall be with the same as the development standards for single family detached homes in Planning Areas 6, 16, and 17 as set forth in subsection e. (2) above.

playground (4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

f. Planning Areas 7 and 13.

(1) The uses permitted in ~~Planning Areas 7 and 13 of Specific Plan No. 369~~ shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(2), (3), (7), (8); and Section 7.1.c.(1), (2) shall ~~not~~ be permitted. In addition, the uses permitted under Section 7.1.b shall include private recreational parks/areas.

(2) Planning Areas 7 and 13 ~~of Specific Plan No. 369~~ shall be developed with duplex, triplex, or townhomes. The development standards for uses in Planning Areas 7 and 13 of Specific Plan No. 369 shall be the same as those identified in Article VII of Ordinance No. 348 except that the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

A. The minimum lot size shall be 5,000 square feet.

B. The front yard setback shall be a minimum of 15 feet. Side yards setbacks on corner lots shall be a minimum of 10 feet. All other side yard setbacks shall be a minimum of 5 feet. The rear yard setback shall be a minimum of 15 feet.

C. The minimum building separation shall be 30 feet. Side yard setbacks between duplex, triplex, or townhomes structures shall be a minimum of 10 feet.

D. The maximum building height shall not exceed 35 feet.

E. Encroachments for fireplaces, AC units and media centers shall not exceed more than 2 feet into the yard setback. Encroachments for

balconies, porches, decks, and attached patio covers shall not exceed 5 feet into the front or rear setbacks. No AC units shall be permitted in front of the structure. The side yard with gate access shall at all times maintain a 5 foot clearance regardless of encroachments.

G. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.

H. All playground equipment within Planning Areas 7 and 13 shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII of Ordinance No. 348.

g. Planning Areas 8 and 14

(1) The uses permitted in Planning Areas 8 and 14 of Specific Plan No. 369 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(2), (3), (4), (7), (8), and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b shall include private recreational parks/areas.

(2) Planning Areas 8 and 14 of Specific Plan No. 369 shall be developed with cluster single family homes. The development standards for uses in Planning Areas 8 and 14 of Specific Plan No. 369 shall be the same as those identified in Article VII of Ordinance No. 348 except that the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum lot size shall be 2,500 square feet.
- B. The front yard setback shall be a minimum of 10 feet for units not facing a shared driveway. Side yards setbacks on corner lots shall be

a minimum of 10 feet. All other side yard setbacksThe rear yard setback shall be a minimum of 10 feet.

C. The minimum building separation (front to front – first story) shall be 20 feet. The minimum building separation (front to front – second story) shall be 30 feet. The minimum building separation (rear to rear) shall be 20 feet. The minimum building separation (side to side) shall be 10 feet. The minimum building separation (garage to garage) shall be 30 feet.

D. The maximum building height shall not exceed 35 feet.

E. Encroachments for fireplaces, AC units and media centers shall not exceed 2 feet into the minimum side setback. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed 7 feet into the minimum front or rear setback. No AC units shall be permitted in front of the structure. The side yard with gate access shall at all times maintain a 5 feet clearance regardless of encroachments.

F. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.

G. All playground equipment shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No.

369.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII of Ordinance No. 348.

h. Planning Area 9.

(1) The uses permitted in Planning Area 4 of Specific Plan No. 369 shall be the

same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(3), (5), (6), and (7); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b shall include private recreational parks/areas.

(2) Planning Area 9 of Specific Plan No. 369 shall be developed with rear-loaded single family homes. The development standards for uses in Planning Area 9 of Specific Plan No. 369 shall be the same as those identified in Article VII of Ordinance No. 348 except that the development standards set forth in Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum lot area shall be 3,600 square feet. The minimum lot width shall be 45 feet.
- B. The front yard setback shall be a minimum of 10 feet. The separation between structures shall not be less than 10 feet. Side yard setbacks on corner lots shall be a minimum of 10 feet. All other side yard setbacks shall be a minimum of 5 feet. The minimum rear yard setback on the second floor shall be 8 feet for 50% of the building and 9 feet for the remaining 50% of the second story.
- C. The maximum building height shall not exceed 35 feet.
- D. The maximum lot coverage shall be 65% for single story structures and 50% for two story structures.
- E. There shall be a 20 foot separation between the second stories of adjacent buildings.
- F. There shall be 50 square feet of landscaping at the T-intersection of a private alley or where an alley abuts a trail connection.
- G. Encroachments for fireplaces, AC units and media centers shall not

exceed 2 feet into the minimum side setback. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed 7 feet into the minimum front or rear setback. No AC units shall be permitted in front of the structure. The side yard with gate access shall at all times maintain a 5 foot clearance regardless of encroachments.

- H. Any driveway shall be less than 30 feet in length or at least 18 feet in length; driveway lengths between 30 feet and 18 feet are not permitted.
- I. All playground equipment shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII of Ordinance No. 348.

- i. Planning Areas 19, 20, 21, 23A, 23B, 23C, 23D, 23E, 23F, 23G, 24A, 24B, 24C, 24D, 24E, 25A, 25B, and 28.

(1) The uses permitted in Planning Areas 23B, 23C, 23D, and 24C of Specific Plan No. 369 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use, other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance 348 shall be permitted within Planning Areas 23B, 23C, 23D, and 24C of Specific Plan No. 369 until such time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 and Map No. 132 of Coachella Valley Agricultural Preserve No. 18 (applicable to Planning Areas 23B, 23C, and 24C, and applicable to 23D, respectively) have been diminished or disestablished in the planning area and any corresponding Williamson Act contract is no longer in effect for the planning area.

Thereafter, for Planning Areas 23B, 23C, 23D, and 24C of Specific Plan No. 369 the

uses permitted shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.1.a(1), (3); Section 8.1.b(1); and Section 8.1.c(1) shall not be permitted. In addition, the uses permitted under Section 8.100 shall include clubhouses, recreational parks/areas, detention basins, open space, paseos, irrigation storage ponds and related facilities, trails, pools, tot lots, bathrooms, spas, picnic areas, BBQ facilities, fitness centers, and other similar related uses.

(2) The uses permitted in Planning Areas 19, 20, 21, 23A, 23E, 23F, 23G, 24A, 24B, 24D, 24E, 25A, 25B and 28 of Specific Plan No. 369 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.1.a(1), (3); Section 8.1.b(1); and Section 8.1.c(1) shall not be permitted. In addition, the uses permitted under section 8.100 shall include clubhouses, recreational parks/areas, detention basins, open space, irrigation storage ponds and related facilities, trails, paseos, pools, tot lots, bathrooms, spas, picnic areas, BBQ facilities, fitness centers, and other similar related uses.

(3) The development standards for agricultural uses and incidental uses thereto within Planning Areas 23B, 23C, 23D, and 24C of Specific Plan No. 369 shall be the same as those standards in Article XIII, Section 13.2 of Ordinance No. 348.

(4) The development standards for uses other than agricultural uses and incidental uses thereto within Planning Areas 19, 20, 21, 23A, 23B, 23C, 23D, 23E, 23F, 23G, 24A, 24B, 24C, 24D, 24E, 25A, 25B, and 28 of Specific Plan No. 369 shall be the same as those standards identified in Section 8.101 of Ordinance No. 348. Additionally, the following development standard shall apply:

- A. All playground equipment shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(5) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and incidental uses thereto and Article VIII of Ordinance No. 348 for all other uses.

i. Planning Areas 22 and 26.

(1) The uses permitted in Planning Areas 22 and 26 of Specific Plan No. 369 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.1.a(1), (3); Section 8.1.b(1); and Section 8.1.c(1) shall not be permitted. In addition, the uses permitted under Section 8.100 shall include public recreational parks/areas.

(2) The development standards for Planning Areas 22 and 26 of Specific Plan No. 369 shall be the same as those standards identified in Section 8.101 of Ordinance No. 348. Additionally, the following standards shall apply:

A. Sports fields and lawn areas may be lighted; however, lighting shall be directed in a manner that minimizes light pollution impacts on nearby residential units. Lighting of sports fields and lawn areas shall conform to the requirements of Riverside County Ordinance No. 655.

B. All playground equipment shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No.

369.

C. Drinking fountains and public restrooms shall be provided.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII of Ordinance No. 348.

j. Planning Area 27.

(1) The uses permitted in Planning Area 27 of Specific Plan No. 369 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use,

other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance 348 shall be permitted within Planning Area 27 of Specific Plan No. 369 until such time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 has been diminished or disestablished in the planning area and any corresponding Williamson Act contract is no longer in effect for the planning area.

Thereafter, for Planning Area 27 of Specific Plan No. 369 the uses permitted shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.1.a(2), (3), (4), and (8); Section 8.1.b(1); and Section 8.1.c(1) shall not be permitted. In addition, the uses permitted under Section 8.100 shall include electrical substations, maintenance roads, and other related facilities and equipment.

(2) The development standards for agricultural uses and incidental uses thereto within Planning Area 27 of Specific Plan No. 369 shall be the same as those standards in Article XIII, Section 13.2 of Ordinance No. 348.

(3) If Planning Area 27 of Specific Plan No. 369 is developed with utility land uses, the development standards for such uses shall be the same as those standards identified in Section 8.101 of Ordinance No. 348, except that the development standards pursuant to Section 8.101.a, b, c, and d shall be deleted and replaced with the following:

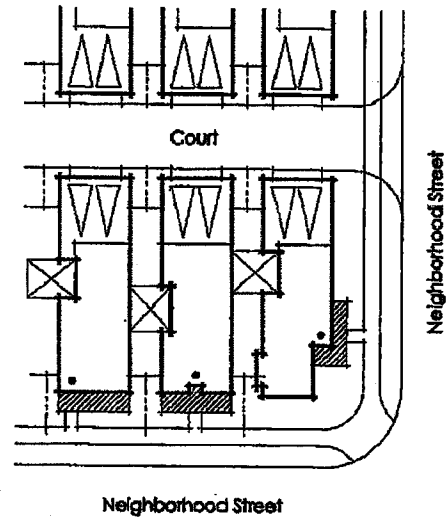
- A. The maximum building height shall be 75 feet.
- B. There is no minimum lot size or front, side, or back minimum width requirements.

(4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and incidental uses thereto and Article VIII of Ordinance No. 348 for all other uses.”

Section 3. Definitions. For the purpose of this ordinance, certain words and terms used herein are herewith defined. Definitions in this Section are in addition to those defined in Article XXI of Ordinance No. 348. When not inconsistent with the context, words used in the present tense include the future tense; words in the singular number include the plural number and words in the plural number include the singular number. The masculine gender includes the feminine and neuter gender. The word "shall" is always mandatory and not merely directory. The word "may" is permissive.

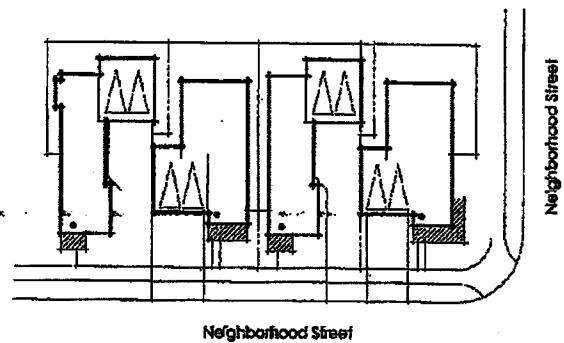
a. Rear Loaded Homes.

An attached or detached residential dwelling unit which features a vehicular entrance (driveway) to the back of the lot usually attached to an alley. In a Rear Loaded Home, all residences must face a street (see diagram)



Paired Zoned

A type of development which typically situates a detached single family structure so that at least one wall is on a property line; however, a

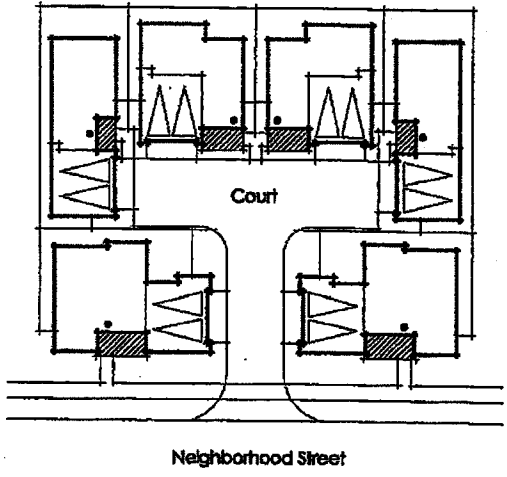


minimum set back between structures is required. Often this will include

reciprocal easements so that open space for one homeowner will be situated in another homeowners property. Alternatively the actual lot line may change to follow the proposed structure placement (see diagram).

c. Cluster Homes

A cluster home refers to a type of development which places several homes on one condominium lot, usually clustered around one common drive way or drive isle (see diagram)



Section 4. This ordinance shall take effect 30 days after its adoption.

DRAFT

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA

By: Chairman, Board of Supervisors

ATTEST:
Clerk of the Board

By Deputy
(SEAL)

APPROVED AS TO FORM:

_____, _____, 2010

By: _____

DRAFT

****THIS IS A DRAFT DOCUMENT AND IS SUBJECT TO CHANGE WITHOUT NOTICE****

07/19/10
10:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

SP - CAUSE FOR REVOCATION

RECOMMND

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 2

SP - Definitions

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 369 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 369, Amendment No. 2.

CHANGE OF ZONE = Change of Zone No. 7481.

GPA = Comprehensive General Plan Amendment No. 846.

EIR = Environmental Impact Report No. 504.

10. EVERY. 3

SP - SP Document

RECOMMND

Specific Plan No. 369 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.

07/19/10
10:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

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10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document (cont.)

RECOMMND

6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 504 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 4 SP - Ordinance Requirements

RECOMMND

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 5 SP - Limits of SP DOCUMENT

RECOMMND

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding to above, the design guidelines and development standards of the SPECIFIC PLAN for hillside development and grading shall apply in place of more general County guidelines and standards.

07/19/10
10:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 2 SP*GSP-1 ORD. NOT SUPERSEDED RECOMMND.

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 3 SP*GSP-2 GEO/SOIL TO BE OBEYED RECOMMND

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 4 SP-ALL CLEARNC'S REQ'D B-4 PMT RECOMMND

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 5 SP*-NO GRADING & SUBDIVIDING RECOMMND

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

E HEALTH DEPARTMENT

10.E HEALTH. 1 HAZMAT BUSINESS EMERGENCY PLAN RECOMMND

A business plan will be required for any facility that stores hazardous materials greater than 55 gallons, 200 cubic feet, or 500 pounds, or stores any acutely hazardous materials or extremely hazardous substances.

07/19/10
10:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

10. GENERAL CONDITIONS

10.E HEALTH. 2

PREVENT ACCESS TO DRAIN

RECOMMND

It is noted that the Coachella Valley Stormwater Channel runs along the eastern side of the proposed development(s) delineated in Specific Plan#369. Bacterial monitoring of the water in this channel have shown that it does not meet the Recreational 1 standards for direct body contact activities such as swimming. Moreover, the location of this channel to the proposed development poses a potential drowning hazard.

Therefore, the reasonable measures must be taken by the responsible entity or entities for the Channel to ensure that the public is prevented from entering or gaining access to this Channel. Moreover, signs must be posted at reasonable locations around this Channel warning the public to not enter this restricted area.

FIRE DEPARTMENT

10.FIRE. 1

SP-#71-ADVERSE IMPACTS

RECOMMND

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 2

SP*-#100-FIRE STATION

RECOMMND

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 1 fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities

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10. GENERAL CONDITIONS

10.FIRE. 2 SP*--#100-FIRE STATION (cont.) RECOMMND

to meet service demands through the regional intergrated fire protection response system.

10.FIRE. 3 SP-#86-WATER MAINS RECOMMND

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

10.FIRE. 4 SP-#101-DISCL/FLAG LOT RECOMMND

1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.

10.FIRE. 5 SP-#47 SECONDARY ACCESS RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

10.FIRE. 6 SUP-FUTURE RECOMMND

*** No Text Exists For This Condition ***

10.FIRE. 8 SP-#95-HAZ FIRE AREA RECOMMND

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 9 SP-#96-ROOFING MATERIAL RECOMMND

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

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10. GENERAL CONDITIONS

10.FIRE. 10

SP-#97-OPEN SPACE

RECOMMND

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

10.FIRE. 11

SP-#85-FINAL FIRE REQUIRE

RECOMMND

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10.FIRE. 13

SP-#101-DISCL/FLAG LOT

RECOMMND

- 1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.
-) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.
- 3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

10.FIRE. 14

SP-#87-OFF-SET FUNDING

RECOMMND

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$100.00 per dwelling unit and 16c per square foot for retail, commercial and industrial.

PLANNING DEPARTMENT

10.PLANNING. 3

SP - MAINTAIN AREAS & PHASES

RECOMMND

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or

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10. GENERAL CONDITIONS

10.PLANNING. 3 SP - MAINTAIN AREAS & PHASES (cont.) RECOMMND

specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 4 SP - NO P.A. DENSITY TRANSPER RECOMMND

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

In this SPECIFIC PLAN, each Planning Area (PA) has a "Target" unit count. Each PA also has a Land Use Designation Range. The Target unit count is a carefully created estimate used to create a total dwelling unit number for the entire SPECIFIC PLAN. However, the target for each PA does not limit the number of dwelling units in a PA. A PA is permitted to build over the Target density so long as the PA total unit count does not exceed the top of its Land Use Designation range. In no case shall the SPECIFIC PLAN maximum total permitted residential dwelling units (2,354) be exceeded."

10.PLANNING. 5 SP - GEO02008 RECOMMND

County Geologic Report (GEO) No. 2008, submitted for this project (SP00369) was prepared by Neblett & Associates, Inc. and is entitled: "Preliminary Geologic and Geotechnical Investigation, Proposed 600+/- Acre Residential Development, Thermal Area, Riverside County, California, Project No. 457-000-03", dated March 5, 2004. In addition Neblett & Associates submitted the following reports entitled:

"Preliminary Summary Report, Geotechnical Evaluation of Conceptual Plan, Thermal 551 Project at 58th , Polk, 60th And Fillmore, Coachella, California, Project No. 457-000-11", dated December 12, 2006.

"Supplemental Engineering Geologic Study, Thermal 551 Project, Additional Planning Area PA-18 (Dunlap Parcels), and Projectwide Evaluation of Tile Underdrains - Thermal 551 Site, Thermal Area of Coachella Valley, California, Project No. 457-000-10" dated September 1, 2008.

"Response to Review Comments, Thermal 551 Project, Coachella, California, Project No. 457-000-03" dated September 1, 2008.

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10. GENERAL CONDITIONS

10. PLANNING. 5 SP - GEO02008 (cont.)

RECOMMEND

"Response to Review Comments #2, Thermal 551 Project (Specific Plan 00369), Coachella, California, Project No. 457-000-03" dated January 29, 2008.

These additional reports are now included as part of GEO 2008.

GEO No. 2008 concluded:

1. Based on site mapping, aerial photo review and literature research there is no evidence of active faulting trending toward or crossing this site. Therefore the potential for this site to be affected by surface fault rupture is considered low.

2. The undocumented fill material, disturbed ground and existing weak and compressible near surface soils present on this site are unsuitable in their present condition to support any new fills or proposed structures.

3. There is a high potential for this site to be affected by seismically induced liquefaction relative to the high groundwater levels underlying this site.

4. With the exception of strong seismic shaking and related liquefaction, the potential for this site to be affected by other secondary seismic hazards such as seiche/tsunami, seismically induced landsliding or subsidence, ground lurching, or seismically induced flooding is considered low.

5. This site is underlain by an existing tile drain system installed in the past to help control high groundwater levels and related saltation problems associated with former agricultural activities. It was determined that these drain lines were well backfilled, structurally capable of supporting the proposed improvements and should be retained as a measure to control future groundwater levels which will assist in the mitigation of liquefaction. In addition these drains will help prevent the development of a "salt" crust related to evapotranspiration of landscape water.

GEO No. 2008 recommended:

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10. GENERAL CONDITIONS

10.PLANNING. 5

SP - GEO02008 (cont.) (cont.)

RECOMMND

1.All undocumented fill, topsoil, and potentially compressible near surface soils should be removed to expose native soils exhibiting an in-place relative compaction of at least 85% as determined by ASTM Test Method D1557. After approval of the removal bottoms, these areas to receive fill should be scarified to a depth of at least 8-inches, brought to 2-3% above optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D1557 and verified by field density testing prior to placing any fill. It should be anticipated that the overexcavation bottoms will be in close proximity to the groundwater surface which may result in pumping or heaving of the underlying saturated soils and measures to stabilize these areas prior to placing fill (such as a gravel layer or reinforcement with a geotextile fabric) should be incorporated as necessary.

2.The removed soils may be reused as fill soils provided they are cleaned of organics and other deleterious materials. All fill soils should be placed in lifts not exceeding 6-inches in thickness, moisture conditioned to above optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D 1557 and verified by field density testing.

3.Any future underground utility lines which intercept the existing tile drain system should be evaluated on a case-by-case basis to determine if they will interfere with or assist the performance of the existing tile drains. All underground utilities which may potentially provide for enhanced groundwater control should be incorporated into the existing system so as to provide additional control of the groundwater levels beneath this site. Any interference of a newly installed utility or any other underground installation (i.e. swimming pools, basements, etc.) with the existing tile drains should be addressed in such a way as to maintain the functionality of the tile drain system.

4.The site is located within a seismically active area of Southern California and should be ~~expected to experience~~ strong seismic shaking during the life time of the proposed project. All structures should be designed in accordance with the provisions of the latest edition of the California Building Code (CBC 2007) for a site classified as Site Class D.

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10. GENERAL CONDITIONS

10.PLANNING. 5 SP - GEO02008 (cont.) (cont.) (cont.)

RECOMMND

5.The finished building pads should be tested for expansive soils subsequent to the completion of grading to confirm the expansion potential of the fill soils for structural design purposes.

6.There is the potential for this site to experience as much as 6-7 inches of seismically induced liquefaction related settlement related to a seismic event on nearby faults. All structures should be designed as needed to mitigate the effects of this possible settlement. Measures may include post tensioned slab-on-grade foundation systems, mat foundations or enhanced reinforcement of conventional foundation systems as addressed in the most recent version of the recently adopted California Building Code (CBC 2007).

GEO No. 2008 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 2008 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 6 SP - IF HUMAN REMAINS FOUND

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely

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10. GENERAL CONDITIONS

10.PLANNING. 6

SP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 7

SP - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 7 SP - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

10.PLANNING. 8 SP - CVWD COMPLIANCE (3) RECOMMND

Prior to approval of a permanent encroachment permit for outlets discharging into the Coachella Valey Stormwater Channel (CVSC) the applicant shall provide written assurance to the County that all issues listed as "Prior to approval of a permanent encroachment permit for outlets discharging into the CVSC" in the letter from the Coachella Valley Water District (CVWD) dated Spetember 28, 2009 have been addressed to the satafaction of Coachella Valley Water District. Specifically the letter requests:

-The area/project will be required to be incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stonwwater in the Whitewater River Watershed, which is known as the MS4 Permit.

-The developer/applicant shall provide a letter from the land use authority for the project certifying that the project has been reviewed and determined to meet the requirements of the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit. This certification applies to requirements included in the Drainage Area Management Plan, Stormwater Management Plan, Stormwater Pollution Prevention Plan and Water Quality Management Plan described in the MS4 Permit and applicable to the project at the time of the application.

-CVWD requires the developer/applicant to implement control measures to the maximum extent practicable to prevent the discharge of non-stormwater generated runoff into the Coachella Valley Stormwater Channel. The developer/applicant shall repair and maintain the outlet structure and the channel to mitigate any condition of nuisance and/or damage to the outlet structure and the channel caused by the developer/applicant's discharge of non-stormwater as determined by CVWD. This maintenance and repair shall include, but not be limited to outlet concrete repairs, channel bottom scour repair, slope protection repair, vegetation clearing, ponded/nuisance water removal, etc. Failure to comply with these conditions of approval

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10. GENERAL CONDITIONS

10.PLANNING. 8 SP - CVWD COMPLIANCE (3) (cont.)

RECOMMND

may result in CVWD revoking the permanent encroachment permit associated with the outlet and removal or sealing of the outlet.

10.PLANNING. 9 SP - LC CONCEPT PLANTING PLAN

RECOMMND

The County requires that all discretionary permits and/or approvals that include new and rehabilitated landscapes with a total landscape area equal to or greater than 2,500 square feet comply with the County's water efficient landscape standards contained in Ordinance No. 859. Prior to scheduling this case for a public hearing/action, a Conceptual Landscape Plan shall be submitted to and approved by the Planning Department. Applicants shall adhere to the following requirements:

Provide 2 sets of plans on 24" x 36" sheets at 20 scale that include a title block, north arrow, limit of work lines, hardscape features, graphic scale, street names, elevation drawings etc. The plan shall clearly depict concept designs and theme elements for the expected future final landscaping, shading, and parking plan (the final planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

Conceptual landscape plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover to be provided within landscaped areas and in other open space areas within the project. Top dressing(s) should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Special features, such as rockwork, fencing, water features, recreational trails, MSCHP regulated areas, etc. shall be identified. The Conceptual Landscape Plan shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.

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10. GENERAL CONDITIONS

10.PLANNING. 9

SP - LC CONCEPT PLANTING PLAN (cont.)

RECOMMND

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

The Conceptual Landscape Plan shall be prepared in a professional manner by a California Licensed Landscape Architect.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

SP - 90 DAYS TO PROTEST

RECOMMND

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

30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1

USE - LEA REMEDIATION

RECOMMND

The following condition must be addressed "PRIOR TO GRADING PERMIT ISSUANCE" for grading activities not related to, required for, or in conjunction with, implementation of the approved landfill closure plan. Because the proponent is proposing water infiltration protective system as required by the CRDEH and DTSC, this condition is not intended to preclude, delay or prevent issuance of a grading permit for grading activities necessary to implement the approved landfill closure plan, whether such required grading activity is within the landfill site or within adjacent

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30. PRIOR TO ANY PROJECT APPROVAL

30.E HEALTH. 1 USE - LEA REMEDIATION (cont.) RECOMMND

portions of the project site. The grading plan and permit issued for the landfill site closure grading activity may include grading for infrastructure improvements within the landfill footprint and/or adjacent to the landfill footprint. Infrastructure improvements include roadways, water lines, sewer lines and dry utilities.

30.E HEALTH. 1 SP* - CVWD WATER AND SEWER RECOMMND

A "will serve" letter from Coachella Valley Water District for potable water and sanitary sewer must be submitted to Environmental Health Department prior to issuance of a SAN53.

30.E HEALTH. 1 USE - FOOD PLANS REQD RECOMMND

The following condition must be addressed "PRIOR TO BUILDING PERMIT ISSUANCE".

A total of three 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 Local and State Laws.

30.E HEALTH. 2 USE* - POOL PLANS REQUIRED RECOMMND

The following condition must be addressed "PRIOR TO BUILDING PERMIT ISSUANCE".

A set of three complete plans for each public/semi public swimming pool must be submitted and approved by Disrtict Environmental Services.

30.E HEALTH. 2 LEA CLEARANCE REQUIRED RECOMMND

The developer must address the following:

- a) Provide a copy of the Remedial Action Plan to the County of Riverside, Local Enforcement Agency (LEA) for review.
- b) Provide design plans to the LEA for review for the park area that incorporates the landfill.

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30. PRIOR TO ANY PROJECT APPROVAL

30.E HEALTH. 4

USE- ABANDON WELLS & SEPTIC

RECOMMEND

The following condition must be addressed "PRIOR TO GRADING PERMIT ISSUANCE".

Any existing wells, not including groundwater monitoring wells, and/or septic systems be properly abandoned under permit from Environmental Health Dept. prior to issuance of a grading permit.

During the grading activity, it is the developer's responsibility to ensure the structural integrity and protection of any existing groundwater monitoring wells.

EPD DEPARTMENT

30.EPD. 1

SP - BUOW AND NESTING BIRDS

RECOMMEND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, grading permit, etc.), the following conditions shall be placed on the implementing project:

Prior to issuance of any grading permit a nesting bird survey is required between February 1st and August 31st. No grading or site preparation shall occur between February 1st and August 31st unless a qualified biologist, currently holding an MOR with the County, conducts a nesting bird survey. The results of the survey shall be submitted to EPD for review and approval prior to issuance of any grading permit. Nesting birds are protected by federal Migratory Bird Treaty Act (MBTA). If nesting activity is observed, California Department of Fish and Game (CDFG) & USFWS shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with CDFG shall be provided to EPD prior to initiating grading activities. This condition only applies if a grading permit is sought between Feb 1st and Aug 31st. If you have any questions please contact EPD directly at 951-955-6892.

Within 30-days prior to the issuance of a grading permit, a pre-construction presence/absence clearance survey for burrowing owl is required. This survey must be conducted by a qualified biologist currently holding an MOU with the

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1 SP - BUOW AND NESTING BIRDS (cont.)

RECOMMND

County and report must be submitted to EPD for review and approval. If the grading permit is not obtained within 30-days of the survey a new survey shall be required and submitted to EPD for review. This survey requirement is valid during all months of the year and is required before issuance of any grading permit.

PLANNING DEPARTMENT

30.PLANNING. 1 SP - M/M PROGRAM (GENERAL)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 4 SP - SUBMIT FINAL DOCUMENTS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4 SP - SUBMIT FINAL DOCUMENTS (cont.)

RECOMMND

plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

| | |
|--|----------|
| Building and Safety Department | 1 copy |
| Department of Environmental Health | 1 copy |
| Fire Department | 1 copy |
| Coachella Valley Water District | 1 copy |
| Transportation Department | 1 copy |
| County Planning Department in Riverside | 1 copy |
| City of Coachella | 1 copy |
| Riverside County Planning Department in Desert | 2 copies |
| Executive Office - CSA Administrator | 2 copies |
| Clerk of the Board of Supervisors | 1 copy |

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 5 SP - PROJECT LOCATION EXHIBIT

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 6

SP - ACOUSTICAL STUDY REQD

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary. See EIR Mitigation Measures 4.13-2 and 3.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30. PLANNING. 10

SP - GEO STUDY REQUIRED

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a geological/geotechnical study shall be submitted to the Planning Department Engineering Geologist for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 12 SP - EA REQUIRED

RECOMMND

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30. PLANNING. 13 SP *- ADDENDUM EIR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14

SP *- SUPPLEMENT TO EIR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 15

SP *- SUBSEQUENT EIR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is

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30.PLANNING. 15 SP *- SUBSEQUENT EIR (cont.) RECOMMND
not required."

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 17 SP - AMENDMENT REQUIRED RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - AMENDMENT REQUIRED (cont.)

RECOMMND

includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 18 SP - PARK AGENCY REQUIRED

RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Desert Recreation District, shall be annexed into the Desert Recreation District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if the Desert Recreation District is unwilling or unable to annex the property in question."

30.PLANNING. 20 SP * - PA PROCEDURES

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20

SP * - PA PROCEDURES (cont.)

RECOMMND

ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].

2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 21

SP - COMMON AREA MAINTENANCE

RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.
- d. The common areas to be maintained by the master

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - COMMON AREA MAINTENANCE (cont.) RECOMMND

maintenance organization shall include, but not be limited to, the following: Detention basins, streetscapes, clubhouse area, irrigation storage pond screening, open spaces, trails and trail landscaping.

30.PLANNING. 22 SP *- CC&R RES PUB COMMON AREA RECOMMND

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property

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30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 22

SP *- CC&R RES PUB COMMON AREA (cont.)

RECOMMND

owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP *- CC&R RES PUB COMMON AREA (cont.) (cont.RECOMMND

or maintenance of the 'common area' established pursuant to this Declaration.

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 23 SP *- CC&R RES PRI COMMON AREA RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23

SP *- CC&R RES PRI COMMON AREA (cont.)

RECOMMND

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

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

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

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

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

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

Once approved by the Office of County Counsel, the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP *- CC&R RES PRI COMMON AREA (cont.) (cont.RECOMMND

declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 26 SP - GENERIC M/M PROGRAM RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for mitigations required during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 30 SP *- ENTRY MONUMENTATION RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit ____.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area ____ of the SPECIFIC PLAN, as shown on pages ____ to ____."

30.PLANNING. 31 SP - POST GRADING REPORT RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 31 SP - POST GRADING REPORT (cont.)

RECOMMND

grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist/paleontologist/other were complied with."

30.PLANNING. 32 SP - SCHOOL MITIGATION

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Coachella Valley Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 33 SP - PALEO PRIMP & MONITOR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

60.PLANNING CONDITION:

"This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33

SP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33 SP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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

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

30.PLANNING. 34 SP - PALEO MONITORING REPORT RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

90.PLANNING CONDITION:

"PRIOR TO BUILDING FINAL INSPECTION:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - CVWD COMPLIANCE (1)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the applicant shall provide written assurance that all issues listed as "prior to implimenting project approval" in the letter from the Coachella Valley Water District dated Spetember 28, 2009 have been addressed to the satasfaction of Coachella Valley Water District. Specifically the letter requests:

-Obtain a Conditional Letter of Map Revision (CLOMAR) through the Federal Emergency Management Agency.

-Execute an agreement with the CVWD which shall include provisions outlined in the CVWD Ordinance No. 1234.

-Submit to the CVWD a flood control facility operations manual for review and approval.

-Grant flooding easments over the flood control facilities in a form and content reasonably acceptable to the CVWD.

-Submit final construction plans for all the proposed flood control facilities and a detailed hydrological and hydraulic design report for review and approval.

30.PLANNING. 36 SP - CVWD COMPLIANCE (2)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on all implimenting projects:

"PRIOR TO BUILDING FINAL INSPECTION the applicant shall provide written assurance that all issues listed as "prior to occupancy" in the letter from the Coachella Valley Water District dated Spetember 28, 2009 have been addressed to the satasfaction of Coachella Valley Water District. Specifically the letter requests:

-Complete construction of on-site flood control facilities required to mitigate flood flows ~~from the north and the~~ concrete slope protection along the bank of the CVSC adjacent to the project. 0

-At the completion of the construction of the flood control facilities, submit for review and approval the "as-built"

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30.PLANNING. 36 SP - CVWD COMPLIANCE (2) (cont.)

RECOMMEND

topography, construction drawings and engineering analysis to verify that the design capacity is adequate.

-Obtain a Letter of Map Revision (LOMR) through the Federal Emergency Management Agency, which removes the development from the special flood hazard area.

-Grant easements through the property for CVWD access to the Coachella Valley Stormwater Channel in a form and content reasonably acceptable to CVWD.

-Deed to CVWD ownership and maintenance of the constructed slope protection along the bank of the Coachella Valley Stormwater Channel. The developer should contact CVWD to obtain the standard acceptance documents."

TRANS DEPARTMENT

30.TRANS. 1 SP - SP369/TS CONDITIONS

RECOMMEND

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

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

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

Harrison Street (NS) at:

- Avenue 54 (EW)
- Airport Boulevard (EW)
- Avenue 62 (EW)
- Avenue 64 (EW)

Tyler Street (NS) at:

- Avenue 54 (EW)
- Airport Boulevard (EW)

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30.TRANS. 1

SP - SP369/TS CONDITIONS (cont.)

RECOMMND

Avenue 62 (EW)

Polk Street (NS) at:
Airport Boulevard (EW)
Church Street (EW)
Avenue 58 (EW)
Avenue 59 (EW)
Avenue 60 (EW)
Avenue 62 (EW)

Project Driveway (Olive Street) (NS) at:
Avenue 58 (EW)

Street "A" (NS) at:
Avenue 59 (EW)

Orange Avenue (NS) at:
Avenue 58 (EW)
Street "A" (North) (EW)
Avenue 59 (EW)
Street "A" (South) (EW)
Avenue 60 (EW)

Grapefruit Boulevard (NS) at:
Airport Boulevard (EW)
Main Street (EW)
Church Street (EW)

Fillmore Street (NS) at:
Grapefruit Boulevard (SR-111) (EW)
Driveway "C" (EW)
Driveway "A" (EW)
Driveway "B" (EW)
Avenue 60 (EW)
Avenue 62 (EW)
Avenue 64 (EW)

Pierce Street (NS) at:
Avenue 62 (EW)

SR-86S (NS) at:
Airport Boulevard (EW)

SR-86S Southbound Ramps (NS) at:
Airport Boulevard (EW)

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP369/TS CONDITIONS (cont.) (cont.) RECOMMND

SR-86S Northbound Ramsp (NS) at:
Airport Boulevard (EW)

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

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

30.TRANS. 2 SP - SP369/TS IMPROVEMENTS RECOMMND

All roads shall be improved per the recommended General
Plan or Specific Plan designation, as approved by the
County Board of Supervisors, or as approved by the
Transportation Department.

30.TRANS. 3 SP - SP369/TS CVAG TUMF RECOMMND

The project proponent shall be required to pay the
Transportation Uniform Mitigation Fee (TUMF) in accordance
with the fee schedule in effect at the time of issuance of
a building permit, pursuant to Ordinance No. 673.

30.TRANS. 4 SP - SP369/TS REQUIRED RECOMMND

Site specific traffic studies will be required for all
subsequent development proposals within the boundaries of
Specific Plan No. 369 as approved by the Transportation
Department. These subsequent traffic studies shall
identify specific project impacts and needed roadway
improvements to be constructed prior to each development
phase.

30.TRANS. 5 SP - SP369/TS INSTALLATION RECOMMND

The Specific Plan proponent and all subsequent implementing
projects within the Specific Plan shall be responsible for
design and construction of traffic signals at the following
intersections or as approved by the Transportation
Department.

Phase 1 (2012)
Polk Street (NS) at Airport Boulevard (EW)

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - SP369/TS INSTALLATION (cont.)

RECOMMND

Phase 2 (2014, 1,304th dwelling unit)
SR-86S (NS) at Airport Boulevard (EW) (modification for
lane addition and southbound right-turn overlap)

Polk Street (NS) at Avenue 59 (EW)

Phase 3 (2016, 1,714th dwelling unit)
Fillmore Street (NS) at Grapefruit Boulevard (SR-111)

with no fee credit given for Traffic Signal Mitigation
fees.

or as approved by the Transportation Department.

30.TRANS. 6 SP - SP369/TS GEOMETRICS PH1

RECOMMND

Prior to Building Permit Issuance of 1st Dwelling Unit in
Phase 1 (2012)

The intersection of Polk Street (NS) and Airport Boulevard
(EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one right turn lane

Southbound: N/A

Eastbound: one through lane

Westbound: one left turn lane, one through lane

The intersection of Polk Street (NS) and Avenue 59 (EW)
shall be improved to provide the following geometrics:

Northbound: one through lane, one right turn lane

Southbound: one left turn lane, one through lane

Eastbound: N/A

Westbound: one left turn lane, one right turn lane

The intersection of Street "A" (NS) and Avenue 59 (EW)
shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane

Southbound: one left turn lane, one through lane

Eastbound: one left turn lane, one through lane

Westbound: one left turn lane, one through lane

The intersection of Orange Avenue (NS) and Street "A"
(North) (EW) shall be improved to provide the following
geometrics:

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30.TRANS. 6

SP - SP369/TS GEOMETRICS PH1 (cont.)

RECOMMND

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

The intersection of Orange Avenue (NS) and Avenue 59 (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane
Southbound: one left turn lane, one through lane
Eastbound: one left turn lane, one through lane
Westbound: one left turn lane, one through lane

The intersection of Orange Avenue (NS) and Street "A" (South) (EW) shall be improved to provide the following geometrics:

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

The intersection of Orange Avenue (NS) and Avenue 60 (EW) shall be improved to provide the following geometrics:

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

The intersection of Fillmore Street (NS) and Driveway "C" (EW) shall be improved to provide the following geometrics:

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

The intersection of Fillmore Street (NS) and Driveway "A" (EW) shall be improved to provide the following geometrics:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6 SP - SP369/TS GEOMETRICS PH1 (cont.) (cont.) RECOMMND

The intersection of Fillmore Street (NS) and Driveway "B" (EW) shall be improved to provide the following geometrics:

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

or as approved by the Transportation Department.

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

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

30.TRANS. 7 SP - SP369/TS GEOMETRICS PH2 RECOMMND

Prior to Building Permit Issuance of 1,304th Dwelling Unit

The intersection of Polk Street (NS) and Avenue 58 (EW) shall be improved to provide the following geometrics:

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

The intersection of Project Driveway (Olive Street) (NS) and Avenue 58 (EW) shall be improved to provide the following geometrics:

Northbound: one through lane
Southbound: N/A
Eastbound: one through lane
Westbound: one through lane

The intersection of Orange Avenue (NS) and Avenue 58 (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane
Southbound: one through lane

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 7 SP - SP369/TS GEOMETRICS PH2 (cont.)

RECOMMND

Eastbound: one through lane
Westbound: N/A

The intersection of SR-86S (NS) and Airport Boulevard (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, two through lanes, one right turn lane
Southbound: one left turn lane, two through lanes, one right turn lane with overlap
Eastbound: one left turn lane, one through lane, one right turn lane
Westbound: one left turn lane, one through lane, one right turn lane

Avenue 58 along project boundary shall provide half-width improvements with concrete curb-and-gutter, asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department in accordance with County Standard No. 94.

or as approved by the Transportation Department.

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

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

30.TRANS. 8 SP - SP369/TS GEOMETRICS PH3

RECOMMND

Prior to Building Permit Issuance of 1,714th Dwelling Unit

The intersection of Polk Street (NS) and Avenue 58 (EW) shall be improved to provide the following geometrics:

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

The intersection of Polk Street (NS) and Avenue 59 (EW) shall be improved to provide the following geometrics:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 8

SP - SP369/TS GEOMETRICS PH3 (cont.)

RECOMMND

Northbound: two through lanes, one right turn lane
Southbound: two left turn lanes, two through lanes
Eastbound: N/A
Westbound: one left turn lane, one right turn lane
NOTE: Appropriate improvements must be provided on
eastbound Avenue 59 to accept the two southbound
left turn lanes from Polk Street.

The intersection of Grapefruit Boulevard (SR-111) (NS) and
Airport Boulevard (EW) shall be improved to provide the
following geometrics:

Northbound: one left turn lane, one through lane, one
right turn lane
Southbound: one left turn lane, one through lane, one
right turn lane
Eastbound: one left turn lane, one through lane
Westbound: one left turn lane, one through lane

The intersection of Fillmore Street (NS) and Grapefruit
Boulevard (SR-111) (EW) shall be improved to provide the
following geometrics:

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

Polk Street along project boundary shall provide full-width
improvements with concrete curb-and-gutter, asphalt
concrete paving; reconstruction; or resurfacing of existing
paving as determined by the Transportation Department in
accordance with County Standard No. 92. Within the
limits of this condition parkway and sidewalk improvements
will not be required on the westerly side of Polk Street.

or as approved by the Transportation Department.

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

Any off-site widening required to provide these geometrics

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 8 SP - SP369/TS GEOMETRICS PH3 (cont.) (cont.) RECOMMND

shall be the responsibility of the landowner/developer.

30.TRANS. 9 SP - CREDIT/REIMBURSEMENT RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP - MSHCP FEE/ORDS 810 & 875 NOTAPPLY

Prior to the final inspection, applicants are required to pay the Riverside County Multiple Species Habitat Conservation Plan fees required by either Ordinance 810, Western MSHCP or Ordinance 875, Coachella Valley MSHCP.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - PARK PLANS REQ PA19 RECOMMND

PRIOR TO THE ISSUANCE OF THE 375th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department for the Clubhouse/park site designated as Planning Area 19. PA 19 is intended to be a private recreation center maintained by a Home Owners Association. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document for PA 19. The park plans need not be working drawings, but shall include landscape and

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 1 SP - PARK PLANS REQ PA19 (cont.) RECOMMND

irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 2 SP - PARK CONST PA19 RECOMMND

PRIOR TO THE ISSUANCE OF THE 589th building permit within the SPECIFIC PLAN, the Clubhouse/park designated as Planning Area 19 shall be constructed and fully operable.

100.PLANNING. 3 SP - COUNT RES BUILD PERMITS RECOMMND

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 2,354 residential building permits to be issued within the SPECIFIC PLAN.

100.PLANNING. 4 SP - PARK PLANS REQ PA22 RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,552th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 22, including an underpass crossing Ave. 59 as depicted on Figure IV-45 of the SPECIFIC PLAN. The detailed park plans shall conform with the design criteria in the SPECIFIC PLAN document for PA 22 and with the requirements of the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 5 SP - PARK CONST PA22

RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,766th building permit within the SPECIFIC PLAN, the park designated as Planning Area 22 including an underpass crossing Ave. 59 as depicted on Figure IV-45 of the SPECIFIC PLAN shall be constructed and fully operable.

100.PLANNING. 6 SP - PARK PLANS REQ PA26

RECOMMND

PRIOR TO THE ISSUANCE OF THE 964th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 26. The detailed park plans shall conform with the design criteria in the SPECIFIC PLAN document for PA 26 and with the requirements of the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 7 SP - PARK CONST PA26

RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,178th building permit within the SPECIFIC PLAN, the park designated as Planning Area 26 shall be constructed and fully operable.

100.PLANNING. 8 SP - PARK PLANS REQ PA21

RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,893th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Desert Recreation District, CVWD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 21. The detailed park plans shall conform with the design criteria in the SPECIFIC PLAN document for PA 21 and with the requirements of the Desert Recreation District, CVWD or other entity set forth in the Planning Department's condition entitled "SP - Common Area

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 8 SP - PARK PLANS REQ PA21 (cont.)

RECOMMND

Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 9 SP - PARK CONST PA21

RECOMMND

PRIOR TO THE ISSUANCE OF THE 2,107th building permit within the SPECIFIC PLAN, the park designated as Planning Area 21 shall be constructed and fully operable.

100.PLANNING. 10 SP - CLASS 1 BIKE TRAIL PLANS

RECOMMND

PRIOR TO THE ISSUANCE OF THE 784th building permit within the SPECIFIC PLAN, detailed Class 1 Bike Trail plans shall be submitted to and approved by the Planning Department, CVWD and the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the Class 1 Bike Trail site designated in Figure IV-52 of the SPECIFIC PLAN. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the CVWD and the Desert Recreation District or entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 11 SP - CLASS 1 BIKE TRAIL CONST

RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,568th building permit within the SPECIFIC PLAN, the Class 1 Bike Trail illustrated in Figure IV-52 of the SPECIFIC PLAN shall be constructed and fully operable.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 12 SP - PASEO PLANS PA24A,D&E

RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,367th building permit within the SPECIFIC PLAN, detailed Paseo plans for Planning Areas 24A, 24D and 24E shall be submitted to and approved by the Planning Department and the Desert Recreation District as determined by the Director of Planning. The detailed Paseo plans shall conform with the design criteria in the SPECIFIC PLAN document, and the Riverside County Guide to California Friendly Landscaping. The plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 13 SP - PASEO CONST PA24A,D&E

RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,581th building permit within the SPECIFIC PLAN, the Paseos designated as Planning Areas 24A, 24D and 24E shall be constructed and fully operable.

100.PLANNING. 14 SP - PASEO PLANS REQ PA24B

RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,892nd building permit within the SPECIFIC PLAN, detailed Paseo plans for Planning Area 24B shall be submitted to and approved by the Planning Department and the Desert Recreation District as determined by the Director of Planning. The detailed Paseo plans shall conform with the design criteria in the SPECIFIC PLAN document, and the Riverside County Guide to California Friendly Landscaping. The plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 15 SP - PASEO CONST PA24B

RECOMMND

PRIOR TO THE ISSUANCE OF THE 2,106th building permit within the SPECIFIC PLAN, the Paseo designated as Planning Area 24B shall be constructed and fully operable.

100.PLANNING. 16 SP - PASEO PLANS REQ PA24C

RECOMMND

PRIOR TO THE ISSUANCE OF THE 438th building permit within the SPECIFIC PLAN, detailed Paseo plans for Planning Area 24C shall be submitted to and approved by the Planning

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 16 SP - PASEO PLANS REQ PA24C (cont.) RECOMMND

Department and the Desert Recreation District, as determined by the Director of Planning. The detailed Paseo plans shall conform with the design criteria in the SPECIFIC PLAN document, and the Riverside County Guide to California Friendly Landscaping. The plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 17 SP - PASEO CONST PA24C RECOMMND

PRIOR TO THE ISSUANCE OF THE 652nd building permit within the SPECIFIC PLAN, the Paseo designated as Planning Area 24C shall be constructed and fully operable.

100.PLANNING. 18 SP - PARK PLANS REQ PA20 RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,367th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 21. The detailed park plans shall conform with the design criteria in the SPECIFIC PLAN document for PA 21 and with the requirements of the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 19 SP - PARK CONST PA20 RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,581th building permit within the SPECIFIC PLAN, the park designated as Planning Area 20 shall be constructed and fully operable.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 20 SP - PHASE 1 PERIM LANDS PLNS

RECOMMND

PRIOR TO THE ISSUANCE OF THE 391st building permit within the SPECIFIC PLAN, detailed detention/trail/park plans shall be submitted to and approved by the Planning Department and the County Service Area No. 125 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the site designated as the Planning Area PA23B, 23C and 23D. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the County Service Area No. 125 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 21 SP - PHASE 1 PERIM LANDS CONST

RECOMMND

PRIOR TO THE ISSUANCE OF THE 782nd building permit within the SPECIFIC PLAN, the detention/trails/park designated as Planning Areas 23B, 23C, and 23D shall be constructed and fully operable.

100.PLANNING. 22 SP - PHASE 2 PERIM LANDS PLANS

RECOMMND

PRIOR TO THE ISSUANCE OF THE 1470th building permit within the SPECIFIC PLAN, detailed detention/trail/park plans shall be submitted to and approved by the Planning Department and the County Service Area No. 125 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the site designated as the Planning Area PA23E and 23F. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the County Service Area No. 125 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a

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100.PLANNING. 22 SP - PHASE 2 PERIM LANDS PLANS (cont.) RECOMMND

permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 23 SP - PHASE 2 PERIM LANDS CONST RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,637th building permit within the SPECIFIC PLAN, the detention/trails/park designated as Planning Areas 23E and 23F shall be constructed and fully operable.

100.PLANNING. 24 SP - PHASE 3 PERIM LANDS PLANS RECOMMND

PRIOR TO THE ISSUANCE OF THE 2,008th building permit within the SPECIFIC PLAN, detailed detention/trail/park plans shall be submitted to and approved by the Planning Department and the County Service Area No. 125 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the site designated as the Planning Area PA23A and 23G. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the County Service Area No. 125 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 25 SP - PHASE 3 PERIM LANDS CONST RECOMMND

PRIOR TO THE ISSUANCE OF THE 2,156th building permit within the SPECIFIC PLAN, the detention/trails/park designated as Planning Areas 23A and 23G shall be constructed and fully operable.

Straite, Matt

From: Dan Silver [dsilver1a@me.com]
Sent: Thursday, August 12, 2010 12:06 PM
To: Straite, Matt; Griffin, Chantell; Bowie, Desiree
Cc: Johnson, George; Goldman, Ron; Meins, Damian; Syms Luna, Carolyn; Mehta-Cooper, Mitra; Lind, Katherine; Barnes, Olivia; Gialdini, Michael; Kuenzi, Darcy; Field, John; Stahovich, Dave
Subject: Hearing Date August 18, 2010: Item 7.1 ~~SPECIFIC PLAN NO. 369~~, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Blue Category

Dear Mr. Straite, Ms. Griffin, and Ms. Bowie:

Please find comments on this project for the Commission. Could you please acknowledge receipt and let me know if these comments can be forwarded to the Commission?

Thank you very much,
Dan

August 12, 2010

Riverside County Planning Commission
4080 Lemon St
Riverside, CA 92501

RE: Item 7.1 SPECIFIC PLAN NO. 369, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481 (Hearing Date August 18, 2010)

Dear Chair and Members of the Commission:

The Endangered Habitats League (EHL) urges you to deny these General Plan Amendment applications for leapfrog development into an intact agricultural area. It is incomprehensible how 2,354 new units could be considered without first understanding the capacity of the *existing* County and municipal general plans to accommodate future population growth. And if there is a need for additional residential capacity, how does this site rank compared to other sites in terms of greenhouse gas emissions and vehicle miles traveled or other relevant planning factors?

The bottom line is that the County of Riverside has not provided – or at least has not made public – the most basic information that your Commission needs in order to do competent land use and transportation planning. That information is a capacity and absorption analysis for residential land supply. At a minimum, we ask you to demand this information before going further.

Sincerely,

Dan Silver

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
www.ehleague.org

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

DATE: December 28, 2007

TO:

Transportation Dept.-Kevin Tsang
Transportation Dept.-Majeed Farshad
Environmental Health Dept.
Flood Control Dist.
Fire Department-Tony Fox
Dept. of Bldg. & Safety (Grading)
CVWD-Georgia Celehar

Co. Geologist
Environmental Programs Dept.
Archeology-Leslie Mouriquand
Coachella Valley Rec. Parks Dist.-Mary Thiery
Caltrans-Victoria Green
Advance Planning-Josh Lee

SPECIFIC PLAN NO. 369– EA 41243 – Applicant: Brookfield California Land Holdings- Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) (10 Acre Minimum), Community Development: Public Facilities (CD:PF) (less than .60 Floor to Area Ratio) and Community Development: Light Industrial (CD:LI) (.25 to .60 Floor to Area Ratio) – 612.1 Gross Acres – Location: Southerly of Avenue 57, Westerly of Fillmore Street, Northerly of Avenue 60 and Easterly of Polk St - Zoning: Heavy Agriculture- 20 Acre Minimum (A-2-20), Manufacturing Service Commercial (M-SC) – **REQUEST:** The Specific Plan proposes a master-planned community on 612.1 acres supporting traditional single-family residential, multi-family residential, and open space land uses including recreational parks and drainage areas. The Specific Plan proposes 2,354 residential dwelling units on 436.9 acres, a private clubhouse on 2.6 acres, a lake on 21.4 acres, and 105.3 acres of recreational park, open space, and retention basins. Two residential product types are proposed: traditional single-family residential homes with lot sizes ranging from 3,600 s.f. to 7,200 s.f., and attached single-family residential homes. In addition, the Specific Plan designates 1.0 acre for an electrical substation and 44.9 acres for major roadway improvements – Concurrent Cases: EIR504, GPA846, GPA889, CZ7481– APN(s): 757-200- (001, 002, 003), 757-210- (003, 004, 005, 015, 017, 018, 020, 021, 022, 023, 024, 025, 026, 027), 757-090- (007, 013, 020) .

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on January 17, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/ conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite**, Project Planner, at (951) 955-0545 or email at mstraite@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.

NOTICE OF PUBLIC HEARING
and
INTENT TO TENTATIVELY CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the project shown below:

SPECIFIC PLAN NO. 369, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481 – Intent to Adopt an Environmental Impact Report – Applicant: Brookfield California Land Holdings- Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) (10 Acre Minimum), Community Development: Public Facilities (CD:PF) (less than .60 Floor to Area Ratio) and Community Development: Light Industrial (CD:LI) (.25 to .60 Floor to Area Ratio)– Location: Southerly of Avenue 57, westerly of Fillmore Street, northerly of Avenue 60 and easterly of Polk St – 612.1 Gross Acres - Zoning: Heavy Agriculture- 20 Acre Minimum (A-2-20), Manufacturing Service Commercial (M-SC) – **REQUEST:** The Specific Plan proposes a master-planned community on 612.1 acres supporting traditional single-family residential, multi-family residential, and open space land uses including recreational parks and drainage areas. The Specific Plan proposes 2,354 residential dwelling units, a 45.3 acre public park, a private clubhouse on 4 acres, a covered irrigation storage pond, and regional trails. The overall project density ranges from 2 to 14 du/ac. In addition, the Specific Plan designates 2.5 acre for an electrical substation and 46 acres for major roadway improvements. **General Plan Amendment no. 846 (Land Use)** proposes to amend the Riverside County General Plan Land Use Element as it applies to the 612.1-acre Project site by changing the land use designations from Agriculture (AG), Public Facility (PF) and Light Industrial (LI) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space- Recreation (OS-R) and Open Space- Water (OS-W), as reflected on the proposed Land Use Plan. **General Plan Amendment No. 889 (Circulation)** proposes to amend the Circulation Element of the General Plan to 1) downgrade 58TH Avenue between Polk Street and Orange Avenue from a Major Highway (118' right-of-way) to a Secondary Highway (100' right-of-way), and 2) eliminate the segment of 58TH Avenue from Orange Avenue to Fillmore Street from the General Plan Circulation Element entirely. The **Change of Zone** proposes to change the site's zoning designation from Heavy Agriculture (A-2-20), and Manufacturing-Service Commercial (M-SC) to Specific Plan (SP) and to ammend Ordinance No. 348 to incorporate the Specific Plan Zoning Standards – APN: 757-200- (001, 002, 003), 757-210- (003, 004, 005, 015, 017, 018, 020, 021, 022, 023, 024, 025, 026, 027). (Legislative)

| | |
|-------------------|---|
| TIME OF HEARING: | 9:00 a.m. or as soon as possible thereafter. |
| DATE OF HEARING: | August 18, 2010 |
| 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 Matt Straite, Project Planner at 951-955-8631 or e-mail mstraite@rcplma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 453, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the environmental impact report, at the public hearing.

The case file for the proposed project, and the environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed 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 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 this project is challenged in court, the issues may be limited to those 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: Matt Straite P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

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

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers SP00369 For

Company or Individual's Name Planning Department

Distance buffered ~~600~~ 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

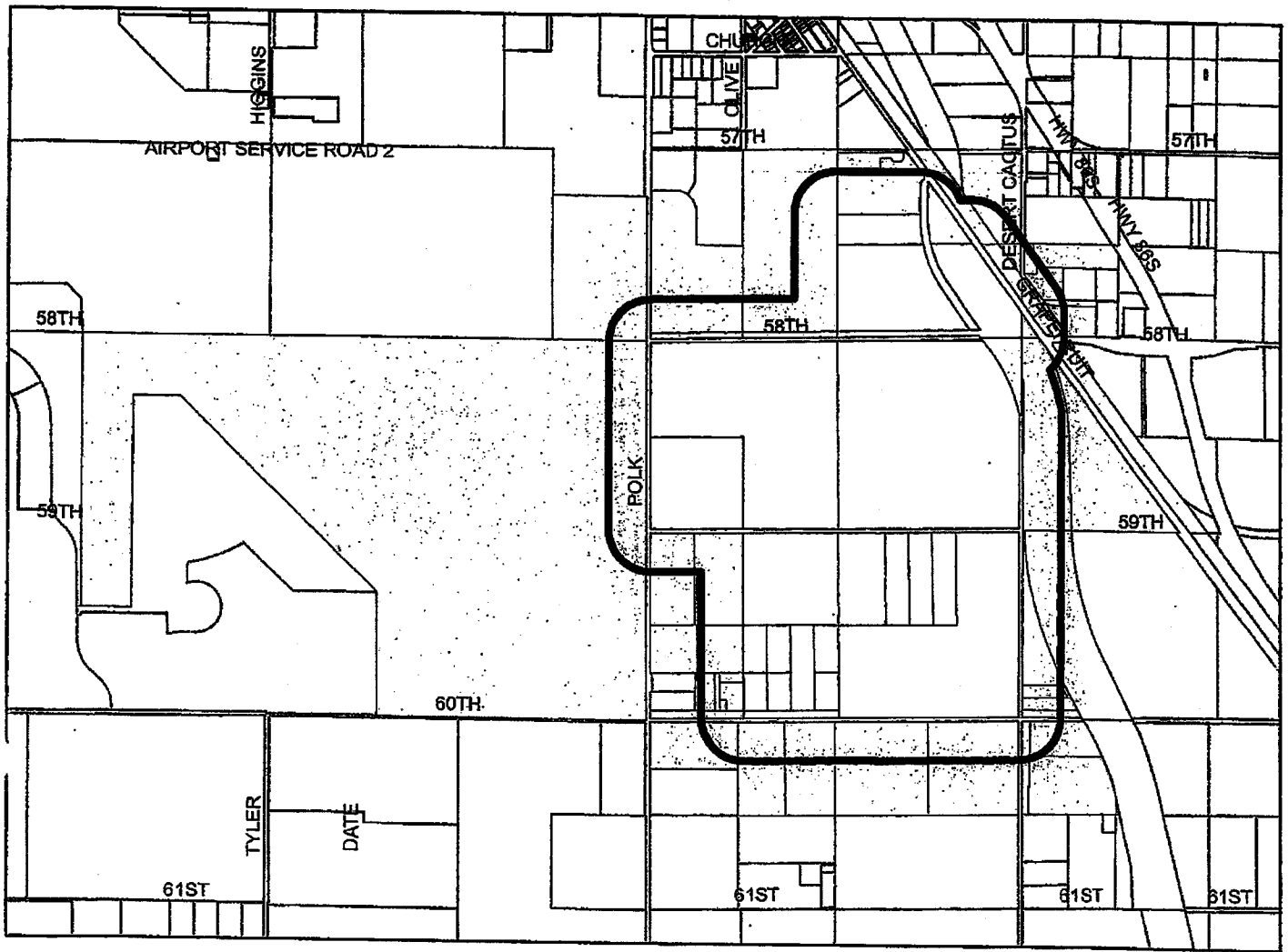
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 6/7/2010 CG
EXPIRES 12/7/2010

600 feet buffer



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 757-210-004 | 757-200-002 | 757-210-005 | 757-200-003 | 757-210-021 | 757-210-020 | 757-210-018 | 757-210-025 | 757-210-017 | 757-210-024 |
| 757-210-023 | 757-210-015 | 757-210-003 | 757-200-001 | 757-210-022 | 757-210-006 | 757-210-013 | 757-150-034 | 757-150-003 | 757-150-001 |
| 757-090-025 | 757-090-009 | 757-210-027 | 757-210-026 | 757-280-036 | 757-150-039 | 757-150-006 | 757-090-022 | 759-070-008 | 759-100-012 |
| 757-090-010 | 757-090-014 | 757-200-004 | 757-090-013 | 757-150-014 | 757-230-009 | 757-220-014 | 757-210-028 | 757-090-020 | 757-090-007 |
| 757-230-003 | 757-090-029 | 757-260-003 | 757-260-001 | 757-260-005 | 757-260-004 | 757-230-008 | 757-210-010 | 757-090-024 | 757-280-035 |
| 757-230-004 | 757-210-011 | 757-210-012 | 757-210-001 | 757-220-001 | 757-260-017 | 757-260-017 | 757-210-002 | 757-230-001 | 757-210-009 |
| 757-150-015 | 757-220-017 | 757-090-016 | 757-090-015 | 757-150-036 | 757-090-011 | 757-090-004 | | | |



2,700 1,350 0 2,700 Feet

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



APN: 757210022, ASMT: 757210022
3RI EMPIRE
P O BOX 490
SAN JACINTO CA 92581

APN: 757150006, ASMT: 757150006
COACHELLA VALLEY CITRUS INC
C/O COZETTE DUNLAP
16897 ALGONQUIN ST NO A
HUNTINGTON BEACH CA 92649

APN: 757210006, ASMT: 757210006
AIRPORT BOULEVARD PROP
1570 LINDA VISTA DR
SAN MARCOS CA 92069

APN: 757090022, ASMT: 757090022
COCOPAH NURSERIES INC
81880 ARUS AVE
INDIO CA 92201

APN: 757210013, ASMT: 757210013
ARMA JEAN LAWRENCE, ETAL
C/O NAPOLEON THOMPSON
46654 CARNATION CT
INDIO CA 92201

APN: 759100012, ASMT: 759100012
COUNTY OF RIVERSIDE
3525 14TH ST
RIVERSIDE CA 92501

APN: 757090009, ASMT: 757090009
BELK HOLDINGS
O BOX 24
JACHELLA CA 92236

APN: 757210028, ASMT: 757210028
CVCWD
P O BOX 1058
COACHELLA CA 92236

APN: 757210026, ASMT: 757210026
BROOKFIELD CALIF LAND HOLDINGS
C/O JOHN M STEWART
1522 BROOKHOLLOW STE 1
SANTA ANA CA 92705

APN: 757090007, ASMT: 757090007
D D DUNLAP, ETAL
16897 ALGONQUIN ST STE A
HUNTINGTON BEACH CA 92649

APN: 757280036, ASMT: 757280036
CHOCOLATE MOUNTAIN FARMS
4215 S DAHLIA ST
ENGLEWOOD CO 80113

APN: 757230003, ASMT: 757230003
DAVID ZARAGOZA, ETAL
59850 FILMORE ST
THERMAL CA. 92274

APN: 757150039, ASMT: 757150039
COACHELLA VALLEY CITRUS
16897 ALGONQUIN NO A
HUNTINGTON BEACH CA 92649

APN: 757090029, ASMT: 757090029
DESERT ALLIANCE COMMUNITY EMPOWERMENT INC
53990 ENTERPRISE WAY NO 1
COACHELLA CA 92236

APN: 757260004, ASMT: 757260004
ESERT HERB FARMS INC
P O BOX 845
THERMAL CA 92274

APN: 757210012, ASMT: 757210012
NELSON THOMPSON, ETAL
C/O PATRICIA NEAL
27925 ROCKWOOD AVE
MORENO VALLEY CA 92555

APN: 757230008, ASMT: 757230008
EPIFANIO ROJAS, ETAL
45210 DESERT VIEW CT
LA QUINTA CA 92253

APN: 757210001, ASMT: 757210001
NETWORK REAL ESTATE SERVICES INC
C/O GARY JAMES SROKA
326 VIA PROMESA
SAN CLEMENTE CA 92673

APN: 757210010, ASMT: 757210010
HUMBERTO GARCIA MARQUEZ, ETAL
JAIME GARCIA
87190 AVENUE 60
THERMAL CA. 92274

APN: 757220001, ASMT: 757220001
OASIS DATE GARDENS
P O BOX 757
THERMAL CA 92274

APN: 757090024, ASMT: 757090024
JOE A CHAVEZ
O BOX 28
DIO CA 92201

APN: 757260017, ASMT: 757260017
ONESIMO ARIAS, ETAL
P O BOX 342
THERMAL CA 92274

APN: 757280035, ASMT: 757280035
MARJEN PROP
C/O REG WHYTE
R R 2
COCHRANE AB CANADA T4C1A2 0

APN: 757210002, ASMT: 757210002
RICHARD TOTTEN, ETAL
87165 AVENUE 59
THERMAL CA. 92274

APN: 757230004, ASMT: 757230004
MIGUEL V WILLIAMS
P O BOX 1341
THERMAL CA 92274

APN: 757230001, ASMT: 757230001
ROBERT LOWER
P O BOX 201
THERMAL CA 92274

APN: 757210011, ASMT: 757210011
NELSON HINCHEN
C/O LONA STITT
5723 7TH AVE
S ANGELES CA 90043

APN: 757210009, ASMT: 757210009
SAUL GARCIA, ETAL
87190 AVENUE 60
THERMAL CA 92274

Easy Peel Labels
Use Avery® Template 5162®



Bend along line to
expose Pop-up Edge™



APN: 757150036, ASMT: 757150036
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

APN: 757090004, ASMT: 757090004
WM D YOUNG & SONS INC
81880 ARUS AVE
INDIO CA 92201

Étiquettes faciles à peler



Repliez à la hachure afin de

www.avery.com

ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Stop 728
Santa Bernardino, CA 92401-1400

Coachella Valley
Parks & Recreation District
45-305 Oasis St.
Indio, CA 92201-4337

Coachella Valley Water District
85995 Avenue 52
Coachella, CA 92236

Applicant/Owner:
Brookfield California Land Holdings
Attn: John Stewart
1522 Brookhollow Dr., Ste. 1
Santa Ana, CA 92705

Eng-Rep:
T & B Planning Consultants, Inc.
17542 East 17th St., Ste. 100
Tustin, CA 92780

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1004232

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

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

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

Received from: BROOKFIELD CALIFORNIA LAND HLDGS \$24.00
paid by: CK 50226
CALIFORNIA FISH AND GAME FOR EA41243
paid towards: CFG04626 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Apr 20, 2010 16:32
SBROSTRO posting date Apr 20, 2010

| Account Code | Description | Amount |
|--------------------|-------------|---------|
| 658353120100208100 | CF&G TRUST | \$24.00 |

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0911654

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

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

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

Received from: BROOKFIELD CALIFORNIA LAND HLDGS \$2,768.25
paid by: CK 807423
CALIFORNIA FISH AND GAME FOR EA41243
paid towards: CFG04626 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By SBROSTRO Aug 13, 2009 14:28
posting date Aug 13, 2009

| Account Code | Description | Amount |
|--------------------|-------------|------------|
| 658353120100208100 | CF&G TRUST | \$2,768.25 |

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0701343

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

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

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

Received from: BROOKFIELD CALIFORNIA LAND HLDGS \$64.00
paid by: CK 00804300
CALIFORNIA FISH AND GAME FOR EA41243
paid towards: CFG04626 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jan 24, 2007 13:02
VDOMINGU posting date Jan 24, 2007

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

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

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

SPECIFIC PLAN NO. 369, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481, ENVIRONMENTAL IMPACT REPORT NO. 504

Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

2007091030

State Clearinghouse Number (if submitted to the State Clearinghouse)

Brookfield California Land Holdings
Project Applicant

1552 Brookhollow Drive Suite 1 Santa Ana California
Address

Southerly of Avenue 57, westerly of Fillmore Street, northerly of Avenue 60 and easterly of Polk St
Project Location

The Specific Plan proposes a master-planned community on 612.1 acres supporting traditional single-family residential, multi-family residential, and open space land uses including recreational parks and drainage areas. The Specific Plan proposes 2,354 residential dwelling units, a 45.3 acre public park, a private clubhouse on 4 acres, a covered irrigation storage pond, and regional trails. Eight residential product types are proposed ranging from 2 to 14 du/ac. In addition, the Specific Plan designates 2.5 acre for an electrical substation and 46 acres for major roadway improvements. The General Plan Amendment (Land Use) proposes to amend the Riverside County General Plan Land Use Element as it applies to the 612.1-acre Project site by changing the land use designations from Agriculture (AG), Public Facility (PF) and Light Industrial (LI) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space- Recreation (OS-R) and Open Space- Water (OS-W), as reflected on the proposed Land Use Plan. General Plan Amendment (Circulation) proposes to amend the Circulation Element of the General Plan to 1) downgrade 58TH Avenue between Polk Street and Orange Avenue from a Highway (118' right-of-way) to a Secondary Highway (100' right-of-way), 2) eliminate the segment of 58TH Avenue from Orange Avenue to Fillmore Street the General Plan Circulation Element entirely, 3) add as Modified Collector Roads (88' right-of-way) Orange Ave between 60TH Avenue and 58TH Avenue, 59TH Avenue between Polk Street and Street "A" of Specific Plan No. 369, and Street "A" connecting at the north and south to Orange Avenue within Specific Plan No. 369, and 4) add as Collector Roads (74' right-of-way) Orange Ave extending from 58th Avenue to the northerly Specific Plan No. 368 boundary, and 59TH Avenue between Street "A" with Specific Plan No. 368 and a point approximately 700' easterly of Orange Avenue all as shown on "Figure 3-4 - Circulation Master Plan" within Environmental Impact Report No. 504. The Change of Zone proposes to change the site's zoning designation from Heavy Agriculture (A-2-20), and Manufacturing-Service Commercial (M-SC) to Specific Plan (SP) and to amend Ordinance No. 348 to incorporate the Specific Plan Zoning Standards. The Environmental Impact Report analyzes the project's impact to the environment.

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. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,792.25 + \$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 adopted for the project.

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

Signature

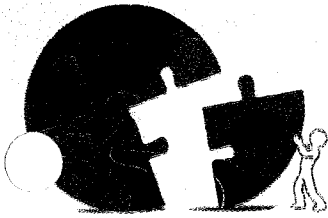
Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA ZCFG



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: June 15, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: ENVIRONMENTAL IMPACT REPORT NO. 504, AGRICULTURAL PRESERVE NO. 1001, AGRICULTURAL PRESERVE NO. 1002, SPECIFIC PLAN NO. 369, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481

(Charge your time to these case numbers)

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

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (4th Dist) Desert Sun and Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Environmental Impact Report |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(4th Dist) Desert Sun and Press Enterprise

Need Director's signature by 6/16/11 @ 9 a.m.
Please schedule on the July 12, 2011 BOS Agenda

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

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG4626)

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

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

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

"Planning Our Future... Preserving Our Past"

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Carolyn Syms Luna · Planning Director

DATE: August 10, 2010

TO: Clerk of the Board of Supervisors

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

SUBJECT: GENERAL PLAN AMENDMENT NO. 897 / CHANGE OF ZONE NO. 7706 – Intent to Adopt a Mitigated Negative Declaration

(Charge your time to these case numbers)

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

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (1st and 5th Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st and 5th Dist) Press Enterprise

Need Director's signature by *8/17/10*

Please schedule on the September 14, 2010 BOS Agenda

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

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG5038)

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

file copy
BUS sent 8-19-10

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

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 19, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 897 / CHANGE OF ZONE NO. 7706 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Kreedman Family No. 4. Limited Partnership – Engineer/Representative: Adkan Engineers – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Van Buren Boulevard, easterly of Chicago Avenue, southerly of Hibiscus Avenue, and westerly of Ridgeway Avenue. – 2.81 Gross Acres - Zoning: Residential Agricultural - 1 Acre Minimum (R-A-1) - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Foundation and land use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) on the southern 1.6 acres of an approximately 2.81 acre property. The Change of Zone proposes to change the site's zoning classification from Residential Agricultural - 1 Acre Minimum (R-A-1) to and Scenic Highway Commercial (C-P-S) on the southern 1.6 acres of an approximately 2.81 acre property - APN: 280-100-016.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION RECOMMENDS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41690**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc *D.M.*

(continued on attached page)

REVIEWED BY EXECUTIVE OFF

DATE _____ Tina Grande
Departmental Concurrence

Dept R: _____
Per Exec. Ofc.: _____
 Consent Policy
 Consent Policy

Prev. Agn. Ref.

District: First

Agenda Number:

The Honorable Board of Supervisors

Re: **GENERAL PLAN AMENDMENT NO. 897 / CHANGE OF ZONE NO. 7706**

Page 2 of 2

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 897** amending the Land Use Designation for the subject property from Rural Community: Very Low Density Residential (RC:VLDR) (1 Ac. Min.) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) land use designation on the southern 1.6 acres in accordance with Exhibit #5; and based on the findings and conclusions incorporated in the staff report; pending final adoption of the General Plan Amendment resolution by the Board of Supervisors, and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7702** amending the zoning classification for the subject property from Residential Agricultural – 1 Acre Minimum (R-A-1) to Scenic Highway Commercial (C-P-S) in accordance with Exhibit #2; and based on the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

**PLANNING COMMISSION
MINUTE ORDER MAY 5, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 7.1: GENERAL PLAN AMENDMENT NO. 897 / CHANGE OF ZONE NO. 7706** - Intent to Adopt a Mitigated Negative Declaration - Applicant: Kreedman Family No. 4 Limited Partnership - Engineer/Representative: Adkan Engineers - First Supervisorial District - Woodcrest Zoning District - The Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) - Location: Northerly of Van Buren Boulevard, easterly of Chicago Avenue, southerly of Hibiscus Avenue, and easterly of Ridgeway Avenue. - 2.81 Gross Acres - Zoning: Residential Agricultural - (1 Acre Minimum) (R-A-1) - **APN: 280-100-016** - (Legislative)

II. **PROJECT DESCRIPTION**

The General Plan Amendment proposes to amend the General Plan Foundation and land use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) on the southern 1.6 acres of an approximately 2.81 acre property. The Change of Zone proposes to change the site's zoning classification from Residential Agricultural - (1 Acre Minimum) (R-A-1) to and Scenic Highway Commercial (C-P-S) on the southern 1.6 acres of an approximately 2.81 acre property.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Jeff Horn, Ph: (951) 955-4641 or E-mail jhorn@rctlma.org

The following spoke in favor of the subject proposal:

Ed Adkison, Applicant's Representative

No one spoke in a neutral position or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 4-0 (Commissioner Zuppardo absent); recommended, with modifications, to the Board of Supervisors;

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41690**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 897** amending the Land Use Designation for the subject property from Rural Community: Very Low Density Residential (RC:VLDR) (1 Ac. Min.) to Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio) land use designation on the southern 1.6 acres in accordance with Exhibit #5; and based on the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7702** amending the zoning classification for the subject property from Residential Agricultural - 1 Acre Minimum (R-A-1) to Scenic Highway Commercial (C-P-S) in accordance with Exhibit #2; and based on the findings and conclusions incorporated in the staff report; and,

**PLANNING COMMISSION
MINUTE ORDER MAY 5, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

ADOPTION of the RESOLUTION RECOMMENDING ADOPTION of GENERAL PLAN AMENDMENT NO. 897 to the Board of Supervisors.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rcilma.org.

Agenda Item No.: 7.1
Area Plan: Lake Mathews / Woodcrest
Zoning District: Woodcrest
Supervisorial District: First
Project Planner: Jeff Horn
Planning Commission: May 5, 2010

General Plan Amendment No. 897
Change of Zone No. 7706
Environmental Assessment No 41690
Applicant: Richard Kreedman
Engineer/Rep.: Adkan Engineers

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 897 proposes to amend the General Plan Foundation and land use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 Ac. Min.) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) on the southern 1.6 acres of an approximately 2.81 acre property.

Change of Zone No. 7706 proposes to change the site's zoning classification from Residential Agricultural – 1 Acre Minimum (R-A-1) to and Scenic Highway Commercial (C-P-S) on the southern 1.6 acres of an approximately 2.81 acre property.

The proposed project is located in the Woodcrest Community of Lake Mathews/Woodcrest Area Plan of Western Riverside County; more specifically, northerly of Van Buren Boulevard, easterly of Chicago Avenue, southerly of Hibiscus Avenue, and easterly of Ridgeway Avenue.

BACKGROUND:

December 16, 2008

The Board of Supervisors concurred with the Planning Commission to initiate proceedings for the General Plan Amendment.

October 1, 2008

The General Plan Amendment was heard at the October 1, 2008 Planning Commission for initiation of the General Plan Amendment. The Planning Commission found the General Plan Amendment could be supported and therefore recommended to the Board of Supervisors to initiate proceedings for the General Plan Amendment.

From the October 1, 2008 Planning Commission Hearing the following comment(s) have been provided by the Planning Commission for the Board of Supervisors:

Commissioner John Roth: Has met with the applicant and the exhibit is close to what had been discussed previously and concurs with staff that initiation would be appropriate

Commissioner John Snell: No comment

Commissioner John Petty: No comment

Commissioner Jim Porras: No comment

Commissioner Jan Zuppardo: No comment

ISSUES OF POTENTIAL CONCERN:

REQUIRED FINDINGS:

In order to support the proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 897 falls into the Foundation category, because it is changing between Foundation-Components.

The Administration Element of the General Plan explains a Planning Commission resolution recommending approval of a regular Foundation Component Amendment and a Board of Supervisors resolution approving a regular Foundation Component Amendment shall include findings, based on substantial evidence, that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan

CONSIDERATION ANALYSIS:

There is substantial evidence that new conditions or circumstances justify the proposed change.

The proposed site is located within Woodcrest, a predominately rural community characterized by large lots and interspersed with citrus groves. The community of Woodcrest is overwhelmingly rural in character, with a strong equestrian presence, and limited infrastructure, but has seen a growth in development along area in proximity the limits of the City of Riverside. Large scale conversion of agricultural lands to single family residential has occurred within the City Boundaries during the past decade. The addition of commercial retail along Van Buren Boulevard will provide highly valuable services locally to the many new residents. The project will have restricted access on to Van Buren Boulevard, which is consistent with the LMWAP LUP 11.1's intent to "Improve traffic safety on Van Buren Boulevard by restricting future direct access and intersections or by requiring frontage roads."

Additionally, the Van Buren Boulevard has grown to be a major traffic corridor for the Woodcrest area. As such, the potential negative impacts of noise, light, fumes, and air quality impacts caused by traffic are not compatible with the current low density residential designation. This parcel would be better suited as commercial uses with intermittent occupancy rather than residential uses with more permanent sensitive receptors. The proposed commercial would serve as a buffer for residential to the rear of the subject parcel. As such, the finding that new circumstances or conditions have emerged that were unanticipated in preparing the General Plan can be made.

The proposed change does not conflict with the overall Riverside County Vision.

The Land Use Concept for the Vision of the Lake Mathews/ Woodcrest Area Plan states that "The patterns and types of land uses are an extension of the existing land use patterns for Lake Mathews/Woodcrest, and consequently help maintain the identity and character of its distinctive

communities. Selective additions to the land use choices refine the potential here without changing the basic character of these local communities." (LMWAP Page 14) The addition of commercial retail along Van Buren Boulevard will provide highly valuable services locally to the many residents within the Unincorporated Area and City limits. Amending the land use from residential to a Commercial Retail use will achieve the intent of Area Plan, and therefore the Riverside County Vision.

The proposed change does not create an internal inconsistency among the Elements of the General Plan.

The proposed commercial retail land use follows the natural land development of the Community Development Foundation by creating a logical transition between a major highways and sensitive receptors of the existing residential uses northerly and school site southerly of the project site. The proposed change does not create an internal inconsistency among the Elements of the General Plan.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum)
2. Proposed General Plan Land Use (Ex.#5): Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) on the southern 1.6 acres of an approximately 2.81 acre property.
3. Surrounding General Plan Land Use (Ex.#5): Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north and west, Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) and Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the east, and the City of Riverside to the South.
4. Existing Zoning (Ex. #2): Residential Agricultural – 1 Acre Minimum (R-A-1)
5. Proposed Zoning (Ex. #2): Scenic Highway Commercial (C-P-S)
6. Surrounding Zoning (Ex. #2): Light Agricultural – 1 Acre Minimum (A-1-1) to the north, General Residential – 30,000 sq. ft Minimum (R-3-30,000) and Scenic Highway Commercial (C-P-S) to the east, Light Agricultural – 1 Acre Minimum (A-1-1) to the west, and the City of Riverside to the South.
7. Existing Land Use (Ex. #1): Vacant Land
8. Surrounding Land Use (Ex. #1): Residential and agricultural uses
9. Project Data: Total Acreage: 2.81 Gross Acres

RECOMMENDATIONS:

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41690, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 897** amending the Land Use Designation for the subject property from Rural Community: Very Low Density Residential (RC:VLDR) (1 Ac. Min.) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) land use designation on the southern 1.6 acres in accordance with Exhibit #5; and based on the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7702** amending the zoning classification for the subject property from Residential Agricultural – 1 Acre Minimum (R-A-1) to Scenic Highway Commercial (C-P-S) in accordance with Exhibit #2; and based on the findings and conclusions incorporated in the staff report; and,

ADOPTION of the **RESOLUTION RECOMMENDING ADOPTION** of **GENERAL PLAN AMENDMENT NO. 897** to the Board of Supervisors.

CONCLUSIONS:

1. Upon adoption by the Board of Supervisor's, the proposed project is in conformance with all elements of the Riverside County Comprehensive General Plan.
2. Upon adoption by the Board of Supervisor's, the proposed project will be consistent with the Scenic Highway Commercial (C-P-S) classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through project design.
4. Upon adoption by the Board of Supervisor's, the development proposal will be compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is proposing a designation of Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) on Lake Mathews/Winchester Area Plan.
2. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north and west, Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) and Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the east, and the City of Riverside to the South
3. The proposed zoning for the subject site is Scenic Highway Commercial (C-P-S).

4. The project site is surrounded by properties which are zoned Light Agricultural – 1 Acre Minimum (A-1-1) to the north, General Residential – 30,000 sq. ft Minimum (R-3-30,000) and Scenic Highway Commercial (C-P-S) to the east, Light Agricultural – 1 Acre Minimum (A-1-1) to the west, and the City of Riverside to the South.
5. Residential and agricultural uses have been constructed and are operating in the project vicinity.
6. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
7. Environmental Assessment No. 41690 identified the following potentially significant impacts:
 - a. Agricultural Resources
 - b. Cultural Resources
 - c. Hydrology/Water Quality
 - c. Biological Resources
 - d. Hazards & Hazardous Materials

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain a drainage area or dam inundation area.
 - b. A MSCHP Criteria Cell.
 - c. A Liquefaction Zone.
 - d. A Fault Zone.
 - e. A High Fire Area,
 - f. California Gnatcatcher habitat, or
 - g. Quino Checkerspot Butterfly habitat.
3. The project site is located within:
 - a. The project site is located within the City of Riverside Sphere of influence,
 - b. The boundaries of the Riverside Unified School District,
 - c. March Air Reserve Base Airport Influence Area,
 - d. The Santa Ana River Watershed, and
 - e. The Stephens Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Numbers 280-100-016.
5. This General Plan Amendment was filed with the Planning Department on January 2, 2008 and the Change of Zone was filed with the Planning Department on March 23, 2009.
6. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$13,039.66 for GPA00897 and \$4,215.73 for CZ07706.

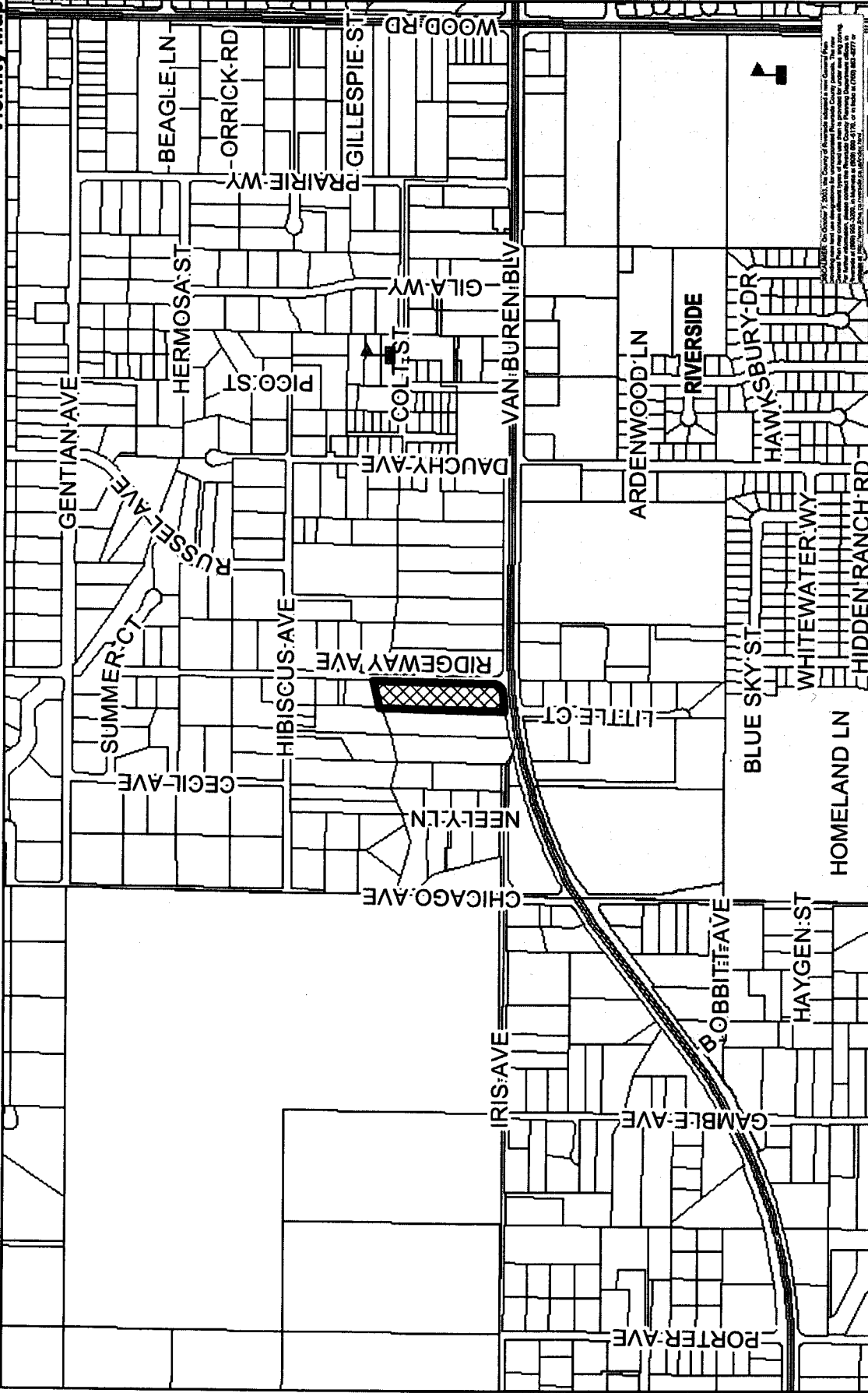
JH:jh

Y:\Planning Case Files-Riverside office\GPA00897\Staff Report.GPA00897.doc

Supervisor Buster
District 1
Date Drawn: 2/1/08

GPA00897 VICINITY MAP

Planner: Amy Aldana
Date: 2/5/08
Vicinity Map



Zone
District: Woodcrest
Township/Range: T3SR4W
Section : 19

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 280-10
Thomas
Bros. Pg. 746 B3



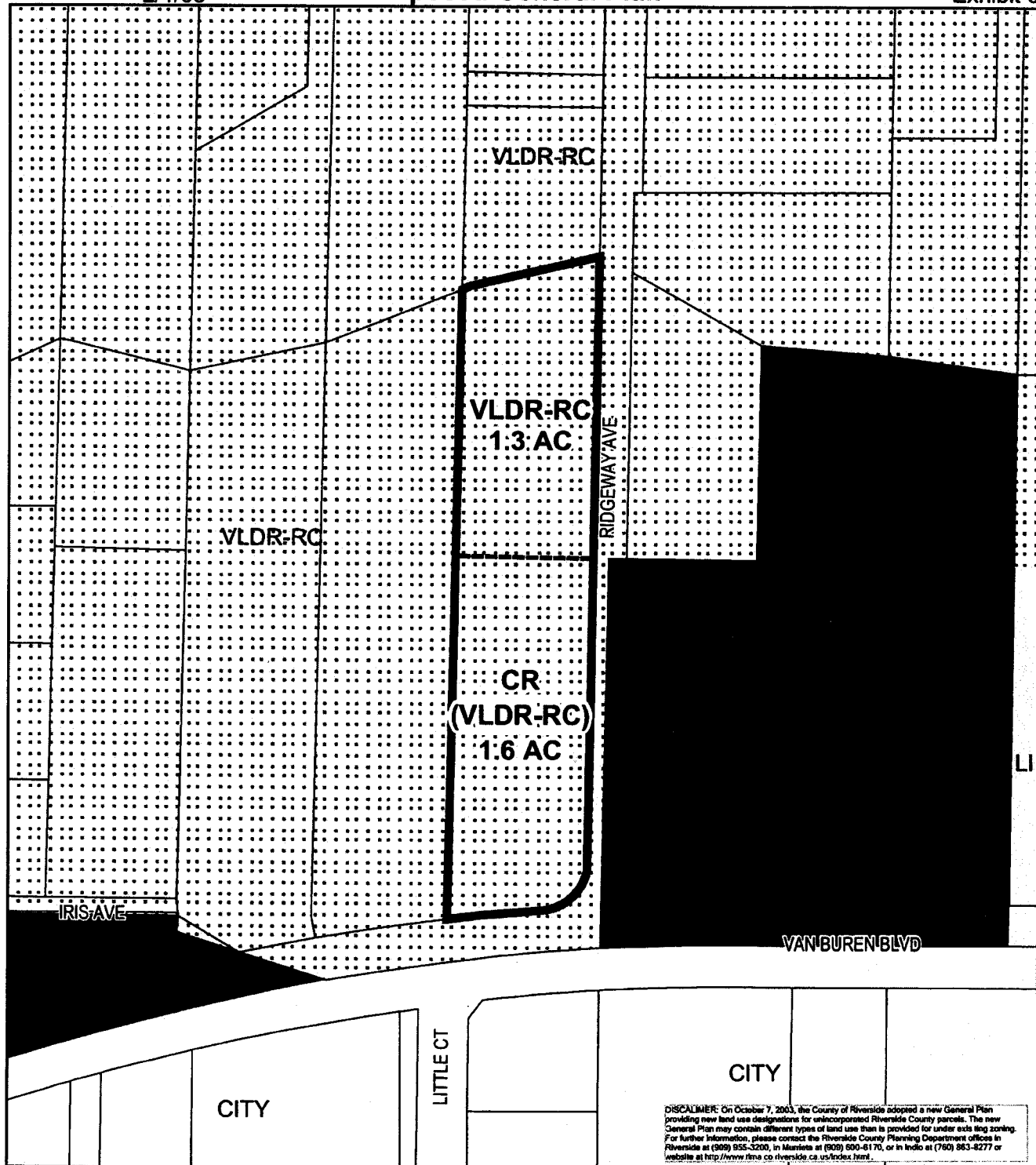
PLANNING DEPARTMENT, 2008. The County of Riverside Planning Department is not responsible for the accuracy of the information shown on this map. The user of this map should verify the information shown on this map with the Riverside County Planning Department. The user of this map should verify the information shown on this map with the Riverside County Planning Department. The user of this map should verify the information shown on this map with the Riverside County Planning Department. The user of this map should verify the information shown on this map with the Riverside County Planning Department.

Supervisor Buster
District 1
Date Drawn: 2/1/08

GPA00897

Proposed General Plan

Planner: Amy Aldana
Date: 2/5/08
Exhibit 6



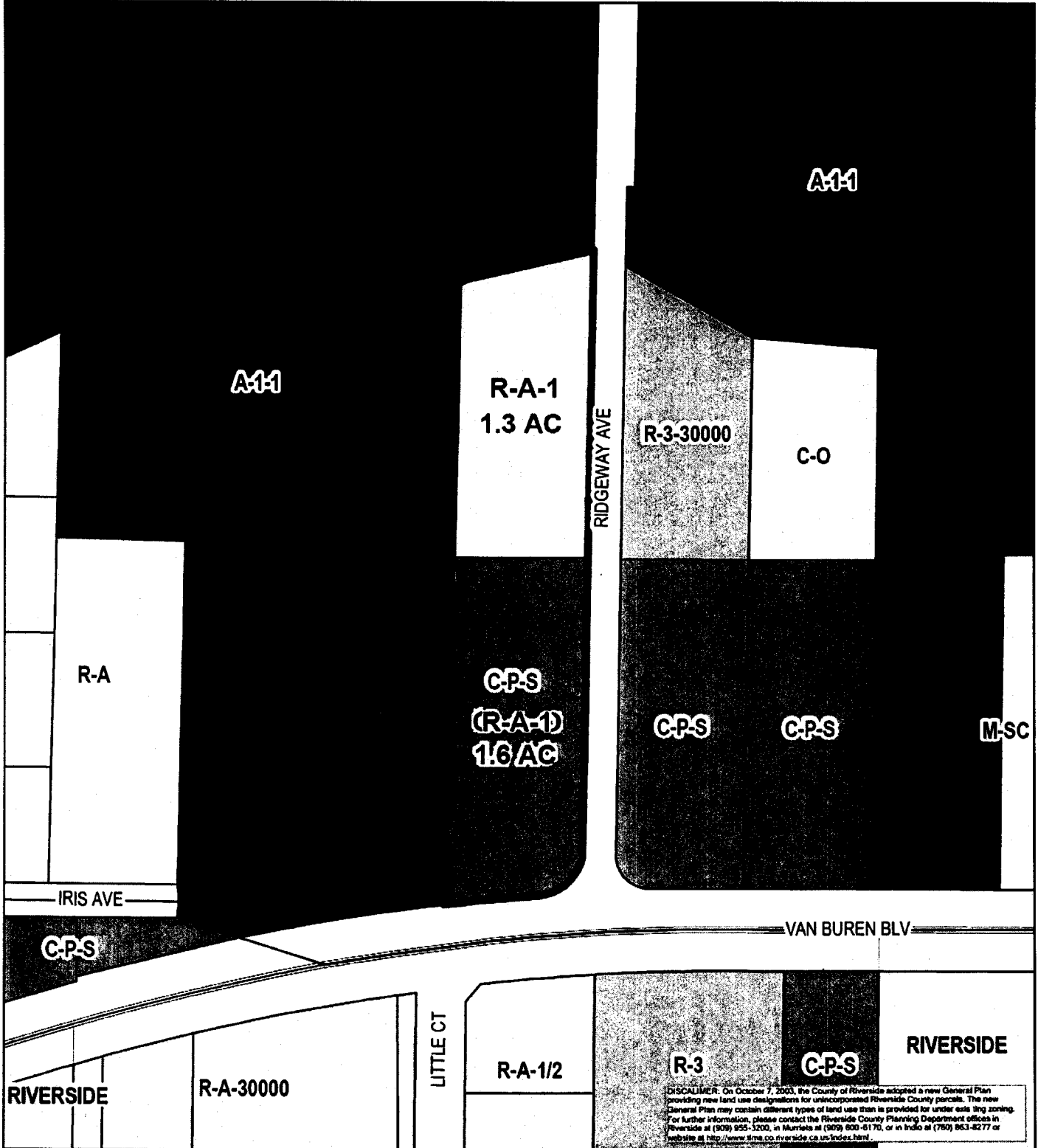
Zone
District: Woodcrest
Township/Range: T3SR4W
Section : 19

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
Bk.Pg. 280-10
Thomas
Bros. Pg. 746 B3

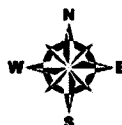




DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.firma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Woodcrest
 Township/Range: T3SR4W
 Section : 19



Assessors
 Bk. Pg. 280-10
 Thomas
 Bros. Pg. 746 B3

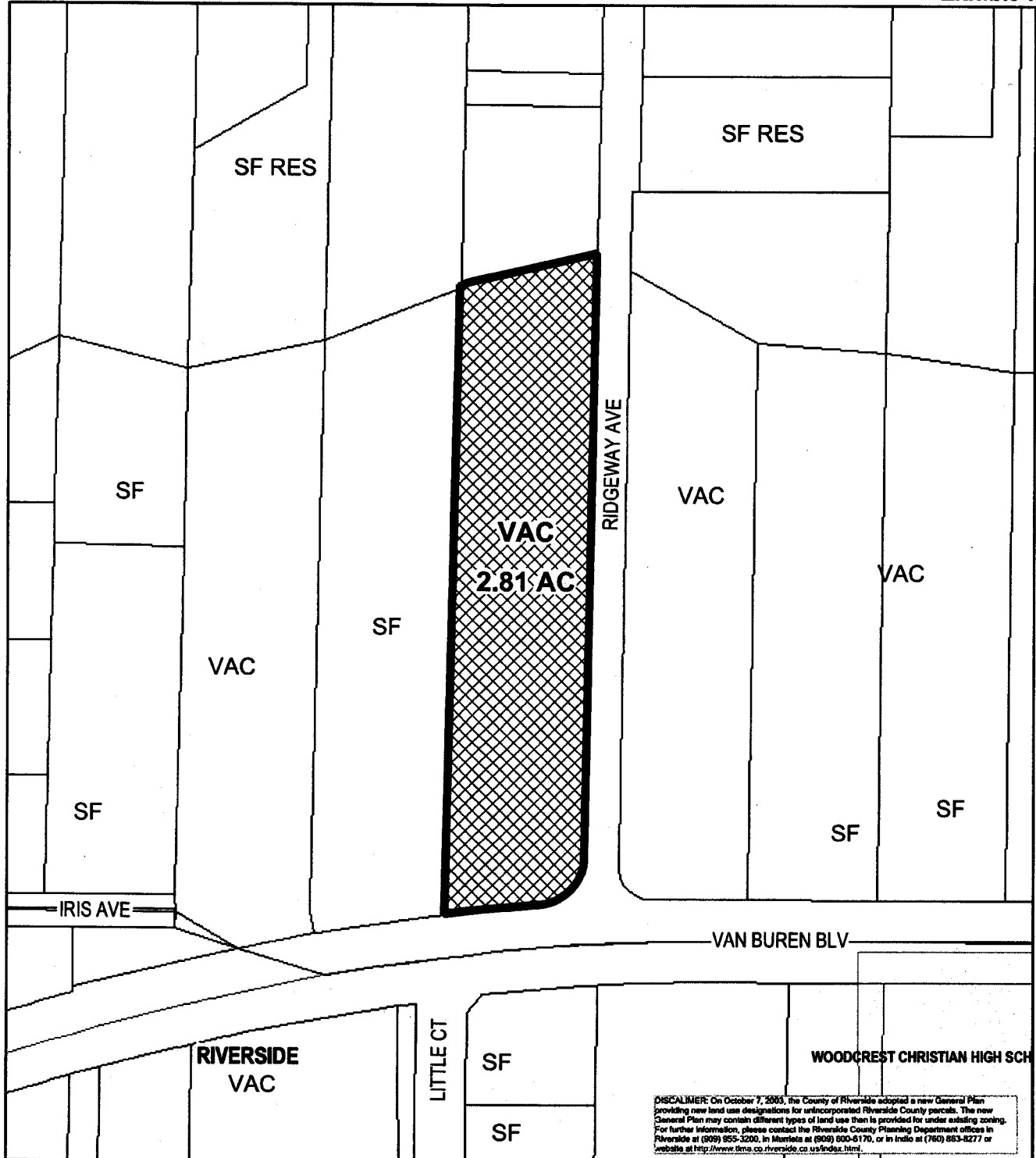


Supervisor Buster
District 1
Date Drawn: 2/1/08

GPA00897

Land Use

Planner: Amy Aldana
Date: 2/5/08
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Woodcrest
Township/Range: T3SR4W
Section : 19



Assessors
Bk. Pg. 280-10
Thomas
Bros. Pg. 746 B3



1
2
3 Planning Commission

County of Riverside

4
5 **RESOLUTION**
6 **RECOMMENDING ADOPTION OF**
7 **GENERAL PLAN AMENDMENT NO. 897**

8 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a
9 public hearing was held before the Riverside County Planning Commission in Riverside, California on
10 May 5, 2010 to consider the above-referenced matter; and,

11 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside
12 County CEQA Implementation Procedures the Act have been met and the environmental document
13 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on
14 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated
15 in accordance with the above-referenced Act and Procedures; and,

16 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
17 public and affected government agencies; now, therefore,

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
19 Commission of the County of Riverside, in regular session assembled on May 5, 2010, that it has
20 reviewed and considered the environmental document prepared or relied on and recommends the
21 following based on the staff report and the findings and conclusions stated therein:
22

23 **ADOPTION/CERTIFICATION** of the environmental document, and **ADOPTION** of
24 General Plan Amendment No. 897.
25
26
27
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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41690

Project Case Type (s) and Number(s): General Plan Amendment No. 897 and Change of Zone No. 7706

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Jeff Horn

Telephone Number: (951) 955-4641

Applicant's Name: Kreedman Family No. 4, Limited Partnership

Applicant's Address: 30 Presidio Place Palm Desert, CA 92260

Engineer's Name: Adkan Engineerings.

Engineer's Address: 6820 Airport Dr, Riverside CA 92504

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 897 proposes to amend the General Plan Foundation and land use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 Ac. Min.) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) for the southerly 1.6 acres of an approximately 2.81 acre property.

Change of Zone No. 7706 proposes to change the site's zoning classification from Residential Agricultural – 1 Acre Minimum (R-A-1) to and Scenic Highway Commercial (C-P-S for the southerly 1.6 acres of an approximately 2.81 acre property.

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

C. Total Project Area: 2.81 gross acres

| | | | |
|------------------------------------|------------------|--------------------------------------|--|
| Residential Acres: 1.3 | Lots: N/A | Units: N/A | Projected No. of Residents: N/A |
| Commercial Acres: 1.6 acres | Lots: N/A | Sq. Ft. of Bldg. Area: 24,000 | Est. No. of Employees: 20 |
| Industrial Acres: N/A | Lots: N/A | Sq. Ft. of Bldg. Area: N/A | Est. No. of Employees: N/A |
| Other: | | | |

D. Assessor's Parcel No(s): 280-100-016

E. Street References: Northerly of Van Buren Boulevard, easterly of Chicago Avenue, southerly of Hibiscus Avenue, and easterly of Ridgeway Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 2 South, Range 1 West, Section 28

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant. The majority of the site has been disturbed due to agricultural activities. The vegetation on the site consists of non-native grasslands. A watercourse traverses the northerly property line. The project site is also surrounded is surrounded by single family residential and agricultural uses on large lots to the north, east and west and the city of riverside to the south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project site is currently designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Ac. Min.). The project proposes to change the general plan land use designation of the site to Community Development: Commercial Retail (CD: CR) (0.20-0.35 floor area ratio) for the southerly 1.6 acres of an approximately 2.81 acre property. The project shall be consistent with the Community Development: Commercial Retail use designations and policies of the General Plan.
- 2. Circulation:** The project site bounded Van Buren Boulevard and Ridgeway Road. Access shall not be permitted from Van Buren Boulevard. Ridgeway Road is designated as local street. Adequate access is present to accommodate Commercial uses. The project shall comply with the Circulation element of the General Plan and all other applicable policies.
- 3. Multipurpose Open Space:** The project site is located within the Western Riverside County Multispecies Habitat Conservation Plan; however, the project is not located with a criteria area. The project shall meet all applicable Multipurpose Open Space element policies.
- 4. Safety:** The project site is not located within a high fire area. The project site is not located within a flood plain. The project site is also not within a fault zone and an area that is subject to liquefaction and subsidence. The project site has adequate access and any subsequent development shall comply with the applicable building codes to ensure the safety of the structures. The project shall comply with all applicable policies of the safety element.
- 5. Noise:** The proposed project shall alter the land use designation of the site to allow for very low residential and commercial uses. Neither use is considered to be a significant noise generating use. The project shall comply with all applicable policies of the noise element.
- 6. Housing:** The general plan amendment will result in additional possible units within the project site. The project complies with all applicable policies of the housing element.
- 7. Air Quality:** The general plan amendment will result in additional vehicle trips in the vicinity of the project. The project shall comply with all applicable policies of the air quality element.

B. General Plan Area Plan(s): Lake Mathews/Woodcrest

C. Foundation Component(s): Rural Community (RC)

D. Existing Land Use Designation(s): Very Low Density Residential (VLDR)

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

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

- 1. Area Plan(s):** Lake Mathews/Woodcrest to the north, south, east and west.

- 2. **Foundation Component(s):** Rural Community (RC) to the north, south and east and.
- 3. **Land Use Designation(s):** Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, east, and west, Commercial Retail (CR) to the east, and the City of Riverside to the south.
- 4. **Overlay(s) and Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** N/A
- 2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Residential Agricultural (R-A-1)

J. Proposed Zoning, if any: Residential Agricultural (R-A-1) and Scenic Highway Commercial (C-P-S).

K. Adjacent and Surrounding Zoning: Light Agricultural – 1 Acre Minimum (A-1-1) to the north, General Residential – 30,000 sq. ft Minimum (R-3-30,000) and Scenic Highway Commercial (C-P-S) to the east, Light Agricultural – 1 Acre Minimum (A-1-1) to the west, and the City of Riverside to the South.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

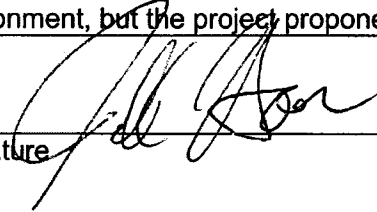
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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

Signature



Jeff Horn

Printed Name

February 20, 2010

Date

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact:

- a) The project site is located approximately two miles to the east Mockingbird Canyon Road, which is closest road designated as a County Eligible Scenic Highway. Due to the distance from the scenic highway, impacts are considered to be less than significant.
- b) The project site was previously used for agricultural purposes. Due to the previous disturbance, the site does not contain significant rock outcroppings, vegetation or unique landmark features. However, a watercourse traverses the southern portion of the site. The watercourse is primarily located within the portion of the site to be developed as one-acre parcels and shall be avoided by future development. The project shall not obstruct any prominent scenic vista or view open to the public. The project will not result in an aesthetically offensive view open to the public and any future commercial development would have to comply with the County's design guidelines and landscaping requirements. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

a) The project site is located 42.86 miles from Mt. Palomar Observatory and within Zone B of Ordinance 655. The project has the potential to interfere with the Observatory. The project is required to comply with Riverside County Ordinance No. 655 which is intended to restrict the use of certain light fixtures emitting light into the night sky that can create undesirable light glow and detrimentally effect astronomical observations and research and a general planning condition has been placed on the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 3. Other Lighting Issues | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Expose residential property to unacceptable light levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light which would accompany any new residential or commercial development; however the new source of light is not anticipated to be of significant levels. Lighting will be hooded and shielded in accordance with County requirements to prevent creation of substantial light. Reflective surfaces will be minimized in construction of the development which would limit the potential for substantial glare created by the project. With adherence to the Ordinance No. 655 lighting control measures and landscape buffering it is not anticipated that spill-over light would adversely surrounding properties. Therefore, the project shall not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Therefore, the impact is considered less than significant.

b) The amount of light that will be created is consistent with levels found in typical commercial developments. There are existing residences surrounding the proposed project to the north, east, and west. The amount of light created by the proposed project is not anticipated to be at substantial levels. Lighting will be hooded and shielded in accordance with City requirements to prevent spillover onto adjacent properties. With adherence to the Ordinance No. 655 lighting control measures and landscape buffering it is not anticipated that spill-over light would adversely surrounding properties. Therefore, it is not anticipated that the proposed project shall expose residential property to unacceptable light levels. Therefore, the impact is considered less than significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

| AGRICULTURE RESOURCES Would the project | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 4. Agriculture | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

a) The project site is designated as Farmland of Local Importance. The project site does not currently facilitate any agriculture activity. The project will convert the land use of approximately 1.6 acres of the site to allow for commercial uses. The project site is located contiguous to the City of Riverside and high density residential developments. There are limited active agricultural uses surrounding the project site and the area primarily consists of single family residential uses on large lots. The conversion of this site from agricultural to commercial would be an extension of the surrounding uses and provide commercial opportunities for residences in the project vicinity.

b) The proposed project is not Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps).

c) The project would result in the creation of commercial uses within 300 feet of property zoned for Agricultural uses. The parcels to the north and west of the site are zoned Light Agriculture – 1 Acre Minimum (A-1-1); however, they do not currently contain active agricultural uses. Subsequent developments within this site would be required to prepare an environmental constraints sheet to advise prospective home buyers of the existence on possible agricultural uses within the project vicinity. A note shall appear on an Environmental Constraints Sheet for this property that makes notification to all future and surrounding property owners that this property is located wholly or partly within land zoned for agricultural uses by the County of Riverside. Therefore, any impacts are considered less than significant.

d) The land uses surrounding the project site do not include active agricultural activities and are primarily residential. Therefore, the project is not anticipated to result in other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, the impact is considered less than significant.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Mitigation: Prior to the sale of any land associated with this project site will be required to notify all future occupants that such property resides within the 300-foot boundary of an agriculture zone. A note shall appear on an Environmental Constraints Sheet for this property that makes notification to all future and surrounding property owners that this property is located wholly or partly within land zoned for agricultural uses by the County of Riverside.

Monitoring: The Riverside County Planning Department will monitor the project conditions of approval prior to approval of the Final Map.

AIR QUALITY Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 5. Air Quality Impacts | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project proposes to amend the General Plan land use designation of the site from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) (1.6 acres) land use designation. The general plan amendment will not increase the population projected for the site; however, the

| | | | |
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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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population proposed by this project is not substantial and will not obstruct the implementation of the 2003 AQMP. Therefore, the impact is considered less than significant.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed project, would cumulatively contribute to these pollutant violations.

The General Plan (2003) is a policy document that reflects the vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element.

The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. The project will be required to provide water efficient landscaping and irrigation, bicycle racks, and pedestrian walkways per standard

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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County requirements. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptors include residential uses to the north, east and west, of the site. Air emissions will be emitted by construction equipment and fugitive dust will be generated during demolition, site preparation and construction activities. However, due to the temporary nature of the project construction, activities are anticipated to produce less than significant impacts. Additionally, adherence to County Ordinances would minimize these emissions through construction method and equipment standards. The proposed commercial uses would not be creating substantial point source emissions. Therefore, the impact is considered less than significant.

e) The proposed project will result in the development of commercial use; however, there are no existing substantial point source emitters within one-mile of the project site. Therefore, the impact is considered less than significant.

f) The proposed project is not anticipated to result in or create objectionable odors. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

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

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

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

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites? | | | | |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: GIS database, WRCMSHCP, General Plan

Findings of Fact:

a) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP); however, it is not in a Multi Species Habitat Conservation Plan (MSHCP) criteria cell area. A watercourse traverses the northern portion of the project site. Therefore, the project will be required to comply with the Western Riverside Multiple-Species Habitat Conservation Plan (MSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG) and 7.5.3 Construction Guidelines if the watercourse is determined to contain riparian/riverine habitat. Areas of compliance include, but are not limited to: 1. All landscaping shall conform to MSHCP, Section 6 in Table 6.2. on pages 6-44 through 6-64; 2. All drainages shall be kept clear of toxins and ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions; 3. Night lighting shall be directed away from the MSHCP Conservation Area(s) and/or PQP Lands and shielding shall be incorporated in project designs to ensure ambient lighting in the MSCHP Conservation Area(s) and/or PQP Lands does not increase. Therefore, this impact is considered less than significant with mitigation incorporated.

b) The project site has been disturbed by previous agricultural activity. Therefore, the proposed project is not anticipated to contain endangered or threatened species as listed on Title 14 of California Code of Regulations or in Title 50, Code of Federal Regulations. Therefore, there is considered less than significant.

c) The project site has been disturbed by previous agricultural activity. It is not anticipated that the project will have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, the impact is considered less than significant.

d) The project site is located in an area that has been disturbed by agricultural uses in the past. The site is primarily devoid of wildlife habitat. Although wildlife currently can move freely throughout the site, this parcel is not considered a corridor or constrained linkage area. Therefore the project shall not interfere substantially with the movement of any native resident or migratory fish or wildlife species

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

or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the impact is considered less than significant.

e-f) A watercourse traverses the northern portion of the project site. Therefore, the project will be required to comply with the Western Riverside Multiple-Species Habitat Conservation Plan (MSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG) and 7.5.3 Construction Guidelines if the watercourse is determined to contain riparian/riverine habitat. Areas of compliance include, but are not limited to: 1. All landscaping shall conform to MSHCP, Section 6 in Table 6.2. on pages 6-44 through 6-64; 2. All drainages shall be kept clear of toxins and ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions; 3. Night lighting shall be directed away from the MSHCP Conservation Area(s) and/or PQP Lands and shielding shall be incorporated in project designs to ensure ambient lighting in the MSCHP Conservation Area(s) and/or PQP Lands do not increase. If any grading or construction is proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Also, written notifications shall be provided to the County Planning Department from the land divider/permit holder that alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Therefore, the impact would be considered less than significant with mitigation incorporated.

g) The proposed project site does not contain any oak trees or other protected resources. Therefore, the project shall not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: The project shall comply with the Western Riverside Multiple-Species Habitat Conservation Plan (MSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG) and 7.5.3 Construction Guidelines.

Monitoring: Monitoring shall be conducted by the Environmental Programs Department during the Building and Safety plan check process

CULTURAL RESOURCES Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 7. Historic Resources | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Alter or destroy an historic site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

a) The project site is vacant and does not contain any historical structures. Therefore, no impacts are anticipated.

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

b) The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, no impacts are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

| 8. Archaeological Resources | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| a) Alter or destroy an archaeological site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Restrict existing religious or sacred uses within the potential impact area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

- a) Per the review conducted by the Riverside County Archaeologist, the proposed project will not alter or destroy an archaeological site. In the event that during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, specific procedures as outlined in the conditions of approval must be followed. Therefore, less than significant impacts are anticipated.
- b) Per the review conducted by the Riverside County Archaeologist, the proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. In the event that during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, specific procedures as outlined in the conditions of approval must be followed. Therefore, less than significant impacts are anticipated.
- c) Per the review conducted by the Riverside County Archaeologist, the proposed project will not disturb any human remains, including those interred outside of formal cemeteries. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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treatment of the remains as provided in Public Resources Code Section 5097.98. Therefore, less than significant impacts are anticipated.

- d) The proposed project will not restrict known existing religious or sacred uses within the potential impact area. Therefore, no impacts are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

9. Paleontological Resources

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

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

Findings of Fact:

- a) The project site is located within an area that is classified as having an low potential for paleontological resources. Prior to a issuance of a grading permit for the site, the developer would have to perform the following: 1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2.The project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

Mitigation: Prior to issuance of a grading permit, the applicant will be required to obtain a Paleontologist to monitor grading activities and prepare a Paleontological Resource Impact Mitigation Program

Monitoring: Monitoring shall be conducted by the Planning Department during the Building and Safety plan check process

GEOLOGY AND SOILS Would the project

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

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

- b) Be subject to rupture of a known earthquake fault,

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact: The project site is not within an Alquist-Priolo Earthquake Fault Zone. The Riverside County Geologist has reviewed the project proposal and has deemed it designed to protect the public health, safety, and welfare.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

11. Liquefaction Potential Zone
 a) Be subject to seismic-related ground failure, including liquefaction?

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

Findings of Fact:

a) The project is located in an area of low liquefaction potential. Therefore, impacts are considered to be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

12. Ground-shaking Zone
 Be subject to strong seismic ground shaking?

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

Findings of Fact:

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

Mitigation: No mitigation measures required.

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

13. Landslide Risk

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) Due to the relatively level terrain in the area, the project site is not subject to landslide, collapse, or rockfall hazards. In addition, the project site is not located within an area subject to unstable geologic units or soil.

Mitigation: No mitigation required.

Monitoring: No monitoring required

14. Ground Subsidence

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Riverside County General Plan and GIS information.

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not subject to any other geologic hazards, such as seiche, mudflow, or volcanic hazards

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

Monitoring: No monitoring measures are required.

| 16. Slopes | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Change topography or ground surface relief features? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create cut or fill slopes greater than 2:1 or higher than 10 feet? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in grading that affects or negates subsurface sewage disposal systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Building & Safety Grading Review, Project Application Materials

Findings of Fact:

- a) The project area is relatively flat and will not require an extensive amount of grading. The design and safety of proposed slopes has been reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. All agencies have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding slopes that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.
- b) The project does not propose slopes greater than 2:1 or higher than 10 feet.
- c) Grading will not negate or affect the subsurface sewage disposal systems.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

| 17. Soils | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be located on expansive soil, as defined in SECTION 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Project Application Materials, On-site Inspection

Findings of Fact:

- a) The development of the project may have the potential to result in soil erosion during grading and construction. Standard conditions of approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

- b) The geologic reports prepared for the project did not identify any expansive soils on the surface of the site. The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 18. Erosion | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in any increase in water erosion either on or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

- a) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. Therefore, there will be no impact as a result of the project.
- b) The inclusion of flood control facilities and impermeable surfaces will increase runoff from the site. Existing flood control facilities will provide adequate capture of these increased flows. Riverside County Flood Control and Water Conservation District has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 19. Wind Erosion and Blowsand from project either on or off site. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

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

- a) The project site lies within a high area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. The project will be condition to control dust created during grading activities. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| 20. Hazards and Hazardous Materials | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

- a) The project proposes commercial land uses; therefore, the project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Through the implementation of project conditions of approval and standard county requirements, the project will have a less then significant impact from hazardous materials.
- b) The project proposes commercial land uses; however, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with commercial uses would not present the potential to create a significant public or environmental hazard.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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However, as a result of historical agricultural uses on the project site, development of the proposed project's commercial and residential components may result in a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. A Phase II Environmental Assessment is required to be completed to determine amounts of pesticides or other hazardous materials used on the property.

- c) The project will provide adequate access to the proposed commercial land uses, and will not encroach on any right-of-way; the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The project proposes commercial land uses, and no schools are located within one-quarter mile of the project site. Therefore, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- e) The project site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, which could create a significant hazard to the public and/or the environment.

Mitigation: Prior to map recordation or project grading, A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Environmental Health Departments Hazardous Materials Management Division to verify that the levels are below hazardous waste criteria.

Monitoring: Environmental Health Department during Final Map Recordation processing.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| 21. Airports | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Result in an inconsistency with an Airport Master Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require review by the Airport Land Use Commission? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact: The project site is not located within the vicinity of any public or private airport.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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22. Hazardous Fire Area

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

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

Findings of Fact:

The project is located in a high fire hazard area. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1. (This is a standard condition of approval and is not considered mitigation under CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

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

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

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

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

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

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

g) Otherwise substantially degrade water quality?

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

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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environmental effects (e.g. increased vectors and odors)?

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

Findings of Fact:

- a) A natural watercourse exists along the northern portion of the subject parcel. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The watercourse through Parcel 1 shall be delineated on an environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating, "Natural watercourse must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".
- b) The creation of a commercial center of 1.6 gross acres will not violate any water quality standards or waste discharge requirements. The project has been conditioned prior to grading permit issuance to submit copies of the BMP improvement plans, a copy of the project specific WQMP, and any other necessary documentation to the RCFCD for review. All proposed BMP's shall be shown on the grading plan. Therefore, the impact is considered less than significant with mitigation incorporated.

Additionally, the project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit. The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner/operator would comply by submitting a "Notice of Intent" (NOI), develop and implement a Storm Water Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site. Therefore, the impact is considered less than significant with mitigation incorporated.

- c) The Western Municipal Water District will provide water during construction, and after construction to the development through its established system and various water resources. There should be no significant impact to aquifers. Surface runoff has been designed to infiltrate and should contribute to recharge the groundwater. The proposed development shall not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- d) Proposed site is not located within a 100-year zone and does not propose housing, therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation maps.
- e) The project will not place any structures within a 100-year flood hazard area which would impede or redirect flood flows.
- f) The project will not otherwise substantially degrade water quality.

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- g) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: Prior to map recordation, the natural watercourse(s) that traverse the project shall be delineated and labeled on the environmental constraint sheet to accompany the final map. Drainage courses shall be kept free and clear of all buildings or obstructions.

Prior to issuance of grading permits, a copy of the improvement plans, grading plans, N.P.D.E.S. compliance, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits.

Monitoring: The Riverside County Flood Control District will monitor the project conditions of approval prior to approval of the Final Map and Grading Plan Check processes

24. Floodplains

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

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

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

Findings of Fact:

- a. A natural watercourses exist onsite. The project will be designed to not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff.
- b. The proposed commercial center shall not create changes in absorption rates or the rate and amount of surface runoff.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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c. Proposed pads are not located within a flood plain and will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area).

d. The project will not cause changes in the amount of surface water in any water body.

Mitigation: Prior to map recordation, the natural watercourse(s) that traverse the project shall be delineated and labeled on the environmental constraint sheet to accompany the final map. Drainage courses shall be kept free and clear of all buildings or obstructions.

Monitoring: The Riverside County Flood Control District will monitor the project conditions of approval prior to approval of the Final Map

LAND USE/PLANNING Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| 25. Land Use | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Result in a substantial alteration of the present or planned land use of an area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: RCIP, GIS database, Project Application Materials, City of Riverside Comment Letter

a) The General Plan Amendment falls into the Foundation Component Amendment category since it is changing 1.6 Gross Acres of land that is designated as Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to a Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) land use designation. The proposed site is located within Woodcrest, a predominately rural community characterized by large lots and interspersed with citrus groves. The community of Woodcrest is overwhelmingly rural in character, with a strong equestrian presence, and limited infrastructure, but has seen a growth in development along area in proximity the limits of the City of Riverside. Large scale conversion of agricultural lands to single family residential has occurred within the City Boundaries during the past decade. The addition of commercial retail along Van Buren Boulevard will provide highly valuable services locally to the many new residents.

Additionally, the Van Buren Boulevard has grown to be a major traffic corridor for the Woodcrest area. As such, the potential negative impacts of noise, light, fumes, and air quality impacts caused by traffic are not compatible with the current low density residential designation. This parcel would be better suited as commercial uses with intermittent occupancy rather than residential uses with more permanent sensitive receptors. The proposed commercial would serve as a buffer for residential to the rear of the subject parcel. As such, the finding that new circumstances or conditions have emerged that were unanticipated in preparing the General Plan can be made.

The Lake Mathews/ Woodcrest Area Plan's "patterns and types of land uses are an extension of the existing land use patterns for Lake Mathews/Woodcrest, and consequently help maintain the identity and character of its distinctive communities. Selective additions to the land use choices refine the potential here without changing the basic character of these local

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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communities.” (LMWAP Page 14) The addition of commercial retail along Van Buren Boulevard will provide highly valuable services locally to the many residents within the Unincorporated Area and City limits. Amending the land use from residential to a Commercial Retail use will achieve the intent of Area Plan, and therefore the Riverside County Vision.

- b) The project will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries. The project is located within the sphere of influence of the City of Riverside, which has submitted comments in agreement with the current proposal.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 26. Planning | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Be consistent with the site’s existing or proposed zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be compatible with existing surrounding zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be compatible with existing and planned surrounding land uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

- a) The project’s existing zone is Residential Agricultural - 1 Acre Minimum (R-A-1). The proposed zone is Scenic Highway Commercial (C-P-S) on the southern 1.6 acres. Any proposed projects will be consistent and permitted uses within the respective zoning classification.
- b) The project site is surrounded by properties zoned Light Agricultural – 1 Acre Minimum (A-1-1) to the north, General Residential – 30,000 sq. ft Minimum (R-3-30,000) and Scenic Highway Commercial (C-P-S) to the east, Light Agricultural – 1 Acre Minimum (A-1-1) to the west, and the City of Riverside to the South. Any proposed projects will be consistent and compatible with surrounding zonings.
- c) The project is surrounded by as scattered single-family residential to the north and west. Any proposed projects will be consistent with the existing and planned surrounding land use.
- d) The project site has a proposed Land Use Designations of Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio). Any proposed projects will be consistent with the proposed land use designations and with the policies of the Comprehensive General Plan.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- e) The project shall not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

27. Mineral Resources

a. Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?

b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c. Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

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

Findings of Fact:

- The project site is located in an area where mineral resources have not been studied; however upon the County Geologist's review, the significance of the loss of availability of a known mineral resource shall be less than significant.
- The project is not located within a locally-important mineral resource recovery site designated on a local general plan, specific plan or other land use plan.
- The project site is not located adjacent to a State classified or designated area or existing surface mine.
- The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

28. Airport Noise

a. For a project located within an airport land

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) The project site is not located within an Airport Influence Area or within the vicinity of a private airstrip therefore no impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Railroad Noise

NA A B C D

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not located adjacent to or within the vicinity of a highway. No impacts are expected to

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 31. Other Noise | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> | | | | |

Source: Project Application Materials, GIS database

Findings of Fact: No other noise impacts are expected in or immediately surrounding the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 32. Noise Effects on or by the Project | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

a) The proposed project will result in the increase of permanent existing ambient noise levels due to the vehicle traffic associated with the on-going operation of a commercial development. However, due to the minimal number of additional trips generated through implementation of this project, impacts are anticipated to be less than significant.

b) The proposed project will result in an increase to existing noise levels due to short-term construction activities. Short-term, construction-related noise impacts may occur during project grading and construction. However, the impacts are temporary and considered less than significant.

Time limits on construction involving the operation of powered equipment are established by Riverside County Ordinance 457.90, Section 1G, of the Riverside County Building and Safety Department, states the following: "Whenever a construction site is within one-quarter (.25) a mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m., during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May." Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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c) The proposed project also has the potential to result in the exposure of persons to, or generation of, noise levels in excess of standards established in the County of Riverside General Plan or noise ordinance, since the project has no proposed residential pads within the site. Impacts however, will be less than significant, since noise levels in the project vicinity are typical of a low-density residential area.

d) The proposed project will not expose a person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 33. Housing | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Affect a County Redevelopment Project Area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Cumulatively exceed official regional or local population projections? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

- a) The proposed development is for residential and commercial uses. There are no existing residences on the project site that will remain; therefore the project will increase the housing within the area.
- b) The proposed project will not have a significant impact related to population and housing in Riverside County. However, future development of single-family homes will increase the number of available housing units and the population in the area.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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c) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.

d-f) The proposed project will not affect a County Redevelopment Area, cumulatively exceed official regional or local population projections, or induce substantial population growth in an area directly or indirectly.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

34. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Sheriff Services

Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Schools

Source: GIS database

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries

Source: RCIP

Findings of Fact: Library services for existing residences on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

38. Health Services

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: RCIP

Findings of Fact: The proposed commercial uses will cause a less than significant impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

39. Parks and Recreation

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

c. Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The proposed commercial uses and potential land subdivision on the low density residential portion to remain will not be required to provide recreational facilities or the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.
- b-c) The residential portion of the project site will be required to pay parks and recreation fees to the appropriate parks district which would mitigate impacts on use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. However, the area being changed to commercial uses

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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is not subject to QUIMBY fees. Since this is not unique mitigation, impacts are determined to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Recreational Trails

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: RCIP, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: There are no General Plan Trails located adjacent to or within the vicinity of the proposed project site. Therefore no recreational trails shall be proposed.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

b. Result in inadequate parking capacity?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

d. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

e. Alter waterborne, rail or air traffic?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

g. Cause an effect upon, or a need for new or altered maintenance of roads?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

h. Cause an effect upon circulation during the project's construction?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

i. Result in inadequate emergency access or access to nearby uses?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

j. Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

Source: RCIP, Transportation Department Review, *Trip Generation*, 8th Edition, City of Riverside Commet Letter

- a) Trip generation surveys conducted by the Institute of Transportation Engineers concluded that the national average rate of daily trip generation for a shopping center is approximately 4.89 trips for every 1,000 sq. ft of Gross Leasable Area. The project proposes 1.6 Gross Acres (69,696 sq ft) for commercial use, which at a maximum 0.35 Floor Area Ratio would allow 24,393 sq. ft. leasable area, would contribute 119 ADT at peak hours. The project will not have an access point is along Van Buren Boulevard for safety concerns due to proximity to the intersection with Ridgeway Avenue. Any commercial or residential access will only be permitted from Ridgeway Avenue, however, Ridegway Avenue is not a major access road for community of Woodcrest, the majority of traffic will be concentrated onto Van Buren Boulevard, classified as a six lane Urban Arterial within the County's Circulation Plan (Figure C-1). Figure C-3, Link/Volume Capacity/Level of Service for Riverside County Roadways, of the Circulation Element describes a Service Level "C" four lane Arterial as having 94,000 average daily trips (ADT). As such, the proposed project's additional 119 ADT will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system or result in inadequate parking capacity.
- b) The project will not result in inadequate parking capacity nor will it exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highway.
- c-f) Trip generation surveys conducted by the Institute of Transportation Engineers concluded that the national average rate of daily trip generation for a shopping center is approximately 4.89 trips for every 1,000 sq. ft of Gross Leasable Area. The project proposes 1.6 Gross Acres (69,696 sq ft) for commercial use, which at a maximum 0.35 Floor Area Ratio would allow 24,393 sq. ft. leasable area, would contribute 119 ADT at peak hours. The project will not have an access point is along Van Buren Boulevard for safety concerns due to proximity to the intersection with Ridgeway Avenue. Any commercial or residential access will only be permitted from Ridgeway Avenue, however, Ridegway Avenue is not a major access road for community of Woodcrest, the majority of traffic will be concentrated onto Van Buren Boulevard, classified as a six lane Urban Arterial within the County's Circulation Plan (Figure C-1). Figure C-3, Link/Volume Capacity/Level of Service for Riverside County Roadways, of the Circulation Element describes a Service Level "C" four lane Arterial as having 94,000 average daily trips (ADT). As such, the proposed project's additional 119 ADT will not have a significant impact on a level of service standard on existing roads, cause a change in air traffic patterns, alter waterborne, rail or air traffic, or alter street design.
- g) The project will not have an effect upon, or a need for new or altered maintenance of roads.
- h) The project shall not cause an effect upon circulation during the project's construction.
- i) The project shall not result in inadequate emergency access or access to nearby uses.
- j) The project does not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

| | | | | |
|------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 42. Bike Trails | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: RCIP

Findings of Fact: RCIP, Riverside Extended Mountainous Area Plan, Figure 9 "Trails and Bikeway System"

Findings of Fact: There are no general plan designated bike trails adjacent to the project site therefore no bike trails are proposed.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 43. Water | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Department of Environmental Health Review, Staff Review, application materials.

Findings of Fact: The project will be served by Western Municipal Water District with existing water facilities pursuant to the arrangement of financial agreements. The Department of Environmental Health has required the project to obtain a will serve letter from the Beaumont/Cherry Valley Water District. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 44. Sewer | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Source: Department of Environmental Health Review.

Findings of Fact:

a-b) The project will be served by sewer provided by Western Municipal Water District. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. There is a sufficient water supply available to serve the project from existing entitlements and resources.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

45. Solid Waste

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

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

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact: The project will be served by Riverside County Waste Management Department with solid waste removal pursuant to the arrangement of financial agreements. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

46. Utilities

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

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

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

Source: RCIP

Findings of Fact: Letters to the applicable servicing entities did not elicit any responses indicating that the proposed project would require substantial new facilities or expand facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MANDATORY FINDINGS OF SIGNIFICANCE

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 47. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

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

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 48. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

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

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 49. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, project application

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

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

County of Riverside General Plan Final EIR, prepared by the County of Riverside, dated October 2003, certified by the Board of Supervisors October 7, 2003.

Riverside County Integrated Project, prepared by the County of Riverside, dated October 2003, certified by the Board of Supervisors October 7, 2003.

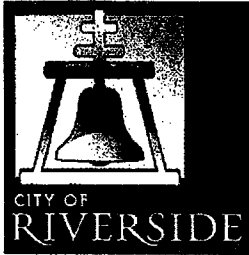
Multi Species Habitat Conservation Plan (MSHCP), prepared by Dudek & Associates, June 2003.

MSHCP EIR/EIS CEQ 020463, Prepared by Dudek & Associates/ LSA Associates, June 2003.

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

JH:jh
Y:\Planning Case Files-Riverside office\GPA00897\EA41690.GPA00897.doc
Revised: 1/6/09



Community Development
Department
Planning Division

May 26, 2009

Nicole Berumen, Project Planner
Riverside County Planning Department
4080 Lemon Street, Ninth Floor
P. O. Box 1409
Riverside CA, 92502-1409

**SUBJECT: GENERAL PLAN AMENDMENT (GPA) NO. 897 AND CHANGE OF
ZONE (CZ) NO. 7706**

Dear Ms. Berumen:

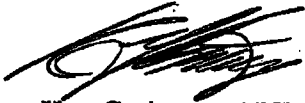
On May 7, 2009 the City sent a response letter on this proposal citing both the City and County General Plan policies for Van Buren Boulevard development as reasons for not supporting a change of zone on the front portion of this property. While the proposal is not ideal and serves to encourage piecemeal commercial development, we also understand and acknowledge that this is a stand alone parcel with limited opportunities for consolidation with adjacent properties under separate ownership. As such, a commercial development with the appropriate site design improvements on the front half of the lot, adjacent to Van Buren Boulevard, could be supported and still meet the intent of the City and County General Plans. After further consideration, the City would not oppose the proposal if the following conditions are imposed on the rezoning and any future commercial design review application.

1. Require an access agreement with the property to the west to encourage mutual access between properties to minimize driveways on Van Buren Boulevard.
2. Require access only be permitted from Ridgeway Avenue until the property on the west is developed commercially with joint driveway that can be shared by the two projects.
3. Require that the project be design to support a joint driveway with the project to the west.

With these recommendations, the objectives of both the City and County General Plan can be achieved to reduce the number of driveway openings along Van Buren Boulevard and support more unified nodes or hubs of commercial development along Van Buren Boulevard.

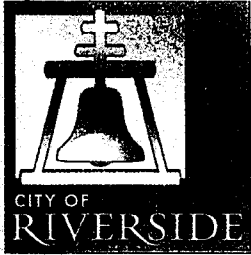
City staff appreciates your collaboration on this project and looks forward to continue working alongside the County of Riverside and the project applicant. Please forward any updated plans or environmental documents, as they may pertain to this project, to the Planning Division for further review. Should you have any questions regarding this letter, please feel free to contact Moises A. Lopez, Associate Planner, at (951) 826-5264 or mlopez@riversideca.gov.

Sincerely,



Ken Gutierrez, AICP
Planning Director

cc: Ronald Loveridge, Mayor
Riverside City Council Members
Brad Hudson, City Manager
Belinda Graham, Assistant City Manager
Scott Barber, Community Development Director
Steve Libring, Traffic Engineer
Supervisor Buster, 4080 Lemon Street, 5th Floor, Riverside CA, 92502-1527
Ron Goldman, Planning Director, 4080 Lemon Street, 9th Floor, Riverside, CA 92502
Adkan Engineers, 6820 Airport Drive, Riverside, CA 92504



Community Development
Department
Planning Division

May 7, 2009

Nicole Berumen, Project Planner
Riverside County Planning Department
4080 Lemon Street, Ninth Floor
P. O. Box 1409
Riverside CA, 92502-1409

**SUBJECT: GENERAL PLAN AMENDMENT (GPA) NO. 897 AND CHANGE OF ZONE (CZ)
NO. 7706**

Dear Ms. Berumen:

Thank you for the opportunity to comment on the above-noted project, a proposed General Plan Amendment and Change of Zone for approximately 1.98 gross acres of the parcel located on the northwest corner of Van Buren Boulevard and Ridgeway Avenue. The proposal would amend the land use designation from RC-VLDR (Rural Community – Very Low Density Residential) to CD-CR (Community Development – Commercial Retail) and change the zone from R-A-1 (Residential Agricultural) to C-P-S (Scenic Highway Commercial). Although not in an active annexation area, the project area is located within the potential Woodcrest Annexation Area (Area E) and is adjacent to Riverside City limits. As a result, City staff offers the following comments for your consideration.

- The City's General Plan (General Plan 2025) land use designation for the project site is VLDR – Very Low Density Residential. The VLDR land use designation intends for single family residential developments, with a permitted maximum density of 2.0 dwelling units per acre. Currently, the County's land use designation of RC-VLDR is consistent with the City's land use designation as it too intends for single family residential developments on larger sized lots (one acre minimum). Should the proposed GPA and CZ to allow a commercial land use and zoning designation on the project area proceed, the County would be creating a noticeable land use inconsistency.
- The speculative nature of this proposal serves to encourage piecemeal, fragmented strip commercial development inconsistent with both the City's and County's General Plans. The City's 2025 Land Use Element Policies LU-9.5 and LU-9.6 note that small individual strip developments should be discouraged, favoring instead more unified nodes or hubs of commercial development along major arterials such as Van Buren Boulevard. The County General Plan also supports these policies. The Lake Mathews/Woodcrest Area Plan portion of the County General Plan recognizes Van Buren Boulevard as a Scenic Highway. Policy LMWAP 10.4 notes that strip commercial uses should be avoided along scenic highways. If the CD-CR zone is approved at this location on such a narrow and deep lot, it would, in essence, be promoting strip commercial. In addition, policy LMWAP 11.1 recommends promoting traffic safety on Van Buren Boulevard by restricting future direct access to Van Buren Boulevard. However, permitting commercial zoning on this narrow lot without promoting consolidation of lots is permitting direct access to Van Buren Boulevard or limiting access to Ridgeway Avenue which serves a residential neighborhood. Therefore, City staff objects to the proposed GPA and CZ.

In the event the County chooses to proceed with the GPA and CZ, at a minimum, the following needs to be addressed.

- The project area map shows a 105 foot right-of-way for Van Buren Boulevard. Under the County's Circulation Element of the Lake Mathews/Woodcrest Area Plan, Van Buren Boulevard is designated as an "Urban Arterial" with a 152-foot planned right-of-way width. The Circulation and Community Mobility Element of the City's General Plan 2025 (Figure CCM-4 – Master Plan of Roadways) designates Van Buren Boulevard as a 120-foot Arterial Road. Consequently, the project needs to be conditioned for dedications as necessary to accommodate, at a minimum, a 120-foot right-of-way for Van Buren Boulevard.
- The Circulation and Community Mobility Element of the City's General Plan 2025 (Policy CCM-2.7) calls for limiting driveway and local street access to arterial streets to maintain a desired quality of traffic flow. Consistent with this policy, any future access to future commercial development needs to be from Ridgeway Avenue and not from Van Buren Boulevard. This will serve to maintain a reasonable distance between access points along Van Buren Boulevard and allow for continued higher-speed traffic flow. Necessarily, Ridgeway Avenue, Van Buren Avenue, and the intersection of these two streets will need to be fully improved as necessary to accommodate the anticipated traffic demand of future commercial development. This could potentially include improvements such as acceleration, deceleration lanes & signalization.

City staff appreciates your collaboration on this project and looks forward to continue working alongside the County of Riverside and the project applicant. Please forward any updated plans or environmental documents, as they may pertain to this project, to the Planning Division for further review. Should you have any questions regarding this letter, please feel free to contact Moises A. Lopez, Associate Planner, at (951) 826-5264 or mlopez@riversideca.gov.

Sincerely,



Ken Gutierrez, AICP
Planning Director

cc: Ronald Loveridge, Mayor
Riverside City Council Members
Brad Hudson, City Manager
Belinda Graham, Assistant City Manager
Scott Barber, Community Development Director
Steve Libring, Traffic Engineer
Supervisor Buster, 4080 Lemon Street, 5th Floor, Riverside CA, 92502-1527
Ron Goldman, Planning Director, 4080 Lemon Street, 9th Floor, Riverside, CA 92502
Adkan Engineers, 6820 Airport Drive, Riverside, CA 92504

G:\GENPLAN\Agency Comments\Riverside_County\General Plan Amendments\GPA No. 897 & CZ No. 7706\GPA No. 897 & CZ No. 7706.doc

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

Set ID#
C00D4591

**APPLICATION FOR AMENDMENT TO THE
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA00897 DATE SUBMITTED: 1-2-08

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: RICHARD KREEDMAN E-Mail: _____

Mailing Address: 30 PRESISIO PLACE
PALM DESERT CA 92260
City State ZIP

Daytime Phone No: (760) 568-6621 Fax No: (760) 568-6621

Engineer/Representative's Name: Adkan Engineers E-Mail: jbello@adkan.com

Mailing Address: 6820 AIRPORT DRIVE
RIVERSIDE CA 92504
City State ZIP

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0599

Property Owner's Name: Kreedman Family #4 Limited E-Mail: _____
Partnership

Mailing Address: 30 PRESISIO PLACE
PALM DESERT CA 92260
City State ZIP

Daytime Phone No: (760) 568-6621 Fax No: (760) 568-6621

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.

EA 41690 / CFB 05038

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

RICHARD KREEDMAN

PRINTED NAME OF APPLICANT

Richard Kreedman
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.

RICHARD KREEDMAN

PRINTED NAME OF PROPERTY OWNER(S)

Richard Kreedman
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 280-100-016

Section: 19 Township: 3S Range: 4W

Approximate Gross Acreage: 2.81+/- ACRES

General location (nearby or cross streets): North of VAN BUREN BLVD., South of HIBISCUS AVE., East of NEELY LANE, West of RIDGEWAY AVE.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: (2006) PG. 746 GRID B-3

Existing Zoning Classification(s): R-A-1

Existing Land Use Designation(s): VLDR-RC

Proposal (describe the details of the proposed general plan amendment):

Amend APN:280-100-016 of the Lake Mathews / Woodcrest Area Plan. From Very Low Density Residential-RC to Commercial Retail.

Related cases filed in conjunction with this request:

CHANGE OF ZONE

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. _____

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

| Name of Company or District serving the area the project site is located (if none, write "none.") | Are facilities/services available at the project site? | Yes | | No | |
|---|--|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| | | | | | |
| Electric Company | SOUTHERN CALIFORNIA EDISON COMPANY | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Gas Company | SOUTHERN CALIFORNIA GAS COMPANY | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Telephone Company | AT&T | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Water Company/District | WESTERN MUNICIPAL WATER DISTRICT | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewer District | LEECH LINES/ SEPTIC | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) 1000+/-

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Which one of the following watersheds is the project site located within (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) Julio Bello Date 12-28-07
Owner/Representative (2) _____ Date _____

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Lake Mathews / Woodcrest

EXISTING DESIGNATION(S): Very Low Density Residential-RC

PROPOSED DESIGNATION(S): Commercial Retail

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

To re-zone the parcel to commercial retail, adjacent parcel is zoned for commercial

III. AMENDMENTS TO POLICIES:

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: N/A Area Plan: Lake Mathews / Woodcrest

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): _____

None

C. PROPOSED POLICY (Attach more pages if needed): _____

N/A

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

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

- Type 1:** Used to legally define 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 07706 DATE SUBMITTED: 2/23/09

APPLICATION INFORMATION

Applicant's Name: RICHARD KREEDMAN E-Mail: _____

Mailing Address: 30 PRESIDIO PLACE
PALM DESERT CA 92260
City State ZIP

Daytime Phone No: (760) 568-6621 Fax No: ()

Engineer/Representative's Name: ADKAN ENGINEERS E-Mail: MADKISON@ADKAN.COM

Mailing Address: 6820 AIRPORT DRIVE
RIVERSIDE CA 92504
City State ZIP

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0599

Property Owner's Name: KREEDMAN FAMILY #4 FAMILY E-Mail: _____
PARTNERSHIP

Mailing Address: 30 PRESISIO PLACE
PALM DESERT CA 92260
City State ZIP

Daytime Phone No: (760) 568-6621 Fax No: (760) 568-6621

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
Form 295-1071 (09/14/07)

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

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

APPLICATION FOR 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.

RICHARD KREEDMAN
PRINTED NAME OF APPLICANT

Richard Kreedman
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.

RICHARD KREEDMAN
PRINTED NAME OF PROPERTY OWNER(S)

Richard Kreedman
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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 280-100-016

Section: 19 Township: 3S Range: 4W

Approximate Gross Acreage: 2.81 +/- ACRES

General location (nearby or cross streets): North of VAN BUREN BLVD., South of HIBISCUS AVE., East of NEELY LANE, West of RIDGEWAY AVE.

Thomas Brothers map, edition year, page number, and coordinates: (2006) PG. 746 GRID B-3

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):

THE PROPOSED CHANGE OF ZONE IS TO CHANGE THE EXISTING ZONING FROM R-A-1 TO C-P-S. THE PROPOSED CHANGE OF ZONE IS NOT WITHIN A SPECIFIC PLAN, AND IS IN THE

LAKE MATTHEW/ WOODCREST AREA.

Related cases filed in conjunction with this request:

GENERAL PLAN AMENDMENT

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:

GENERAL PLAN AMENDMENT NO. 897 / CHANGE OF ZONE NO. 7706 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Kreedman Family No. 4 Limited Partnership – Engineer/Representative: Adkan Engineers - First Supervisorial District – Woodcrest Zoning District – The Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Van Buren Boulevard, easterly of Chicago Avenue, southerly of Hibiscus Avenue, and easterly of Ridgeway Avenue. – 2.81 Gross Acres - Zoning: Residential Agricultural (1 Acre Minimum) (R-A-1) - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Foundation and land use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) on the southern 1.6 acres of an approximately 2.81 acre property. The Change of Zone proposes to change the site's zoning classification from Residential Agricultural (1 Acre Minimum) (R-A-1) to and Scenic Highway Commercial (C-P-S) on the southern 1.6 acres of an approximately 2.81 acre property - APN: 280-100-016. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: May 5, 2010
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, Jeff Horn, at 951-955-4641 or email jhorn@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.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 Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) 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: Jeff Horn
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/31/2010.

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

APN (s) or case numbers GPA00897 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

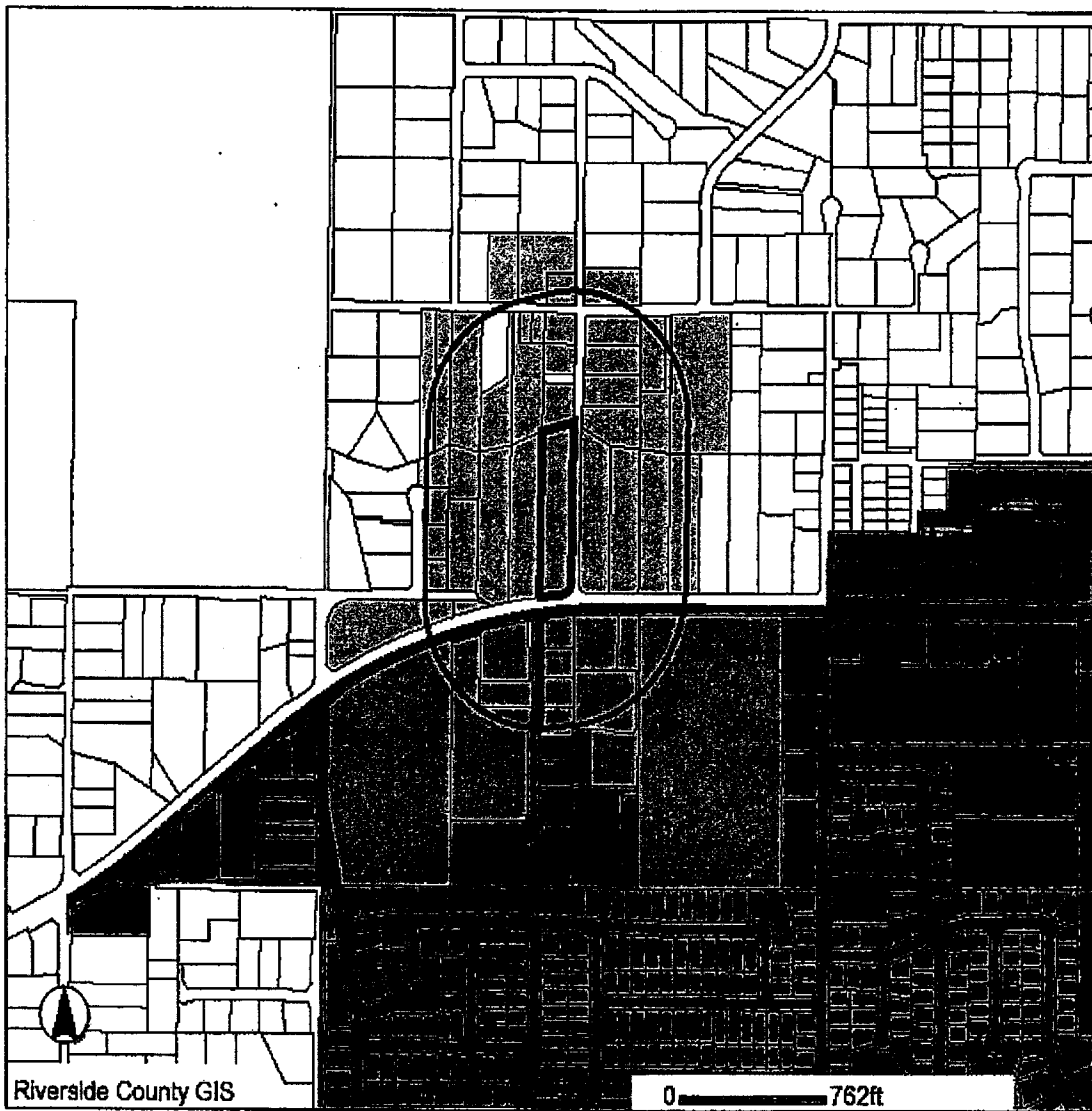
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 3/31/2010
EXPIRES 10/1/2010

600 feet buffer



Selected parcel(s):

| | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 266-020-001 | 266-020-002 | 266-020-009 | 266-020-010 | 266-020-012 | 266-020-015 | 266-020-021 |
| 266-020-022 | 266-020-041 | 266-020-044 | 266-020-045 | 266-020-046 | 266-020-047 | 266-020-061 |
| 266-020-065 | 280-060-027 | 280-060-028 | 280-060-029 | 280-060-030 | 280-080-008 | 280-080-009 |
| 280-080-010 | 280-080-012 | 280-080-013 | 280-080-014 | 280-080-015 | 280-080-016 | 280-080-017 |
| 280-080-019 | 280-090-001 | 280-090-002 | 280-090-003 | 280-090-004 | 280-090-005 | 280-090-006 |
| 280-090-007 | 280-100-008 | 280-100-009 | 280-100-010 | 280-100-011 | 280-100-012 | 280-100-013 |
| 280-100-014 | 280-100-015 | 280-100-016 | 280-110-001 | 280-110-002 | 280-110-003 | 280-110-004 |

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...03/31/2010

APN: 266020001 ASMT: 266020001
MICHAEL S CONLEY
15761 MARK TWAIN CT
CORONA CA 92880

APN: 266020002 ASMT: 266020002
MOHAMMAD SADEGHIAN
KLARA SADEGHIAN
5967 OMEGA ST
RIVERSIDE CA 92506

APN: 266020009 ASMT: 266020009
KENNETH A SKOG
CHARLENE M SKOG
15008 GOLDEN STAR
RIVERSIDE CA 92506

APN: 266020010 ASMT: 266020010
CHARLES R KERN
809 N 40TH ST
CLEAR LAKE IA 50428

APN: 266020012 ASMT: 266020012
MANUEL IGNACIO
18305 VAN BUREN BLV
RIVERSIDE CA. 92508

APN: 266020015 ASMT: 266020015
WOODCREST CHRISTIAN SCHOOL SYSTEM
18401 VAN BUREN BLV
RIVERSIDE CA. 92508

APN: 266020021 ASMT: 266020021
HASSAN PARIS ROOSTAI
16690 MCALLISTER ST
RIVERSIDE CA 92503

APN: 266020022 ASMT: 266020022
ROBERT L SCOFIC
18233 VAN BUREN BLV
RIVERSIDE CA. 92508

APN: 266020041 ASMT: 266020041
KATHLEEN LENDRA SMITH RALSTON
RALSTON HUGH & PHYLLIS JEAN LIVING TRUST
KATHLEEN S RALSTON
MILDRED I SMITH, ETAL.
C/O HUGH RALSTON
18265 VAN BUREN BLV
RIVERSIDE CA. 92504

APN: 266020044 ASMT: 266020044
CARSON O SMITH
STEPHANIE A SIMONS
16020 LITTLE CT
RIVERSIDE CA. 92508

APN: 266020045 ASMT: 266020045
BERNARDINO R ARREDONDO
JULIA F ARREDONDO
16052 LITTLE CT
RIVERSIDE CA. 92508

APN: 266020046 ASMT: 266020046
LONNIE G RUTT
SANDRA K RUTT
16092 LITTLE CT
RIVERSIDE CA. 92508

APN: 266020047 ASMT: 266020047
TAYLOR COOPER
JAEDA SHANTELE COOPER
16126 LITTLE CT
RIVERSIDE CA. 92508

APN: 266020061 ASMT: 266020061
GRAND DESIGN INV
JOHN C SUN
HANGO K SUN
3051 E WASHINGTON BLV
LOS ANGELES CA 90023

APN: 266020065 ASMT: 266020065
MOHAMMAD M SADEGHIAN
KLARA M SADEGHIAN
5967 OMEGA ST
RIVERSIDE CA 92506

APN: 280060027 ASMT: 280060027
LILA L ODELL
C/O JACK ODELL
18280 HIBISCUS AVE
RIVERSIDE CA. 92508

APN: 280060028 ASMT: 280060028
RICHARD V ARIAS
LUPE M ARIAS
15741 RIDGEWAY AVE
RIVERSIDE CA. 92508

APN: 280060029 ASMT: 280060029
ROBIN E WHITTINGTON
18200 HIBISCUS AVE
RIVERSIDE CA. 92508

APN: 280060030 ASMT: 280060030
MARTIN PALAFOX
MARTHA L PALAFOX
18180 HIBISCUS AVE
RIVERSIDE CA. 92508

APN: 280080008 ASMT: 280080008
PATRICIA ANN LOVATO
18101 HIBISCUS AVE
RIVERSIDE CA. 92508

APN: 280080009 ASMT: 280080009
SCOTT J BELL
15180 DAUCHY AVE
RIVERSIDE CA 92508

APN: 280080010 ASMT: 280080010
DALE A BEYER
LISA A BEYER
18139 HIBISCUS AVE
RIVERSIDE CA. 92508

APN: 280080012 ASMT: 280080012
MAURINE T HUNTER
18163 HIBISCUS AVE
RIVERSIDE CA 92508

APN: 280080013 ASMT: 280080013
EDUARDO M CUEVAS
1182 W 2ND ST
POMONA CA 91766

APN: 280080014 ASMT: 280080014
LAURA A FISH
18213 HIBISCUS AVE
RIVERSIDE CA 92508

APN: 280080015 ASMT: 280080015
SYLVIA L ADEN
18213 HIBISCUS AVE
RIVERSIDE CA. 92508

APN: 280080016 ASMT: 280080016
CHARLES HADDON SPURG LORD
15761 RIDGEWAY AVE
RIVERSIDE CA. 92508

APN: 280080017 ASMT: 280080017
CHRIS SHOWALTER
15793 RIDGEWAY AVE
RIVERSIDE CA. 92508



APN:280080019 ASMT: 280080019
JUDY I SHOWALTER
15833 RIDGEWAY AVE
RIVERSIDE CA. 92508

APN: 280090001 ASMT: 280090001
ROY CARLTON MOORE
MARY ELAINE MOORE
15752 RIDGEWAY AVE
RIVERSIDE CA 92504

APN:280090002 ASMT: 280090002
STEVEN M PAGE
15702 RIDGEWAY AVE
RIVERSIDE CA 92504

APN: 280090003 ASMT: 280090003
ROBERT LEWIS HERN
PATRICIA ANN HERN
15762 RIDGEWAY AVE
RIVERSIDE CA. 92508

APN:280090004 ASMT: 280090004
GERRI ALEXANDER
15842 RIDGEWAY AVE
RIVERSIDE CA. 92508

APN: 280090005 ASMT: 280090005
U S BANK NATL ASSN
C/O AMERICAS SERVICING CO
7485 NEW HORIZON BLDG 3
FREDERICK MD 21703

APN:280090006 ASMT: 280090006
ARTHUR L DAISEY
LINDA J DAISEY
18343 HIBISCUS AVE
RIVERSIDE CA. 92508

APN: 280090007 ASMT: 280090007
SCOTT ENOCH
ELAYNE LORIA
SHANE K THWAITES
AMBER L THWAITES
18361 HIBISCUS AVE
RIVERSIDE CA. 92508

APN:280100008 ASMT: 280100008
TODD B MCLAUGHLIN
DIANE M MCLAUGHLIN
18124 IRIS AVE
RIVERSIDE CA. 92508

APN: 280100009 ASMT: 280100009
MICHAEL J HACKER
JOYCE ANN HACKER
18118 IRIS AVE
RIVERSIDE CA. 92508

APN:280100010 ASMT: 280100010
WILBUR NORMAN
CHERYL NORMAN
18114 IRIS AVE
RIVERSIDE CA. 92508

APN: 280100011 ASMT: 280100011
FRANK A WEST
LINDA C WEST
18110 IRIS AVE
RIVERSIDE CA. 92508

APN:280100012 ASMT: 280100012
LUIS A HERNANDEZ
VICTORIA MARIE HERNANDEZ
LISA HERNANDEZ
18134 IRIS AVE
RIVERSIDE CA. 92508

APN: 280100013 ASMT: 280100013
ROBERT L SHEARER
NADER SHAVERDI
747 EUCLID AVE
ONTARIO CA 91762



APN: 280100014 ASMT: 280100014
BONGCHUN LEE
KYEONG LEE
883 LAGASCA PL
CHULA VISTA CA 91910

APN: 280100015 ASMT: 280100015
ROBERT BARNEY WILKINS
GLADYS JEWELL WILKINS
18200 VAN BUREN BLV
RIVERSIDE CA. 92508

APN: 280100016 ASMT: 280100016
KREEDMAN FAMILY NO 4 LTD PT
C/O RICHARD KREEDMAN
30 PRESIDIO PL
PALM DESERT CA 92260

APN: 280110001 ASMT: 280110001
NESHER FUNDING & ACQUISITIONS
6360 VAN NUYS BLV NO 204
VAN NUYS CA 91411

APN: 280110002 ASMT: 280110002
HARVINDER SINGH
SULEKH CHAND JAIN ANAD
RAVI R JAIN
C/O PREMIER HOMES & LAND INV REALTY
21209 VINTAGE ST
CHATSWORTH CA 91311

APN: 280110003 ASMT: 280110003
MICHAEL J SWANSON
JERI LYNN M SWANSON
15361 CAYUSE CT
RIVERSIDE CA 92506

APN: 280110004 ASMT: 280110004
MARVIN E PULCHEON
LINDA J PULCHEON
17504 KRAMERIA AVE
RIVERSIDE CA 92504

Applicant/Owner:
Kreedman Family No 4, LP
30 Presidio Pl.
Palm Desert, CA 92260

Eng-Rep:
Adkan Engineers
6820 Airport Dr.
Riverside, CA 92504

Applicant/Owner:
Kreedman Family No 4, LP
30 Presidio Pl.
Palm Desert, CA 92260

Eng-Rep:
Adkan Engineers
6820 Airport Dr.
Riverside, CA 92504

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0800048

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

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

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

Received from: KREEDMAN FAMILY NO 4 LTD PARTNER \$64.00
paid by: CK 1240
CA FISH AND GAME FOR EA41690
paid towards: CFG05038 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jan 02, 2008 16:02
MBRASWEL posting date Jan 02, 2008

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1001496

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

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

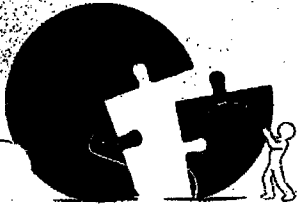
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: KREEDMAN FAMILY NO 4 LTD PARTNER \$2,010.25
paid by: CK 1067
CA FISH AND GAME FOR EA41690
paid towards: CFG05038 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Feb 10, 2010 08:09
SBROSTRO posting date Feb 10, 2010

| Account Code | Description | Amount |
|--------------------|-------------|------------|
| 658353120100208100 | CF&G TRUST | \$2,010.25 |

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



Carolyn Syms Luna
Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

File

K. Hesterby

DATE: October 13, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: GENERAL PLAN AMENDMENT NO. 1107, CHANGE OF ZONE NO. 7444, PLOT PLAN NO. 22271 - MITIGATED NEGATIVE DECLARATION

(Charge your time to these case numbers)

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

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Hearing Item |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar* | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

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

Please schedule on the November 8, 2011 BOS Agenda

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

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG04532)

BACKGROUND

The project was approved at Planning Commission on 9/21/11.

BOS SENT. 10.13.11

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

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

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 6, 2011

SUBJECT: GENERAL PLAN AMENDMENT NO. 1107, CHANGE OF ZONE NO. 7444, PLOT PLAN NO. 22271 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ken and Christina Falik –Third Supervisorial District - Location: Easterly of De Portola Road and Southerly of Camino Del Vino at 37750 De Portola Road – 20.01 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** The general plan amendment proposes to remove the subject property from the Valle de los Caballos Policy Area and place the property into the Citrus/Vineyard Policy Area. The change of zone proposes to change the site's zoning classification from Residential Agricultural - 10 Acre Minimum (R-A-10) to Citrus/Vineyard (C/V). The plot plan proposes that the existing 7,829 square foot, two-story building, which includes a 3,456 square foot garage, be used as a winery, wine-sampling room, special occasions facility with catering, and residence. The project proposes fifty (50) special occasions per year and 34 parking spaces.

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41137**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **GENERAL PLAN AMENDMENT NO. 1107** based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **CHANGE OF ZONE NO. 7444** based upon the findings and conclusions

Carolyn Syms Luma

Carolyn Syms Luma
Planning Director

Initials:
CSL:vc/dm *D.M.*

(Continued on next page)

REVIEWED BY EXECUTIVE OFF

DATE

Tina Grande

Departmental Concurrence

Dept R. n.: Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

The Honorable Board of Supervisors

Re: GENERAL PLAN AMENDMENT NO. 1107, CHANGE OF ZONE NO. 7444 AND PLOT
PLAN NO. 22271

October 6, 2011

Page 2 of 2

incorporated in the staff report; and,

APPROVAL of PLOT PLAN NO. 22271, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

ADOPTION of PLANNING COMMISSION RESOLUTION RECOMMENDING ADOPTION OF GENERAL PLAN AMENDMENT NO. 1107 to the BOARD OF SUPERVISORS, based on the findings and conclusions incorporated into the staff report.

BACKGROUND

The Plot Plan and Zone Change were originally heard by the Planning Commission on April 7, 2010, in accordance with Board Policy A-57 (Review of Unauthorized Businesses). The two applications were continued to allow time for the 3rd District Planning Commissioner to visit the subject site. Later it was determined necessary for the applicant to file a General Plan Amendment (GPA) application, which would then be processed concurrently with the Plot Plan and Zone Change. Those two applications were continued numerous times by the Commission while the GPA worked its way through the General Plan Initiation Process (GPIP). After the Board initiated the GPA and staff had completed Tribal Consultation, as required by the Government Code, these 3 applications were subsequently advertised for a public hearing before the Planning Commission.

At the September 21, 2011 Planning Commission hearing, staff presented a memo containing several emails received relative to the project, and recommended modifications to certain conditions of approval¹ dealing primarily with the project's hours of operation. The Commission discussed, and testimony was taken relative to, the fact that the facility was operating without land use approval. Additional discussion revolved around days and hours of operation; potential noise concerns, with restrictions for special occasion events, except weddings, to occur indoors, and limitations regarding outdoor amplified sounds; as well as Water Quality Management Plans and required Best Management Practices (BMPs) and management thereof. The Commission, as part of their approval action, accepted the recommended modifications to the conditions of approval, and directed staff to modify the project description.

Subsequent to the hearing, Staff prepared an Addendum Staff report reflecting the modified project description.

Y:\Planning Case Files-Riverside office\PP22271\DH-PC-BOS\BOS 2011\Fom 11P - 2011.PP22271 BOS clean version.doc

¹ Modified Conditions of Approval

- 10. EVERY. 1 (pg. 1)
- 10. PLANNING. 8 (pg. 10)
- 10. PLANNING. 38 (pg. 13)
- 10. PLANNING. 39 (pg. 13)
- 10. TRANS. 5 (pgs. 16-18)
- 60. TRANS. 2 (pg. 27)

Agenda Item No.: 3.2
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Kinika Hesterly
Planning Commission: September 21, 2011
Continued From: 6/22/11, 2/16/11, 12/01/10,
9/15/10, 7/14/10, 5/05/10 and 4/07/10

GENERAL PLAN AMENDMENT NO. 1107
CHANGE OF ZONE NO. 7444
PLOT PLAN NO. 22271
Environmental Assessment No. 41137
Applicant: Ken & Christina Falik

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
ADDENDUM STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The project description has been changed to include catering and revised hours of operation. The updated project description reads:

The plot plan proposes that the existing 7,829 square foot, two-story building, which includes a 3,456 square foot garage, be used as a winery, tasting room, special occasions facility with catering and residence.

The project proposes to host up to fifty (50) special occasions per year, with a maximum of 100 guests. The winery proposes to be open for wine tasting 10 am to 6 pm daily. The special occasions will occur on Saturdays only and are required to cease at 10 pm. The project proposes 34 parking spaces and special occasions will be parked by valet.

RECOMMENDATIONS:

The order of recommendations was revised as follows:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41137**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 1107** based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7444** based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 22271**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report, and,

ADOPTION of **PLANNING COMMISSION RESOLUTION RECOMMENDING ADOPTION OF GENERAL PLAN AMENDMENT NO. 1107** to the **BOARD OF SUPERVISORS**, based on the findings and conclusions incorporated into the staff report.

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 21, 2011**

- I. **AGENDA ITEM 3.2: GENERAL PLAN AMENDMENT NO. 1107, CHANGE OF ZONE NO. 7444, PLOT PLAN NO. 22271** – Intent to Adopt a Mitigated Negative Declaration– Applicant: Christina Falik – Engineer/ Representative: Same as applicant- Third Supervisorial District - Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Easterly of De Portola Road and Southerly of Camino Del Vino at 37750 De Portola Road, Temecula, CA 92592– 20.01 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) (Quasi-judicial)

II. **PROJECT DESCRIPTION**

The general plan amendment proposes to amend the General Plan Policy Area from Valle de los Caballos to Citrus/Vineyard for the subject site. The change of zone proposes to change the site's zoning classification from Residential Agricultural - 10 Acre Minimum (R-A-10) to Citrus/Vineyard (C/V). The plot plan proposes that the existing 7,829 square foot, two-story building, with a 3,456 square foot garage, be used as a winery, wine-sampling room, special occasion's facility and residence. The project proposes a maximum of fifty (50) special occasions and 34 parking spaces. – APN: 927-280-036.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org.

There were no speakers in favor of the subject proposal:

There were no speakers in a neutral position or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

Noise and number of special occasions

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0,

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41137**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVED GENERAL PLAN AMENDMENT NO. 1107 based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVELY APPROVED CHANGE OF ZONE NO. 7444 based upon the findings and conclusions incorporated in the staff report; and,

APPROVED PLOT PLAN NO. 22271, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

ADOPTED PLANNING COMMISSION RESOLUTION RECOMMENDING ADOPTION OF GENERAL PLAN AMENDMENT NO. 1107 to the BOARD OF SUPERVISORS, based on the findings and conclusions incorporated into the staff report.

CD

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 21, 2011**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rcplma.org

**PLANNING COMMISSION
MINUTE ORDER JUNE 22, 2011
RANCHO COMMUNITY CHURCH**

I. AGENDA ITEM 3.2: PLOT PLAN NO. 22271/ CHANGE OF ZONE NO. 7444 – CEQA Exempt –
Applicant: Kenneth and Christina Falik – Engineer/Representative: Hall & Foreman Inc. - Third
Supervisory District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural
Residential – Location: Easterly of De Portola Road, northerly of Oak Mountain Road, and
southerly of Galway Downs Drive. – 20 Gross Acres - Zoning: Residential Agriculture - 10 Acre
Minimum (R-A-10) (Quasi-judicial)

II. PROJECT DESCRIPTION

To change the site's zoning classification from Residential Agriculture 10 Acre Minimum (R-A-10) to
Light Agriculture 5 Acre Minimum (A-1-5) – APN: 927-280-036.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org

There were no speakers in favor of the subject proposal:

There were no speakers in a neutral position

There were no speakers in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0

CONTINUED TO AUGUST 24, 2011 (THIS HEARING CANCELLED)

CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please
contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at
dbowie@rctlma.org

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 16, 2011
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. **AGENDA ITEM 3.7: PLOT PLAN NO. 22271/ CHANGE OF ZONE NO. 7444 – CEQA Exempt –**
Applicant: Kenneth and Christina Falik – Engineer/Representative: Hall & Foreman Inc. - Third
Supervisory District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural
Residential – Location: Easterly of De Portola Road, northerly of Oak Mountain Road, and
southerly of Galway Downs Drive. – 20 Gross Acres - Zoning: Residential Agriculture - 10 Acre
Minimum (R-A-10) (Quasi-judicial)

PROJECT DESCRIPTION

- II. To change the site's zoning classification from Residential Agriculture 10 Acre Minimum (R-A-10)
to Light Agriculture 5 Acre Minimum (A-1-5) – APN: 927-280-036.

III.

MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org.

There were no speakers in favor of the subject proposal:

There were no speakers in neutral of the subject proposal.

There were no speakers in a position or in opposition of the subject proposal.

CONTROVERSIAL ISSUES

NONE

IV. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0:

**CONTINUED CHANGE OF ZONE NO. 7444 and PLOT PLAN NO. 22271 to June 22, 2011 to
allow time for GENERAL PLAN AMENDMENT NO. 1107 to complete the initiation process
at the Board of Supervisors.**

V. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please
contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at
dbowie@rctlma.org

**PLANNING COMMISSION
MINUTE ORDER DECEMBER 1, 2010
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. **AGENDA ITEM 4.8: CHANGE OF ZONE NO. 7444 / PLOT PLAN NO. 22271 – CEQA Exempt–**
Applicant: Christina Falik – Engineer/ Representative: Hall & Foreman Inc. - Third Supervisorial District - Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Easterly of De Portola Road & Southerly of Camino Del Vino – 20.01 Gross Acres - Zoning: Residential Agricultural - 10 Acre Minimum (R-A-10). (Legislative)

PROJECT DESCRIPTION

- II. The change of zone proposes to change the site's zoning classification from Residential Agricultural 10-Acre Minimum (R-A-10) to Light Agriculture – 10 Acre Minimum (A-1-10). The plot plan proposes to permit an existing winery, tasting room and special event facility located in an existing 3,744 square foot garage. 1,500 square feet of the garage is used for the tasting room and 2,244 square feet is used for the wine production and storage area. The residence/ caretaker's unit is located above the garage. The project proposes to host fifty (50) special events per year with approximately 50-100 guests, which include wine maker dinners, private corporate parties, and small weddings. The winery will be open for wine tasting by appointment only Friday through Sunday and some holidays from 11:00 am to 5:00 pm. The project proposes 14 parking spaces and overflow parking in the northeast portion of the site to accommodate an additional 20 parking spaces for special events – APN: 927-280-036. (Continued from 4/07/10 & July 14, 2010)

III.

MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly, at 951-955-1888 or e-mail khesterl@rctlma.org.

The following person(s) spoke in favour of the subject proposal:

None

There were no speakers in a neutral position or in opposition of the subject proposal.

CONTROVERSIAL ISSUES

NONE

IV. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0 recommended to the Board of Supervisors;

CONTINUE CHANGE OF ZONE NO. 7444 and PLOT PLAN NO. 22271 WITH DISCUSSION to February 16, 2011.

V. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 15, 2010
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. AGENDA ITEM 4.9: CHANGE OF ZONE NO. 7444 / PLOT PLAN NO. 22271 - CEQA Exempt**
– Applicant: Christina Falik – Engineer/ Representative: Hall & Foreman Inc. – Third Supervisorial District - Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Easterly of De Portola Road & Southerly of Camino Del Vino – 20.01 Gross Acres - Zoning: Residential Agricultural - 10 Acre Minimum (R-A-10). (Quasi-judicial)

II. PROJECT DESCRIPTION

The change of zone proposes to change the site's zoning classification from Residential Agricultural 10-Acre Minimum (R-A-10) to Light Agriculture – 10 Acre Minimum (A-1-10). The plot plan proposes to permit an existing winery, tasting room and special event facility located in an existing 3,744 square foot garage. 1,500 square feet of the garage is used for the tasting room and 2,244 square feet is used for the wine production and storage area. The residence/ caretaker's unit is located above the garage. The project proposes to host fifty (50) special events per year with approximately 50-100 guests, which include wine maker dinners, private corporate parties, and small weddings. The winery will be open for wine tasting by appointment only Friday through Sunday and some holidays from 11:00 am to 5:00 pm. The project proposes 14 parking spaces and overflow parking in the northeast portion of the site to accommodate an additional 20 parking spaces for special events – APN: 927-280-036.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly Phone: 951-955-1888 or e-mail khesterl@rctlma.org

The following person(s) spoke in favor, of the subject proposal.

None

There were no speakers in a neutral position or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0;

CONTINUED TO DECEMBER 1, 2010

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER JULY 14, 2010
EASTERN MUNICIPAL WATER DISTRICT**

- I. **AGENDA ITEM 3.1: CHANGE OF ZONE NO. 7444 / PLOT PLAN NO. 22271 – CEQA Exempt–**
Applicant: Christina Falik – Engineer/ Representative: Hall & Foreman Inc. - Third Supervisorial District - Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Easterly of De Portola Road & Southerly of Camino Del Vino – 20.01 Gross Acres - Zoning: Residential Agricultural - 10 Acre Minimum (R-A-10)

II. **PROJECT DESCRIPTION**

The change of zone proposes to change the site's zoning classification from Residential Agricultural 10-Acre Minimum (R-A-10) to Light Agriculture – 10 Acre Minimum (A-1-10). The plot plan proposes to permit an existing winery, tasting room and special event facility located in an existing 3,744 square foot garage. 1,500 square feet of the garage is used for the tasting room and 2,244 square feet is used for the wine production and storage area. The residence/ caretaker's unit is located above the garage. The project proposes to host fifty (50) special events per year with approximately 50-100 guests, which include wine maker dinners, private corporate parties, and small weddings. The winery will be open for wine tasting by appointment only Friday through Sunday and some holidays from 11:00 am to 5:00pm. The project proposes 14 parking spaces and overflow parking in the northeast portion of the site to accommodate an additional 20 parking spaces for special events – APN: 927-280-036. (Continued from 4/07/10). (Legislative)

III. **MEETING SUMMARY**

Subject proposal did not require a presentation.

Project Planner: Kinika Hesterly, at 951-955-1888 or e-mail khesterl@rctlma.org.

No one spoke in favor, neutral or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0; recommended to the Board of Supervisors;

CONTINUE CHANGE OF ZONE NO. 7444 and PLOT PLAN NO. 22271 WITHOUT DISCUSSION
to September 15, 2010.

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER MAY 5, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 7.7: CHANGE OF ZONE NO. 7444 / PLOT PLAN NO. 22271** - CEQA Exempt- Applicant: Christina Falik - Engineer/ Representative: Hall & Foreman Inc. - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) - Location: Easterly of De Portola Road & Southerly of Camino Del Vino - 20.01 Gross Acres - Zoning: Residential Agricultural - 10 Acre Minimum (R-A-10) - APN: 927-280-036 - (Continued from 4/07/10) - (Legislative)

II. **PROJECT DESCRIPTION**

The change of zone proposes to change the site's zoning classification from Residential Agricultural 10-Acre Minimum (R-A-10) to Light Agriculture - 10 Acre Minimum (A-1-10). The plot plan proposes to permit an existing winery, tasting room and special event facility located in an existing 3,744 square foot garage. 1,500 square feet of the garage is used for the tasting room and 2,244 square feet is used for the wine production and storage area. The residence/ caretaker's unit is located above the garage. The project proposes to host fifty (50) special events per year with approximately 50-100 guests, which include wine maker dinners, private corporate parties, and small weddings. The winery will be open for wine tasting by appointment only Friday through Sunday and some holidays from 11:00 am to 5:00pm. The project proposes 14 parking spaces and overflow parking in the northeast portion of the site to accommodate an additional 20 parking spaces for special events.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly, Ph: (951) 955-1888 or E-mail khesterl@rctlma.org

No one spoke in favor, neutral or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 4-0 (Commissioner Zuppardo absent), continued the subject proposal to July 14, 2010.

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER APRIL 7, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 7.5: CHANGE OF ZONE NO. 7444 / PLOT PLAN NO. 22271 - CEQA Exempt-**
Applicant: Christina Falik - Engineer/ Representative: Hall & Foreman Inc. - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) - Location: Easterly of De Portola Road & Southerly of Camino Del Vino - 20.01 Gross Acres - Zoning: Residential Agricultural - 10 Acre Minimum (R-A-10) - APN: 927-280-036 - (Legislative)
- II. **PROJECT DESCRIPTION**
The change of zone proposes to change the site's zoning classification from Residential Agricultural 10-Acre Minimum (R-A-10) to Light Agriculture - 10 Acre Minimum (A-1-10). The plot plan proposes to permit an existing winery, tasting room and special event facility located in an existing 3,744 square foot garage. 1,500 square feet of the garage is used for the tasting room and 2,244 square feet is used for the wine production and storage area. The residence/ caretaker's unit is located above the garage. The project proposes to host fifty (50) special events per year with approximately 50-100 guests, which include wine maker dinners, private corporate parties, and small weddings. The winery will be open for wine tasting by appointment only Friday through Sunday and some holidays from 11:00 am to 5:00pm. The project proposes 14 parking spaces and overflow parking in the northeast portion of the site to accommodate an additional 20 parking spaces for special events.
- III. **MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner: Kinika Hesterly, Ph: (951) 955-1888 or E-mail khesterl@rctlma.org

The following spoke in favor of the subject proposal:
Kenneth Falik, Applicant, 669 Fontana Way, Laguna Beach, CA 92651

No one spoke in a neutral position or in opposition of the subject proposal.
- IV. **CONTROVERSIAL ISSUES**
NONE
- V. **PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 4-0 (Commissioner Roth absent), continued the subject proposal with discussion to May 5, 2010.
- VI. **CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 3.2
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Kinika Hesterly
Planning Commission: September 21, 2011
Continued From: 6/22/11, 2/16/11, 12/01/10,
9/15/10, 7/14/10, 5/05/10 and 4/07/10

GENERAL PLAN AMENDMENT NO. 1107
CHANGE OF ZONE NO. 7444
PLOT PLAN NO. 22271
Environmental Assessment No. 41137
Applicant: Ken & Christina Falk

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The general plan amendment proposes to amend the General Plan Policy Area from Valle de los Caballos to Citrus/Vineyard for the subject site.

The change of zone proposes to change the site's zoning classification from Residential Agricultural - 10 Acre Minimum (R-A-10) to Citrus Vineyard (CV).

The plot plan proposes that the existing 7,829 square foot, two-story building, with a 3,456 square foot garage, be used as a winery and residence to address the existing code violation for an illegal land use at the site. 1,500 square feet of the garage is proposed to be used for the tasting room and the remaining 1,956 square feet is proposed to be used for the winery operation. The residence will use 4,373 square feet.

The project proposes to host up to fifty (50) special occasions per year, with a maximum of 100 guests, which include wine maker dinners, private corporate parties, and weddings. The winery proposes to be open for wine tasting by appointment only Friday through Sunday and holidays from 11:00 A.M. to 5:00 P.M. The project proposes 14 parking spaces and overflow parking in the northeast portion of the site to accommodate an additional 20 parking spaces for special occasions.

The project site is located easterly of De Portola Road, northerly of Oak Mountain Road, and southerly of Galway Downs Drive.

FURTHER PLANNING CONSIDERATIONS:

Although the plot plan and change of zone were continued from June 22nd to August 24th, the project was not heard on August 24, 2011 because that Planning Commission hearing date was cancelled. Despite the hearing cancellation, the project was required to be re-advertised to a subsequent date for the purpose of including the general plan amendment with the change of zone and plot plan.

On July 20, 2011, consultation with the Soboba tribe occurred and the Senate Bill 18 process was completed. The Senate Bill 18 process is a statutory mandate that all General Plan Amendments, according to California Government Code 65352.3, allow California Native American tribes to indicate whether they would like to consult with the Planning Department for the purpose of preserving or mitigating impacts to places, features and objects. The Soboba tribe did not request preservation or mitigation during the consultation.

On June 22, 2011, the plot plan and change of zone were continued at Planning Commission to August 24, 2011 to allow the Soboba Tribe to coordinate and attend a consultation meeting with staff per the tribe's request to consult during the 90 day period for the General Plan Amendment SB 18 process.

ABR
8/23

On February 16, 2011, the plot plan and change of zone were continued at Planning Commission to allow the 90 day Senate Bill 18 process for the general plan amendment. The SB 18 consultation request period ended on May 23, 2011.

On February 8, 2011, the general plan amendment was initiated by the Board of Supervisors.

The General Plan Amendment (GPA No. 1107) was continued for 30 days at the January 11, 2011 Board of Supervisor's meeting so that Supervisor Stone could look into potential impacts of the GPA on the neighboring property to the west.

On December 1, 2010, the plot plan and change of zone were continued to allow the general plan amendment to continue General Plan Initiation Proceedings (GPIP).

The submittal of the GPA occurred on October 13, 2010 which began the GPIP process.

On September 15, 2010, the plot plan and change of zone were continued to allow the applicant to apply for a General Plan Amendment (GPA) that proposes that the Citrus Vineyard Policy Area be extended to the subject site in order for special events to be considered at the site.

On July 14, 2010, the project was continued to allow the applicant to resolve corrections. Geology corrections were resolved and Transportation is working with the applicant on a fair share payment agreement for De Portola Road. Special events remain an outstanding concern with Planning and staff is researching the process needed to allow special events at the property.

On May 5, 2010, the project was continued to allow the applicant to resolve departmental corrections. These corrections were not resolved as of the writing of the staff report.

On April 7, 2010, the project was continued to allow Commissioner Petty and staff to visit the site and meet with the project applicants. This site visit and meeting occurred on April 21, 2010.

ISSUES OF CONCERN:

1. General Plan Amendment/SB 18 – Resolved

Staff was previously unable to make a recommendation for decision at Planning Commission because the SB 18 tribal consultation had not occurred. The SB 18 tribal consultation took place on July 20th and no comments or issues were relayed by the Soboba tribe. The Soboba tribe is the only tribe who requested consultation. Staff can now make a recommendation for decision.

2. Code Violation - Operating Without Land Use Approval

The applicant has been operating the winery and tasting room, in addition to hosting special events, without permits. Thus, planning staff cannot ensure the public's safety, health, and welfare is protected until the applicant has complied with the requirements of the County departments. A code violation was issued in 2008 for the operation of a winery and tasting room without land use approval.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|---|
| 1. Existing Land Use (Ex. #1): | Single family residence, unpermitted winery and special occasion facility |
| 2. Surrounding Land Use (Ex. #1): | Scattered rural residences to the north, east, |

south, and west. Additionally, Oak Mountain Winery (PP21447) and Renzoni Winery (PP22263) are located in the project vicinity.

- | | |
|------------------------------------|--|
| 3. Proposed Zoning (Ex. #3): | Citrus Vineyard (C/V) |
| 4. Surrounding Zoning (Ex. #3): | Rural Residential (R-R) to the north, Residential Agricultural – 10 Acre Minimum to the south and east, and Citrus Vineyard (C/V) to the west. |
| 5. Existing General Plan Land Use: | Rural: Rural Residential (R:RR) (5 Acre Minimum): Valle de los Caballos Policy Area |
| 6. Proposed General Plan Land Use: | Rural: Rural Residential (R:RR) (5 Acre Minimum); Citrus/Vineyard Policy Area |
| 7. Project Data: | Total Acreage: 20.01 gross acres Total Net Acreage: 19.61 acres Conserved Area: 2.44 acres |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of **PLANNING COMMISSION RESOLUTION RECOMMENDING ADOPTION OF GENERAL PLAN AMENDMENT NO. 1107** to the **BOARD OF SUPERVISORS**, based on the findings and conclusions incorporated into the staff report; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 1107** based upon the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7444** based upon the findings and conclusions incorporated in the staff report; and,

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41137**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **PLOT PLAN NO. 22271**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

- 1) The proposed project is in conformance with the Rural: Rural Residential (R:RR) (5 Acre Minimum) Land Use Designation and the proposed Citrus/Vineyard Policy Area.
- 2) The proposed project is consistent with the proposed Citrus Vineyard (C/V) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
- 3) The public's health, safety, and general welfare are protected through project design.

- 4) The proposed project is conditionally compatible with the present and future logical development of the area.
- 5) The proposed project will not have a significant effect on the environment.
- 6) The proposed project will preclude reserve design for the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP).

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

1. The project site is designated Rural: Rural Residential (R:RR) (5 Acre Minimum): Valle de los Caballos; on the Southwest Area Plan.
2. The proposed use is consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) Land Use Designation and the proposed Citrus/Vineyard Policy Area.
3. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, east and west and Agriculture: Agriculture (AG: AG) (10 Acre Minimum) to the west and south across De Portola Road.
4. The zoning for the subject site is proposed to be Citrus Vineyard (C/V).
5. The proposed use is permitted subject to approval of a plot plan in the Citrus Vineyard (C/V) zone.
6. The proposed use is consistent with the development standards set forth in the Citrus Vineyard (C/V) zone.
7. The project site is surrounded by properties which are zoned Residential Agricultural – 2½ Acre Minimum (R-A-2½) and Rural Residential (R-R) to the north, Residential Agricultural – 10 Acre Minimum (R-A-10) to the east and west and Citrus Vineyard (C/V) to west and south across De Portola Road.
8. Similar uses have been constructed and are operating in the project vicinity.
9. This project is located within a Criteria Area of the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP) and a portion of the site has been set aside for conservation (HANS01716).
10. Environmental Assessment No. 41137 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Hydrology / Water Quality
 - c. Noise
 - d. Transportation/Traffic

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing, one (1) letter, expressing concern with the project, has been received. A letter of concern was received from Herbert and Erin Kinney, dated March 29, 2010.
2. The project site is not located within:
 - a. A city of sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. A High Fire Area;
 - d. An Alquist-Priolo fault hazard zone; or,
 - e. A Specific Plan.
3. The project site is located within:
 - a. The boundaries of the Temecula Valley Unified School District;
 - b. The Valle de los Caballos Policy Area;
 - c. Cell Nos. 6807 and 6808 of the Multi-Species Habitat Conservation Plan;
 - d. Zone A (13.85 miles) of the Ord. 655 Mt. Palomar Lighting Influence Area; and,
 - e. The Stephens Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Number 927-280-036.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01107/CZ07444/PP22271
VICINITY/POLICY AREAS**

Supervisor Stone
District 3

Date Drawn: 08/08/11
Vicinity Map



Assessors Bk. Pg. 927-28
Thomas Bros. Pg. 960 F4
Edition 2009



Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 31, 32

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 965-3200 (Western County), or in Indio at (760) 865-9277 (Eastern County) or website at <http://www.lra50.riverside.ca.us/discipla.html>

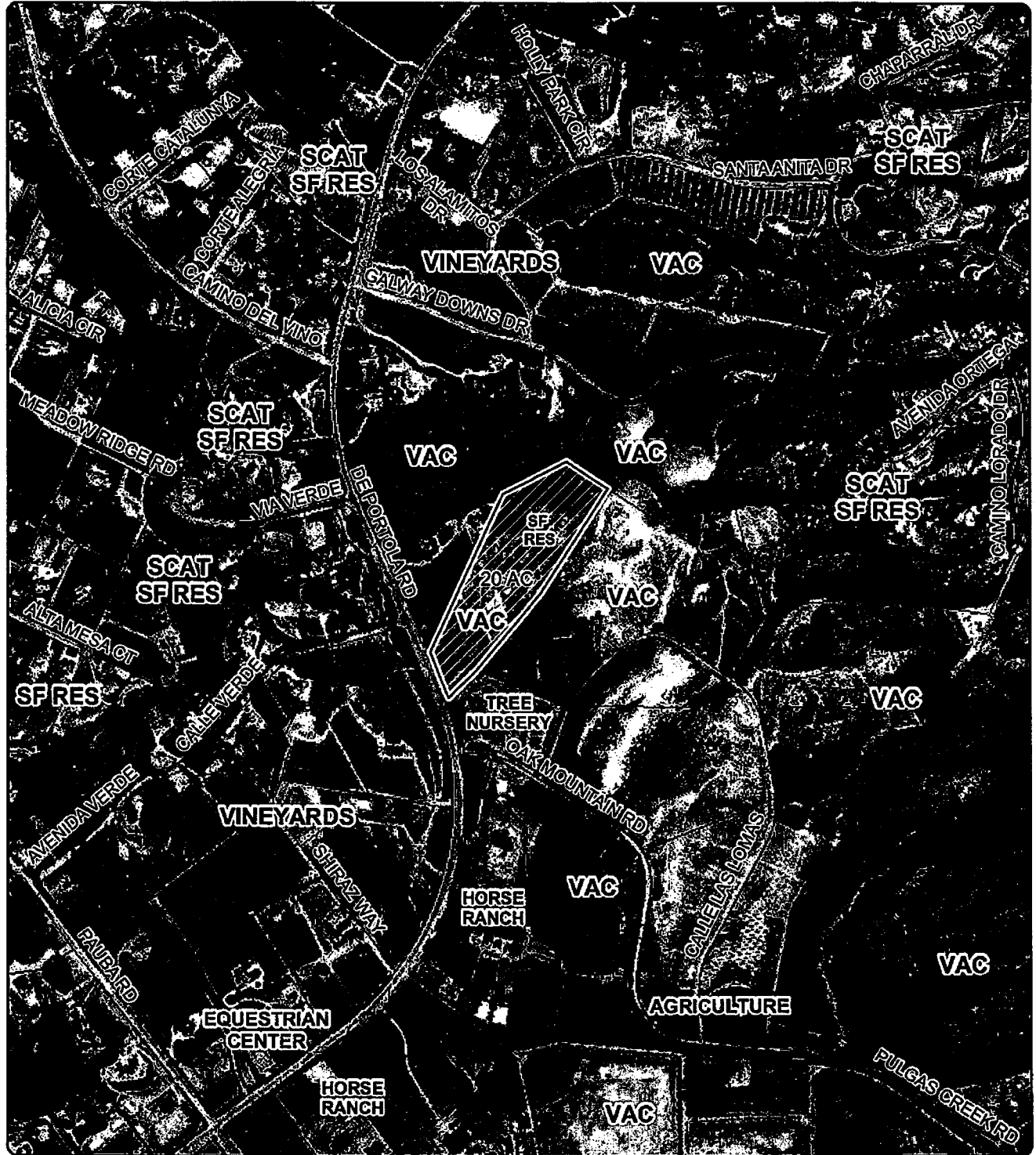
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01107/CZ07444/PP22271

Supervisor Stone
District 3

LAND USE

Date Drawn: 08/08/11
Exhibit 1



Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 31, 32

Assessors Bk. Pg. 927-28
Thomas Bros. Pg. 960 F4
Edition 2009



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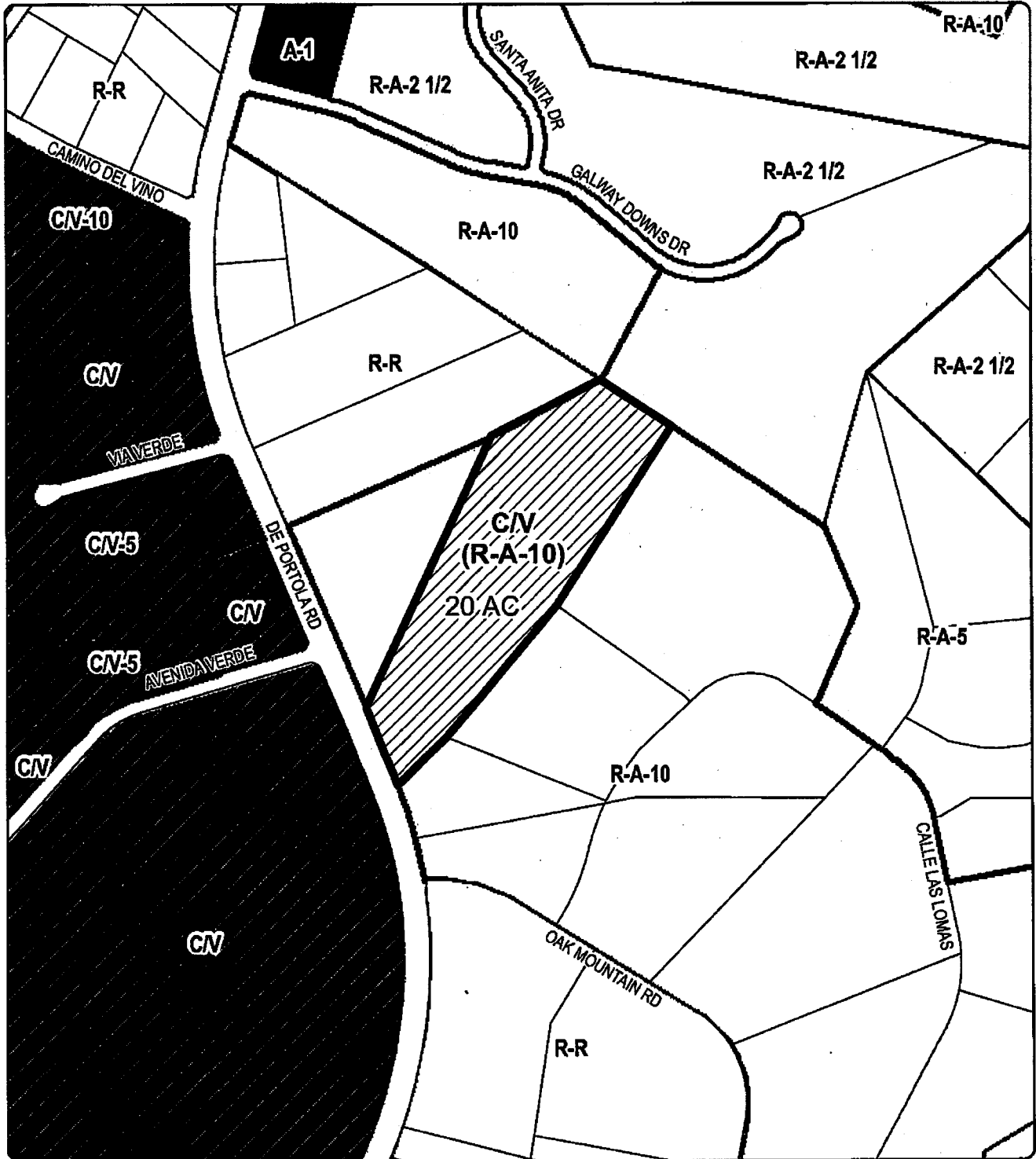
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01107/CZ07444/PP22271

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 08/08/11
Exhibit 3



Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 31, 32

Assessors Bk. Pg. 927-28
Thomas Bros. Pg. 960 F4
Edition 2009



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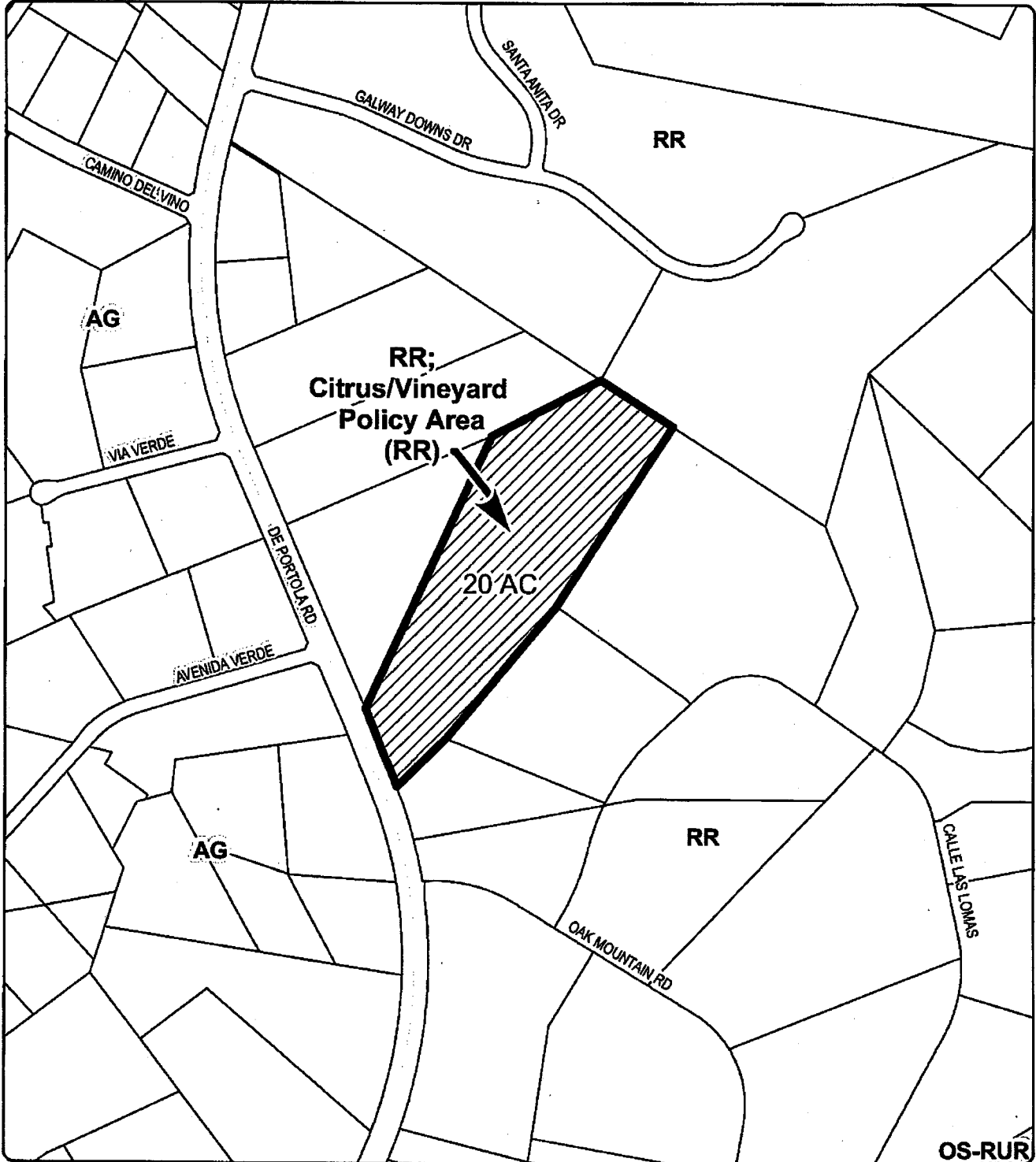
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01107/CZ07444/PP22271

PROPOSED GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 08/08/11
Exhibit 6



OS-RUR

Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 31, 32

Assessors Bk. Pg. 927-28
Thomas Bros. Pg. 960 F4
Edition 2009



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

Proposed Hospitality District



CITY OF SAN FRANCISCO
PLANNING DEPARTMENT



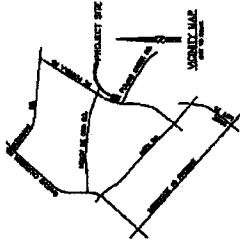
Subject Property

HOSPITALITY DISTRICT

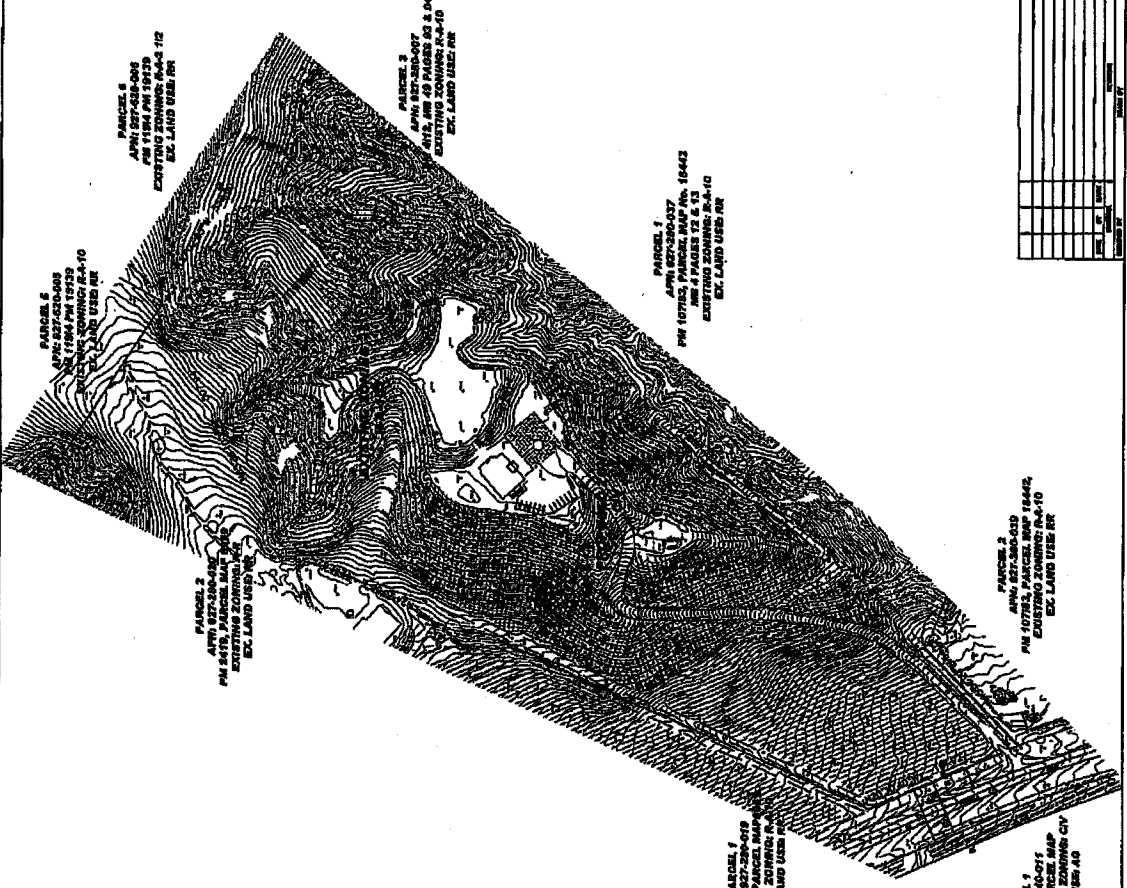
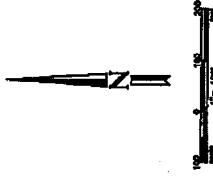
RESIDENT DISTRICT

CHANGE OF ZONE PLOT PLAN 22271 GERSHON BACHUS WINERY

PARCEL 1 OF PARCEL MAP 412-13, RECORDED
IN BOOK 68, PAGES 83 AND 94 OF THE OFFICIAL
RECORDS OF REVERDE COUNTY CALIFORNIA
FEBRUARY, 2007



- FRONTAGE LOTS:
- 1. 1/2 ACRES
- 2. 1/2 ACRES
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- 100. 1/2 ACRES



PARCEL 5
APN 027-250-005
1.00 ACRES
EXISTING ZONING RA-10
EX. LAND USES RR

PARCEL 4
APN 027-250-004
1.00 ACRES
EXISTING ZONING RA-10
EX. LAND USES RR

PARCEL 2
APN 027-250-002
1.00 ACRES
EXISTING ZONING RA-10
EX. LAND USES RR

PARCEL 3
APN 027-250-003
1.00 ACRES
EXISTING ZONING RA-10
EX. LAND USES RR

PARCEL 1
APN 027-250-001
1.00 ACRES
EXISTING ZONING RA-10
EX. LAND USES RR

PARCEL 7
APN 027-250-007
1.00 ACRES
EXISTING ZONING RA-10
EX. LAND USES RR

PARCEL 6
APN 027-250-006
1.00 ACRES
EXISTING ZONING RA-10
EX. LAND USES RR

PARCEL 8
APN 027-250-008
1.00 ACRES
EXISTING ZONING RA-10
EX. LAND USES RR

| SHEET NO. | | DATE | | SCALE | | PROJECT | |
|---|---|------|--|-------|--|---------|--|
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| Engineering - Surveying - Planning - Landscape Architecture THE BACHUS GROUP, INC. - 10000 N. 100TH ST. - SUITE 100 - WASHINGTON, DC 20131 | | | | | | | |
| THE BACHUS GROUP, INC. - 10000 N. 100TH ST. - SUITE 100 - WASHINGTON, DC 20131 | | | | | | | |

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41137

Project Case Type (s) and Number(s): General Plan Amendment No. 1050, Change of Zone No. 7444 and Plot Plan No. 22271

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Kinika Hesterly, Urban Regional Planner

Telephone Number: (951) 955-1888

Applicant's Name: Kenneth and Christina Falik

Applicant's Address: 669 Fontana Way, Laguna Beach CA 92651

I. PROJECT INFORMATION

A. Project Description:

The general plan amendment proposes to amend the General Plan Policy Area from Valle de los Caballos to Citrus Vineyard.

The change of zone proposes to change the site's zoning classification from Residential Agricultural 10-Acre Minimum (R-A-10) to Citrus Vineyard (C/V).

The plot plan proposes to permit an existing winery, tasting room and special event facility located in an existing 3,744 square foot garage. 1,500 square feet of the garage is used for the tasting room and 2,244 square feet is used for the wine production and storage area. The residence is located above the garage. The project proposes to host fifty (50) special occasions per year with approximately 50-100 guests, which include wine maker dinners, private corporate parties, and small weddings. The winery will be open for wine tasting by appointment only Friday through Sunday and some holidays from 11:00 am to 5:00pm. The project proposes 14 parking spaces and overflow parking in the northeast portion of the site to accommodate an additional 20 parking spaces for special occasions.

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

C. Total Project Area: 20.01 gross acres

| | | | |
|--------------------------------|----------------|-------------------------------------|--------------------------------------|
| Residential Acres: | Lots: | Units: 1 | Projected No. of Residents: 3 |
| Commercial Acres: 20.01 | Lots: 1 | Sq. Ft. of Bldg. Area: 3,744 | Est. No. of Employees: 4 |
| Industrial Acres: | Lots: | Sq. Ft. of Bldg. Area: | Est. No. of Employees: |
| Other: | | | |

D. Assessor's Parcel No(s): 927-280-036

E. Street References: The project is located Easterly of De Portola Road and southerly of Camino Del Vino.

F. Section, Township & Range Description or reference/attach a Legal Description: Township 7 South, Range 1 West and Section 31 and Section 32

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located within the Community of Rancho California within the Southwest Area Plan. The project site is to the east and fronts De Portola Road. The site

contains an existing two-story residence and winery/tasting room. The first floor of the residence has been converted into a winery and tasting room. The site contains vineyard planting, residential/urban/exotic planting in the area near the residence and riverside sage scrub. The property slopes upwards from an elevation at 1270 feet above sea level at De Portola Road to 1434 feet above sea level at the site's eastern boundary. The northeastern portion of the site has been prescribed for preservation due to the location of sensitive plant species.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade the character of the surrounding area. The proposed project is consistent with the Rural: Rural Residential (R: RR) (5 Acre Minimum) land use designation of the site and all other applicable land use policies within the General Plan.
2. **Circulation:** Adequate circulation facilities exist and will serve the proposed project upon approval of improvement plans. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The project site is located within two MSHCP criteria cells (6807 and 6808) within cell group C. The project has been conditioned to offer 2.44 acres of the northeastern portion of the site for dedication for conservation. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The project site currently contains an existing single family residence. The project does not impact housing.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

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

C. **Foundation Component(s):** Rural (R)

D. **Land Use Designation(s):** Rural Residential (RR) (5 Acre Minimum)

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

F. Policy Area(s), if any: Valle De Los Caballos

G. Proposed Policy Area: Citrus Vineyard

H. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area Plan
2. **Foundation Component(s):** Rural and Agricultural
3. **Land Use Designation(s):** Rural Residential (RR) (5 Acre Minimum) to the north, south and east and Agriculture (AG) (10 Acre Minimum) to the west
4. **Overlay(s):** N/A
5. **Policy Area(s), if any:** Valle De Los Caballos to the north, east, and south and Citrus Vineyard Rural Policy Area to the west.

I. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A
2. **Specific Plan Planning Area, and Policies, if any:** N/A

J. Existing Zoning: Residential Agricultural – 10 Acre Minimum (R-A-10)

K. Proposed Zoning, if any: Citrus/Vineyard (C/V)

L. Proposed Policy Area: Citrus/Vineyard

M. Adjacent and Surrounding Zoning: Rural Residential (R-R) to the north, Residential Agricultural – 10 Acre Minimum to the south and east, and Citrus Vineyard (C/V) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT

PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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



Signature

August 8, 2011

Date

Kinika Hesterly
Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact:

a) The project site is located adjacent to De Portola Road. The General Plan indicates that the project is not located within a designated scenic corridor; therefore, there is no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

a) According to the General Plan, the project site is located 13.85 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries. (COA 10.PLANNING.30) This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) & b) The proposed project will introduce sources of light which include exterior building illumination, indoor winery and tasting room lighting, and parking lot lighting. During the day, lighting has a limited potential to impacts views; potential impacts from glare would be the primarily occur from reflective building surfaces. However, the proposed project would not include large, uninterrupted expanses of glass and/or any other highly reflective material. Therefore, the proposed project will not result in substantial glares which would adversely affect the daytime views in the area.

Nighttime views could be impacted from new light and glare. In order to avoid potential impacts related to new sources of light, the project has been conditioned to hood and direct any new sources of light away from neighboring properties so as not to shine directly upon adjoining properties or public right-of-ways. (COA 10.PLANNING.5) This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA. The project will be required to comply with County Ordinance 655, which restricts lighting hours, types, and techniques of lighting. Ordinance 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. As a result, compliance with Ordinance 655 will reduce the potential impact to the surrounding residences to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

AGRICULTURE RESOURCES Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 4. Agriculture | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a) A small portion of the southwestern portion of the site is designated as Farmland of Local Importance (designated farmland) - as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). However, the proposed project would maintain a primarily agricultural use with just 75% of the net useable area planted in vineyards. Therefore, the impact is considered less than significant.

b) The project site is not located within an agricultural preserve and not subject to a Williamson Act contract. The project will not conflict with other agricultural uses within the project vicinity. The proposed project would maintain a primarily agricultural use with 75% percent of the net useable project area planted in vineyards. Therefore, no impact is anticipated.

c) The project is not located within 300 feet of existing agriculturally zoned property. In addition, the proposed use is an agricultural use; therefore the proposed project will not cause development of non-agricultural uses within 300 feet of existing agriculturally zoned property. Therefore, there is no impact.

d) The project will not involve other changes in the existing environment which, due to their location or nature, would result in conversion of Farmland, to non-agricultural use. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 5. Forest | | | | |
| a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a-c) The project is not within the vicinity of forest land and therefore, will not conflict with existing zoning or cause rezoning of forest land, result in the loss of forest land or conversion of forest land to a non-forest use, or involve other changes that could result in conversion of forest land to non-forest use. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

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

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b) & c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not cumulatively contribute to pollutant violations. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project may impact air quality in the short-term additional during construction or grading and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean

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

air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. With compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, a winery is not considered a substantial point source emitter or a sensitive receptor.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. A winery is not considered a substantial point source emitter or a sensitive receptor. Therefore, the impact is considered less than significant.

f) The project will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan,

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| or other approved local, regional, or state conservation plan? | | | | |
| b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: GIS database, WRCMSHCP, On-site Inspection, Environmental Programs Review, PDB04858

Findings of Fact:

a) The project site is located within two MSHCP criteria cells (6807 and 6808) within cell group C. The project has completed the Habitat Acquisition and Negotiation Strategy process and it was determined that 2.44 acres of the northeast portion of the site should be conserved and dedicated towards a conservation easement. The conservation area shall be offered for dedication via a conservation easement to the Western Riverside County Regional Conservation Authority (RCA), as County directs or authorizes, and accepted by the RCA prior to issuance of any grading permit. Prior to acceptance of the offer of dedication by the RCA, the applicant shall submit a preliminary title report and Phase 1 Environmental Site Assessment for the dedication acreage, to the RCA for its review and approval. The RCA shall have sole and absolute discretion with respect to the approval of the information contained in the preliminary title report and the Phase 1 Environmental Site Assessment (COA 20.EPD.1). Therefore, the impact is considered less than significant with mitigation incorporated.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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b) According to the habitat assessment, the project site does not contain any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). However, suitable habitat does occur within the site for Nevin's barberry but it is located outside the portion of the site to be developed. Therefore, the impact is considered less than significant.

c) According to the habitat assessment, the project site does not contain any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. In addition, the site does not support suitable habitat for the burrowing owl. Therefore, no impact is anticipated.

d) According to the habitat assessment, the MSHCP criteria cells that the project is located within contribute to the assembly of a constrained linkage area. The project has been conditioned to dedicate 2.44 acres towards a conservation easement (COA 20.EPD.1). Therefore, the project is not anticipated to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

e-f) The project site does not support drainage features or riparian habitat(s) that fall under jurisdiction of local, regional, state, or federal resources agencies or those defined as riparian/riverine by Section 6.1.2 of the Riverside County MSHCP. Therefore, there is no impact.

g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: The 2.44 acre conservation area as shown on APPROVED EXHIBIT A shall be offered for dedication via a conservation easement to the Western Riverside County Regional Conservation Authority (RCA), as County directs or authorizes, and accepted by the RCA prior to issuance of any grading permit. Prior to acceptance of the offer of dedication by the RCA, the applicant shall submit a preliminary title report and Phase 1 Environmental Site Assessment for the dedication acreage, to the RCA for its review and approval. The RCA shall have sole and absolute discretion with respect to the approval of the information contained in the preliminary title report and the Phase 1 Environmental Site Assessment (COA 20.EPD.1).

Monitoring: Monitoring shall be conducted by the County Biologist in the Planning Department during the Building and Safety plan check process.

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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a) The historical records search indicated that historical resources are not located on the project site. The project site does not contain a historic site. Therefore, no impact is anticipated.

b) The proposed project would not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, no impact is anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials

Findings of Fact:

a-b) The site contains an existing residence/winery and tasting room, vineyards and parking area. The project has been conditioned if during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. 1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find. 2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of Planning staff, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. 3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation (COA 10.Planning.41). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c) The project may disturb human remains, including those interred outside of formal cemeteries. If human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to the origin (COA 10.PLANNING.41). This is a standard condition and not considered mitigation for CEQA purposes.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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d) The proposed project will not restrict existing religious or sacred uses within the project area. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

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

Findings of Fact:

The project is mapped as having portions within a highly sensitive paleontological area and therefore grading could destroy a unique paleontological resource, however, the County Geologist conditioned the project for a paleontological monitor during grading in the event that a resource is recovered. This is a standard condition and not considered unique pursuant to CEQA. The impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

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

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments in Geology Report No. 2206

Findings of Fact:

a-b) The project was reviewed by the County Geologist who was satisfied that the existing structure is safe and suitable for the intended use as a winery and tasting room. The Geologist did not indicate that the project would expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Also, the project is not likely subject to rupture of a known earthquake fault on the Alquist-Priolo Earthquake Fault Zoning Map or other substantial evidence of a known fault. The impact is considered less than significant.

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

Monitoring: No monitoring measures are required.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 12. Liquefaction Potential Zone | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Be subject to seismic-related ground failure, including liquefaction? | | | | |

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

Findings of Fact:

a) The project site is located within an area designated as having a moderate potential for liquefaction. Adherence to California Building Code (CBC) will reduce impacts to less than significant levels. Adherence to code is not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 13. Ground-shaking Zone | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Be subject to strong seismic ground shaking? | | | | |

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 14. Landslide Risk | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral | | | | |

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) According to Figure S-4, the project site is located in an area of low to locally moderate susceptibility to seismically induced landslides and rockfalls. The project will be required to implement the site-specific recommendations in the Geological Soils Report. (COA 60.BS GRADE.3) These site-specific recommendations address temporary and permanent slopes, drainage, site preparation including any structural removals, compaction, utility trenches, fill materials, Soils observation, post-tensioned foundation and slab systems, preliminary foundations design parameters, slab-on-grade, settlement considerations, retaining walls, seismic coefficients, corrosion, and preliminary pavement design parameters. Therefore, according to the existing conditions and with the implementation of recommended procedures, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: General Plan Fig. S-7 "Documented Subsidence Areas", RCLIS

Findings of Fact:

a) The project site is located in an area susceptible to subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. No impact is anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| 17. Slopes | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Change topography or ground surface relief features? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create cut or fill slopes greater than 2:1 or higher than 10 feet? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in grading that affects or negates subsurface sewage disposal systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Building & Safety Grading Review, Project Application Materials

Findings of Fact:

a) The property slopes upwards from an elevation at 1270 feet above sea level at De Portola Road to 1434 feet above sea level at the site's eastern boundary. The winery and tasting room are existing; although additional parking will be provided. Because the use is existing and minimal additions are proposed, the project is not anticipated to substantially change the topography or ground surface relief features. Therefore, the impact is considered less than significant.

b) The project will not create or fill slopes greater than 2:1. The project may create slopes greater than ten feet. In order to minimize the impact, the project has been conditioned to grade so that the slopes reflect the natural terrain.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| 18. Soils | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be located on expansive soil, as defined in SECTION 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

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

a) The development of the project site may have the potential to result in soil erosion during additional grading and construction. Standard conditions of approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 19. Erosion | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in any increase in water erosion either on or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Flood Control District review, Project Materials

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 20. Wind Erosion and Blowsand from project either on or off site. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities. (COA 10.BS GRADE.5) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source:

Findings of Fact:

The project will produce carbon dioxide from vehicular travel to and from the facility, and use electricity to operate the winery. However, the project will not produce enough GHG emissions from its construction or operation to be deemed cumulatively significant. Also, through compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative greenhouse gas emission impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. The project will not conflict with an applicable plan, policy or regulation adopted to reduce greenhouse gas emissions. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| 22. Hazards and Hazardous Materials | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

a) The proposed project is for a winery, tasting room and special event facility. Typically, this type of development does not require the routine use of acutely hazardous materials and will not generate hazardous waste. However, 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 (COA 90. E Health. 1). The project has been conditioned that 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 Ordinances (COA 90. E Health. 2). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

In addition, during construction, hazardous materials such oil, diesel fuel, and gasoline may be transported to and used at the project site. The California State Department of Toxic Substances Control (DTSC) operates programs for proper hazardous waste disposal and transport and takes enforcement actions against those who mishandle or dispose of hazardous wastes improperly. The Riverside County Department of Environmental Health, also requires licensed hazardous waste haulers to collect and transport hazardous wastes. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental Health is not considered unique mitigation pursuant to CEQA.

b) The proposed project is not anticipated to result in a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The project has been conditioned by Environmental Health

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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to have a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet, or 500 pounds, or for any acutely hazardous materials or extremely hazardous substances (COA 90. E Health. 1). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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

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

(e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| 23. Airports | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| a) Result in an inconsistency with an Airport Master Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require review by the Airport Land Use Commission? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

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

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

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

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

Findings of Fact:

a) According to the General Plan, the proposed project site is not located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

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

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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| <u>polluted runoff?</u> | | | | |
| e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

a) The project proposes to permit the conversion of an existing residence into a winery and tasting room with care taker's unit on the second floor. The building and parking areas are currently existing. The site also contains existing vineyards. According to the Flood Hazard Report, the topography of the site consists of well-defined ridges and natural watercourses that traverse the property. There is adequate area outside of the natural watercourses for building sites. The tentative exhibit shows the existing winery and tasting room to be located on ridges. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings (COA 10. Flood RI. 1). Therefore, the project shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) The project has been conditioned prior to grading permit issuance to submit copies of the BMP improvement plans and any other necessary documentation to the District for review (COA 60. Flood RI. 2). In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the District for review and approval. All proposed BMP's shall be shown on the grading plan (COA 60. Flood RI. 3). Therefore, the impact is considered less than significant with mitigation incorporated.

Additionally, the project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit. The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner/operator would comply by submitting a "Notice of Intent" (NOI), develop and implement a Storm Water Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site. Therefore, the impact is considered less than significant with mitigation incorporated.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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level which would not support existing land uses or planned uses for which permits have been granted. Therefore, the impact is considered less than significant.

d) The project proposes to permit the conversion of an existing residence into a winery and tasting room with care taker's unit on the second floor. The building and parking areas are currently existing. The site also contains existing vineyards. The development of this site is not anticipated to adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate water quality, the project has been conditioned prior to grading permit issuance to submit copies of the plans for BMPS and any other necessary documentation to the District for review (COA 60. Flood RI. 2). In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the District for review and approval. All proposed BMP's shall be shown on the grading plan (COA 60. Flood RI. 3). Therefore, the impact is considered less than significant with mitigation incorporated.

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

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

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

h) The proposed project will include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). Prior to grading permit issuance, BMP improvement plans and any other necessary documentation shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits to ensure that the operation of the BMP's shall not result in significant environmental effects (COA 60. Flood RI. 2). Therefore, the impact is considered less than significant with mitigation incorporated.

Mitigation: The project has been conditioned prior to grading permit issuance to submit copies of the BMP improvement plans and any other necessary documentation to the District for review (COA 60. Flood RI. 2). In addition, prior to grading permit issuance, a copy of the project specific WQMP shall be submitted to the District for review and approval. All proposed BMP's shall be shown on the grading plan (COA 60. Flood RI. 3).

Monitoring: Monitoring shall be conducted by Flood during the Building and Safety Plan check process.

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

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

b) Changes in absorption rates or the rate and amount of surface runoff?

c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?

d) Changes in the amount of surface water in any water body?

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

Findings of Fact:

a) The project site is not located in a 100-year flood plain and shall not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, there is no impact.

b) The project site is not located in a 100-year flood plain. The proposed project proposes less than 5,000 square feet of impervious area. As such, this proposal will not increase flow rates on downstream property owners; therefore, the project will not result in changes in absorption rates or the rate and amount of surface runoff. Therefore, there is no impact.

c) The project site is not located in a 100-year flood plain. The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, there is no impact.

d) The project site is not located in a 100-year flood plain. The project will not cause changes in the amount of surface water in any water body. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use
a) Result in a substantial alteration of the present or

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

Source: General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The project site's general plan land use designation is Rural: Rural Residential (R: RR) (5 Acre Minimum). The project proposes to permit an existing winery, tasting room and special event facility located in an existing 3,744 square foot garage on a 20.01 gross acre parcel. The project also includes a maximum of 50 special occasions per year. The Rural Residential land use designation allows for one single family residence per five acres as well as limited animal keeping and agricultural activities. The vineyards and winery are agricultural uses and the tasting room and special occasions are secondary and in conjunction with the agricultural use. The project also includes a residence. The project is consistent with the planned land use of the site. Therefore, the impact is considered less than significant.

b) The project site is not located within a City Sphere. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The project site is currently zoned Residential Agricultural – 10 Acre Minimum (R-A-10). The project includes a change of zone application to alter the zoning classification of the site to Citrus Vineyard (C/V). Winery and appurtenant and incidental uses are allowed with an established on-site vineyard. The project proposes a winery and tasting room and limited special occasions. The project site currently contains vineyards and proposes to increase the portion of the site planted in vineyards to 75% of the useable net acreage. Therefore, the project is consistent with the proposed zoning.

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

b) The project site is surrounded by properties zoned Rural Residential (R-R) to the north, Residential Agricultural – 10 Acre Minimum to the south and east, and Citrus Vineyard (C/V) to the west. The surrounding zoning allows for a mixture of agricultural and residential uses which is consistent with the proposed zoning of Citrus Vineyard (C/V). Therefore, the impact is considered less than significant.

c) Existing land uses surrounding the project site include a mixture of vacant land and single family residential on large lots to the north, south, east and west. Additionally, Leonesse Cellars (PP18776), Oak Mountain Winery (PP21447) and Renzoni Winery (PP22263) are located in the project vicinity. The proposed project has the potential to conflict with the existing and planned residences in the project vicinity. The project will be compatible with the surrounding properties containing residential uses through the restriction of hours of operation, number of special occasions and attendees and by prohibiting amplified music to be played outdoors. Therefore, the impact is considered less than significant.

d) The project site's general plan land use designation is Rural: Rural Residential (R: RR) (5 Acre Minimum). The project proposes to permit an existing winery, tasting room and special event facility located in an existing 3,744 square foot garage on a 20.01 gross acre parcel. The project also includes a maximum of 50 special occasions per year. The Rural Residential land use designation allows for one single family residence per five acres as well as limited animal keeping and agricultural activities. The vineyards and winery are agricultural uses and the tasting room and special occasions are secondary and in conjunction with the agricultural use. The project also includes a residence. The project is consistent with the general plan land use of the site.

The project is also located within the proposed General Plan Policy Area, Citrus/Vineyard. This policy area was established as a distinct area that would ensure the continuation of the rural lifestyle and wine production in the area and also allows incidental commercial uses. Therefore, the project is consistent with the Citrus/Vineyard Policy Area and the impact is considered less than significant.

e) The proposed project shall not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). The project is within an established rural community. As discussed above under d), the project is consistent with the policy area. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

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

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

State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

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

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

The General Plan identifies policies that encourage protections for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. **Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

- a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.
- b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels. There is a private helicopter landing pad on a residential parcel to the southwest of the parcel; however, this is for the private use of the property owner only. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: On-site Inspection, Project Application Materials

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 33. Noise Effects on or by the Project | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

a) Operation of the proposed winery would result in an increase in ambient noise levels as the result of increased entertainment and special event venues. The project proposes to host a maximum of 50 special occasions that could include large gatherings of people. The project does not propose to hold special occasions outdoors. Wedding ceremonies shall take place outdoors; however, receptions will be held indoors. Ordinance No. 847 prohibits sounds in excess of land use specific standards. For rural residential and agriculture land uses, the maximum sound level is 45 Db L_{max}. Exceptions to this standard are available for construction, single events, or continuous events; single event exceptions require approval of the Planning Director and continuous event exceptions require approval from the Planning Commission. Additionally, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Director may reconsider the hours of operation. Furthermore, if a significant amount of complaints have been received, the project will be required to conduct noise monitoring reports. With implementation of the recommended mitigation measures, the project will have a less than significant impact.

b) This project will cause a temporary increase in ambient noise levels in the project vicinity above levels existing without the project during construction of the road improvements and additions to the building and/or parking. To minimize ambient noise levels upon sensitive receptors during construction of the proposed project, grading and construction shall be restricted to daylight hours. Therefore, the impact is considered less than significant.

c) Operation of the proposed winery would result in an increase in ambient noise levels as the result of increased entertainment and special event venues. The project proposes to host a maximum of 50 special occasions that could include large gatherings of people. Wedding ceremonies shall take place outdoors; however, receptions will be held indoors. Ordinance No. 847 prohibits sounds in excess of land use specific standards. Ordinance No. 847 prohibits sounds in excess of land use specific standards. For agriculture land uses, the maximum sound level is 45 Db L_{max}. Exceptions to this standard are available for construction, single events, or continuous events; single event exceptions require approval of the Planning Director and continuous event exceptions require approval from the Planning Commission. Additionally, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Director may reconsider the hours of operation.

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

Furthermore, if a significant amount of complaints have been received, the project will be required to conduct noise monitoring reports. With implementation of the recommended mitigation measures, the project will have a less than significant impact.

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

Mitigation: If a significant amount of complaints have been received within one year of approval, one year after issuance of occupancy, the Director may reconsider the hours of operation. If a significant amount of complaints are received, the permit holder will be required to produce noise monitoring reports in order to ensure compliance (COA 10. Planning.21 and COA 10. Planning.22).

Monitoring: Monitoring shall be conducted by the Code Enforcement Department.

POPULATION AND HOUSING Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 34. Housing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Affect a County Redevelopment Project Area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Cumulatively exceed official regional or local population projections? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a) The project site currently contains an existing winery, tasting room and vineyards and will not be removing any housing; therefore, the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.

b) The project may create employment opportunities, but not substantial enough to create a demand for additional housing. Therefore, the impact is considered less than significant.

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

c) The project site does not contain housing; therefore, the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.

d) The project is not located within or near a County Redevelopment Project Area. Therefore, there is no impact.

e) The project is consistent with the general plan land use designation of the site. The project will not cumulatively exceed official regional or local population projections. Therefore, there is no impact.

f) The project will not induce substantial population growth in an area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

35. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 90.PLANNING.28). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Sheriff Services

Source: General Plan

Findings of Fact:

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

The project area is serviced by the Riverside County Sheriff's Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 90.PLANNING.28). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Schools

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.17) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Libraries

Source: General Plan

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 90.PLANNING.28). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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39. Health Services

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: General Plan

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

40. Parks and Recreation

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) & b) The proposed winery will not require the construction or expansion of recreational facilities. Therefore, no impacts associated with recreational facilities are anticipated.

c) The project site is located just outside of County Service Area (CSA) No. 149, which is a maintenance district for streets and roadways within the Temecula Valley Wine Country. The project will not have an impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

41. Recreational Trails

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

Source: Parks Review

Findings of Fact: The project site is not located adjacent to or in the vicinity of recreational trails. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| TRANSPORTATION/TRAFFIC | Would the project | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|-------------------|--------------------------------|--|-------------------------------------|-------------------------------------|
| 42. Circulation | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Result in inadequate parking capacity? | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways? | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Alter waterborne, rail or air traffic? | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Cause an effect upon, or a need for new or altered maintenance of roads? | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Cause an effect upon circulation during the project's construction? | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Result in inadequate emergency access or access to nearby uses? | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)? | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Transportation Department Review

Findings of Fact:

The Transportation Department has not required a traffic study for the proposed project. The Transportation Department determined that the project is exempt from traffic study requirements. The project was required to submit a traffic management plan.

a) Access to and from the site will be via De Portola Road. There will be signs at the entrance to direct visitors in and out of the facility and an acceleration/deceleration lane shall be constructed on De Portola Road. The applicant has been required to pay its fair share of the cost of improvements

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

towards a two-way turn lane on De Portola Road. No left turn pocket construction will occur as part of this project. The impact is considered less than significant with mitigation.

b) The facility is designed to provide fourteen (14) parking spaces, including 2 accessible parking spaces and will not result in inadequate parking capacity. The impact is considered less than significant.

c) The project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways. The impact is considered less than significant.

d) The project will not result in a change in air traffic patterns. There will be no impact.

e) The project will not alter waterborne, rail or air traffic. There will be no impact.

f) The project will not substantially increase hazards to a design feature due to the construction of an acceleration/deceleration lane. The impact is considered less than significant with mitigation.

g-h) The project will not require new or altered maintenance of roads and is not anticipated to cause a significant effect upon circulation during construction. The impact is considered less than significant.

i) The project will not result in inadequate emergency access or access to nearby uses. There will be no impact.

j) The project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). There will be no impact.

Mitigation: The applicant shall pay its fair share towards a two-way turn lane on De Portola Road (COA 90.TRANS.1). De Portola Road shall be improved with an acceleration/deceleration lane for traffic exiting and entering the winery (COA 90.TRANS.3).

Monitoring: Monitoring shall be conducted by the Transportation Department and Building and Safety Plan Check Review Process.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

43. Bike Trails

Source: General Plan

Findings of Fact: The project site is not located adjacent to or in the vicinity of a bike trail. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

| UTILITY AND SERVICE SYSTEMS Would the project | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 44. Water | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Department of Environmental Health Review

Findings of Fact:

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

b) The project will have sufficient water supplies available to serve the project by Rancho California Water District (RCWD) pursuant to the arrangement of financial agreements. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 45. Sewer | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project shall utilize septic systems. Prior to building permit issuance, the applicant must provide a satisfactory detailed soils percolation test in accordance with the procedures outlined in the Riverside County Department of Environmental Health Technical Manual. (COA 80. E Health. 1).

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

Prior to building permit issuance, The applicant must provide a set of three detailed contoured plot plans drawn to an appropriate scale wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report) showing the location of all applicable detail as required in the Department of Environmental Health Technical Manual. If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing (COA 80. E Health. 2). These are standard Condition of Approvals and pursuant to CEQA is not considered mitigation. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Solid Waste

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

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

Source: General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Utilities

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

a) Electricity?

b) Natural gas?

c) Communications systems?

d) Storm water drainage?

e) Street lighting?

f) Maintenance of public facilities, including roads?

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| g) Other governmental services? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Conflict with adopted energy conservation plans? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: General Plan

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Staff review, Project Application Materials

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

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

PDB04858: "MSHCP Compliance Report Including; General Biological Analysis, Focused Habitat Assessment For the Burrowing Owl and 5 Sensitive Plant Species and Urban Wildlands Interface Guidelines Assessment (UWIG)", prepared by Jeff W. Kidd Biological Consulting, dated January 27, 2007

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

KH:kh

Y:\Planning Case Files-Riverside office\PP22271\DH-PC-BOS\PP22271 EA.doc
Revised: 1/03/11

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a winery, tasting room, catering and special occasions facility. The existing residence will remain. The project will host up to fifty (50) special occasions per year with up to 100 guests per special occasion. Special occasions include wine-maker dinners, private corporate parties and weddings.

The winery will be open for wine tasting 10:00 am to 6:00pm daily.

The project will have 14 designated parking spaces and overflow parking in the northeast portion of the site to accommodate an additional 20 parking spaces for special occasions. Special occasion overflow parking is permitted by valet only.

(CONDITION REVISED AT PC ON 9/21/11.)

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 22271 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 22271, Exhibit A, Amended No. 3, dated June 19, 2009.

APPROVED EXHIBIT B & C = Floor Plans and Elevations for Plot Plan No. 22271, Exhibit B & C (Sheets 1-6) dated November 28, 2006.

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

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

10. EVERY. 5 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of

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10. GENERAL CONDITIONS

10. EVERY. 5 USE - HOLD HARMLESS (cont.)

RECOMMND

Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION

RECOMMND

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

10.BS GRADE. 3 USE - OBEY ALL GDG REGS

RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior

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10. GENERAL CONDITIONS

10.BS GRADE. 3 USE - OBEY ALL GDG REGS (cont.) RECOMMND

to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 7 USE - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 8 USE - SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut and fill slopes over 30 feet in vertical height, or cut slopes steeper than 2:1 (horizontal to vertical)- unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

year storm flows.

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

10.BS GRADE. 10 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 11 USE - DRAINAGE & TERRACING RECOMMND

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

10.BS GRADE. 12 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 13 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

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

10.BS GRADE. 15 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs

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10. GENERAL CONDITIONS

10.BS GRADE. 15 USE - RETAINING WALLS (cont.) RECOMMND

shown on the Building and Safety Department form 284-197.

10.BS GRADE. 17 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS RECOMMND

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

10.BS GRADE. 20 USE - NPDES INSPECTIONS RECOMMND

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

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction

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10. GENERAL CONDITIONS

10.BS GRADE. 20 USE - NPDES INSPECTIONS (cont.)

RECOMMND

Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 CONTACT SAN DIEGO RWQCB

RECOMMND

The applicant is advised to contact the San Diego Regional Water Quality Control Board (SDRWQCB) to obtain information regarding specific requirements for onsite wastewater treatment and disposal.

California Regional Water Quality Control Board
San Diego Region
9174 Sky Park Court, Suite 100
San Diego, CA 92123
(858) 467-2952

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR

RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate

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10. GENERAL CONDITIONS

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR (cont.) RECOMMND

location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2010 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located at less than 25 feet or more than 250 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 5 USE-#25-GATE ENTRANCES RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

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10. GENERAL CONDITIONS

10.FIRE. 6

USE-#88A-AUTO/MAN GATES

RECOMMND

Gate(s) shall be automatic operated, minimum 24 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. (current plan check deposit base fee is \$126.00)

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 22271 is a proposal for the conversion of the garage of an existing residence into winery and tasting room, in the Rancho California area. The project is located northerly of Oak Mountain Road, easterly of De Portola Road, and southerly of Glaway Downs Drive.

The topography of the site consists of well-defined ridges and natural watercourses that traverse the property. There is adequate area outside of the natural watercourses for building sites. The tentative exhibit shows the proposed winery and tasting room to be located on ridges. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings.

However, in order to comply with the San Diego Regional Water Quality Control Board, the developer shall submit a final project specific Water Quality Management Plan (WQMP) at the plan check stage. In order to accomplish the water quality mitigation/obligations of this project can likely be satisfied by implementing "site design" measures consisting of grading the driveway and the parking areas to drain to the landscaped areas.

10.FLOOD RI. 6

USE WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly

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10. GENERAL CONDITIONS

10.FLOOD RI. 6 USE WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

PLANNING DEPARTMENT

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 6 USE- COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with APPROVED EXHIBIT B&C.

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10. GENERAL CONDITIONS

10.PLANNING. 8 USE- HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the following hours in order to reduce conflict with adjacent residential zones and/or land uses:

Wine tasting shall be allowed between the hours of 10:00 a.m. and 6:00 p.m. daily.

Special occasions shall be allowed to occur on Saturdays only and cease at 10:00 p.m. Outdoor amplified sound shall cease at 8:00 p.m.

(CONDITION REVISED AT PC ON 9/21/11.)

10.PLANNING. 9 USE- BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b),

1 space/45 square feet of serving area

10.PLANNING. 11 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 14 USE - PHASE BY NEW PERMIT RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 17 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 19 USE- NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place

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10. GENERAL CONDITIONS

10. PLANNING. 19 USE- NO RESIDENT OCCUPANCY (cont.) RECOMMND

of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A (second floor of winery). No person, except the caretaker and members of the caretaker's family, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10. PLANNING. 20 USE- MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Department of Alcoholic Beverage Control, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10. PLANNING. 21 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 45 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10. PLANNING. 22 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined necessary by the Code Enforcement Department. Upon written notice from the Code Enforcement Department requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Code Enforcement Department, unless more time is allowed through written agreement by the Code Enforcement Department. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

to commencing the required report).

10.PLANNING. 24 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 25 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 30 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 32 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 33 USE - PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or

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10.PLANNING. 33 USE - PERMIT SIGNS (cont.) RECOMMND

directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 36 USE - C/V DESIGN GUIDELINES RECOMMND

The project shall conform to the Citrus Vineyard Design Standards and Guidelines related to architecture.

10.PLANNING. 37 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 38 USE- VINEYARD PLANTING RECOMMND

14.71 acres of the site shall be planted in vineyards and maintained in perpetuity as shown on APPROVED EXHIBIT A.

(CONDITION REVISED AT PC ON 9/21/11.)

10.PLANNING. 39 USE- SPECIAL OCCASIONS RECOMMND

Special occasions shall consist of weddings, winemaker dinners and other celebrations and spectator oriented events.

Special occasion hours of operation are allowed as conditioned in 10.PLANNING.008.

A maximum of 100 guests shall be allowed.

Fifty (50) special occasions are allowed per year. (Normal operations to be closed during events.)

Except for wedding ceremonies, all special occasions, including receptions, shall be held indoors.

(CONDITION REVISED AT PC ON 9/21/11.)

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10. GENERAL CONDITIONS

10.PLANNING. 40

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

10.PLANNING. 41

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10. PLANNING. 41 GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

and the Planning Director to discuss the significance of the find.

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

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

10. PLANNING. 42 USE - GEO02206

RECOMMND

County Geologic Report (GEO) No. 2206 submitted for this project (PP22271) was prepared by Brian J. Brady, P.E. and is composed of a July 12, 2010 letter of certification that the existing structure is safe and suitable for the intended use as a Winery and Tasting Room.

GEO No. 2206 satisfies the requirement for a Geologic Study for Planning purposes. GEO No. 2206 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits. No structures for human occupancy shall be allowed within the limits of the mapped County Fault Zone unless subsurface fault hazard investigation reveals active faulting is not present beneath the proposed human occupancy structure.

10. PLANNING. 43 USE - PRODUCTION CAPACITY

RECOMMND

Atleast 3,500 gallons of wine shall be produced at this site annually.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

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

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

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 4 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on De Portola Road since adequate right-of-way exists per PM 4/12.

10.TRANS. 5 USE - TRAFFIC MANAGEMENT PLAN RECOMMND

Traffic Management Plan for PP22271

1.Introduction

The purpose of this Traffic Management Plan is to describe the Gershon Bachus Winery operation as well as the points of access from Riverside County maintained roadways.

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10. GENERAL CONDITIONS

10. TRANS. 5

USE - TRAFFIC MANAGEMENT PLAN (cont.)

RECOMMND

2. Project Description / Location

The site is located on De Portola Road just north of Pulgas Creek Road..

The project is on 20.01 gross acres and contains an existing two story residence. The garage area (3744 s.f.) of an existing single family home is being proposed as a Winery/Tasting room.

Over 75% of Plot Plan 22271 is either planted as vineyard or will be planted in the future.

3. Ingress/Egress

The project takes access from De Portola Road which is designated a Mountain Arterial Highway. (Draft Standard No. 95). The street is currently paved to a width of 24 feet.

Access to the site is provided by a 24 ft. wide driveway which connects directly to De Portola Road.

The proposed driveway connection to the De Portola Road is in accordance with Detail "A" which is included in this report. This is the same detail recently approved and constructed for Plot Plan 18776 which is located approximately one mile north of this plot plan.

Sight distance at the intersection of the driveway at De Portola Road shall meet a design speed of 55 mph for De Portola Road.

The project proponent shall provide an acceleration/ deceleration lane on De Portola Road at the project driveway per County Standard 803.

4. Parking

Onsite parking is in accordance with Riverside County Ordinance 348, Section 18.12. A total of 14 parking spaces will be provided with two of these spaces designated as handicapped.

5. Hours of Operation

For hours of operation see Planning Department conditions

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10.TRANS. 5 USE - TRAFFIC MANAGEMENT PLAN (cont.) (cont.) RECOMMND

of approval, 10.Planning.8.

The winery is operated by Mr. & Mrs. Ken Falik. No other employees will work in the tasting room. The Faliks live part-time onsite and will be in residence during operational periods of the tasting room and winery.

6.Special Events

See Planning Department conditions of approval for special events.

7.Signage

A "stop" sign will be placed on the access driveway where the driveway meets De Portola Road.

No Parking" signs shall be placed along De Portola Road to prohibit visitors from parking on the street.

(REVISED AT PC ON 9/21/11)

20. PRIOR TO A CERTAIN DATE

EPD DEPARTMENT

20.EPD. 1 EPD- MSHCP CONVEYANCE

RECOMMND

PRIOR TO 180 DAYS FROM PROJECT APPROVAL OR FINAL BUILDING INSPECTION THE FOLLOWING SHALL APPLY:

As determined through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS file #1716) established by the Western Riverside County Multiple Species Habitat Conservation Plan, a total of 2.44 acres as shown on Exhibit "A", dated 05/07/07 and shown on PP22271 Ammended #3 exhibit dated 06/19/09 and labled as Conservation

Area shall be offered for dedication or via conservation easment to the Western Riverside County Regional Conservation Authority (RCA), as County directs or authorizes, and accepted by the RCA prior to issuance of any grading permit. Prior to acceptance of the offer of dedication by the RCA, the applicant shall submit a preliminary title report and Phase 1 Environmental Site Assessment for the dedication acreage, to the RCA for its review and approval. The RCA shall have sole and absolute

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20. PRIOR TO A CERTAIN DATE

20.EPD. 1 EPD- MSHCP CONVEYANCE (cont.)

RECOMMND

discretion with respect to the approval of the information contained in the preliminary title report and the Phase 1 Environmental Site Assessment. Title to the dedication acreage shall be free and clear of all liens, encumbrances, easements, leases (recorded and unrecorded) and taxes except those encumbrances and easements, which are in the sole discretion of the RCA are acceptable. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 3 USE- REVIEW OPERATION HOURS

RECOMMND

One year after issuance of occupancy permit the Director of Code Enforcement shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the special events/winery may be further restricted.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK

RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

20.PLANNING. 7 USE- SKR FEE WITHIN 6 MONTHS

RECOMMND

WITHIN SIX (6) MONTHS OF THE APPROVAL OF THIS PROJECT, 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 20.01 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.

20.PLANNING. 8 USE- SCHOOL MITIGATION

RECOMMND

WITHIN SIX (6) MONTHS OF PROJECT APROVAL: Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

20.PLANNING. 9 USE- ORD 810 OPEN SPACE FEE

RECOMMND

Within six (6) months of the effective date of this permit, 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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 9 USE- ORD 810 OPEN SPACE FEE (cont.)

RECOMMND

the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. 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.

20.PLANNING. 10 USE- ORD NO. 659 (DIF)

RECOMMND

Within six (6) months of the effective date of this permit, 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. 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.

20.PLANNING. 11 USE - COMMERCIAL UPGRADE

RECOMMND

Within 6 months of the effective date of this permit, all building permits necessary to cause the wine tasting building to meet commercial standards shall be submitted and finalized.

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20. PRIOR TO A CERTAIN DATE

TRANS DEPARTMENT

20.TRANS. 1 USE - TS/CENTER LANE FAIRSHARE RECOMMND

De Portola Road shall ultimately be improved to have a two-way turn lane. The applicant shall pay the County of Riverside \$23,200 as its fair share of constructing the two-way turn lane within six (6) months of the approval of PP 22271 by the Board of Supervisors or prior to Final Inspection for any building or structure in PP 22271, whichever occurs first or as approved by the Director of Transportation.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

60.BS GRADE. 2 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE-G2.7DRNAGE DESIGN Q100

RECOMMND

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

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

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 10 USE IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 10 USE IMPORT/EXPORT (cont.)

RECOMMND

Planning Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

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 20.01 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 USE- SKR FEE CONDITION (cont.)

RECOMMND

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. 12 USE- FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 22271, 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.

60.PLANNING. 13 USE - PALEO PRIMP & MONITOR

RECOMMND

Portions of this site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

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

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

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

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

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

8. Fossil identification and curation procedures to be employed.

9. Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10. All pertinent exhibits, maps and references.

11. Procedures for reporting of findings.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

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

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

60.TRANS. 2 USE - SIGHT DISTANCE RECOMMND

The street improvements on De Portola Rd shall meet the sight distance design requirements for 55 mile per hour speed criteria.

(ADDED AT PC ON 9/21/11)

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.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - PERC TEST REQD RECOMMND

The applicant must provide a satisfactory detailed soils percolation test performed in accordance with the procedures outlined in the County of Riverside Department of Environmental Health (DEH) Technical Guidance Manual.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 USE - SEPTIC PLANS

RECOMMND

The applicant must provide a set of three detailed contoured plot plans drawn to an appropriate scale wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report) showing the location of all applicable detail as required in the Department of Environmental Health (DEH) Technical Guidance Manual.

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

80.E HEALTH. 3 USE - SSDS CERTIFICATION

RECOMMND

Certification of existing septic systems required. The certification must be completed by a C42 licensed contractor.

80.E HEALTH. 4 USE - FOOD PLANS REQD

RECOMMND

A total of three 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 the California Uniform Retail Food Facilities Law and/or current regulations.

80.E HEALTH. 5 USE - RWQCB OK

RECOMMND

A clearance letter from the appropriate California Regional Water Quality Control Board is required.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.) RECOMMND

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. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

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

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 EXHIBIT B&C.

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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 their requirements 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. 20 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. 21 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 22271, 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.

80.PLANNING. 22 USE - VINEYARD PLANTING RECOMMND

Prior to the issuance of the first building permit, 14.71 net acres of the site shall be planted in vineyards.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS

RECOMMND

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - 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.

EPD DEPARTMENT

90.EPD. 1 MAP- MSHCP CONVEYANCE

RECOMMND

PRIOR TO FINAL BUILDING PERMIT INSPECTION OR PRIOR TO 180 DAYS FROM PROJECT APPROVAL THE FOLLOWING SHALL APPLY:
As determined through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS file #1716), established by the Western Riverside County Multiple Species Habitat Conservation Plan, a total of 2.44 acres as shown on Exhibit "A" dated 05/07/07 and shown on PP22271 ammended #3 exhibit dated 06/19/09 and labled as Conservation Area shall be offered for dedication or via conservation easment to the Western Riverside County Regional Conservation Authority (RCA), as County directs or authorizes, and accepted by the RCA prior to issuance of any grading or building permit, whichever occurs first. Prior to acceptance of the offer of dedication by the RCA, the applicant shall submit a preliminary title report and

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90. PRIOR TO BLDG FINAL INSPECTION

90.EPD. 1 MAP- MSHCP CONVEYANCE (cont.)

RECOMMND

Phase 1 Environmental Site Assessment for the dedication acreage, to the RCA for its review and approval. The RCA shall have sole and absolute discretion with respect to the approval of the information contained in the preliminary title report and the Phase 1 Environmental Site Assessment. Title to the dedication acreage shall be free and clear of all liens, encumbrances, easements, leases (recorded and unrecorded) and taxes except those encumbrances and easements, which are in the sole discretion of the RCA are acceptable. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

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-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire sprinkler system per NFPA 13 2010 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

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90.FIRE. 3 USE-#35-VOICE FIRE ALARM

RECOMMND

Applicant or developer shall be responsible to install a manual and automatic pre-recorded VOICE Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 4 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. 5 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. 2 USE BMP - EDUCATION

RECOMMND

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

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90.FLOOD RI. 2 USE BMP - EDUCATION (cont.)

RECOMMND

five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 3 USE- PARKING PAVING MATERIAL

RECOMMND

A minimum of fourteen (14) 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 to current standards as approved by the Department of Building and Safety. Twenty (20) overflow parking spaces shall also be provided as shown on APPROVED EXHIBIT A.

90.PLANNING. 4 USE- ACCESSIBLE PARKING

RECOMMND

A minimum of two (2) accessible parking spaces 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

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90.PLANNING. 4 USE- ACCESSIBLE PARKING (cont.)

RECOMMND

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 the following:

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

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. 8 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. 11 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 refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 15 USE- TRASH ENCLOSURES

RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of one (1) bin shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height, architecturally enhanced, and shall be made with masonry block and landscaping screening and a solid gate which screens the bins 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 USE- TRASH ENCLOSURES (cont.)

RECOMMND

Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 16 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. 23 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 20.01 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. 24 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 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 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. 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. 28 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.

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. 29 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.

TRANS DEPARTMENT

90.TRANS. 1 USE - TS/CENTER LANE FAIRSHARE

RECOMMND

De Portola Road shall ultimately be improved to have a two-way turn lane. The applicant shall pay the County of Riverside \$23,200 as its fair share of constructing the two-way turn lane within six (6) months of the approval of PP 22271 by the Board of Supervisors or prior to Final Inspection for any building or structure in PP 22271, whichever occurs first or as approved by the Director of Transportation.

90.TRANS. 2 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.

90.TRANS. 3 USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department.

10/04/11
11:19

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 39

PLOT PLAN:TRANSMITTED Case #: PP22271

Parcel: 927-280-036

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE - IMP PLANS (cont.)

RECOMMND

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

90.TRANS. 4 USE - DEDICATION

RECOMMND

De Portola Road is a County maintained road and shall be improved with AC pavement tapering for a acceleration and deceleration lane at the project driveway entrance per County Standard No. 803, Ordinance 461, and as approved by the Director of Transportation.

- NOTE:
1. Edge of pavement returns at winery driveway entrance shall be constructed with 35 foot radius returns.
 2. No parking signs shall be installed along De Portola Road as directed by the Transportation Department.

Hesterly, Kinika

From: Terilee [casacolibri@verizon.net]
Sent: Tuesday, September 20, 2011 5:14 PM
To: Hesterly, Kinika; Bowie, Desiree; Syms Luna, Carolyn; Neal, Greg; Mares, David
Cc: Stone, Jeff; Johnson, George; Elisa; Paul; Terilee; Mehta-Cooper, Mitra
Subject: Re: PC Agenda Item 3.2, 9/21/11, PP 22271

Dear Ms. Hesterly:

I have read your reply and have the following remarks per item #:

2) Please explain what "valet parking" has to do with the overall number of spaces. The number of cars is the number of cars, regardless of who parks them. Perhaps the number of guests needs to be reduced to 75 if there is lack of adequate space for parking.

4) Requiring a business to comply with a certain dB level, whether it's 45 or 105, is NOT mitigation and this faulty practice needs to stop. This is a completely ineffective method to safeguard the well-being of neighboring properties. As I've said in the past for other projects lacking true mitigation, the term means to "avoid, minimize or reduce" an impact, not apply a violation after the impact has occurred. You have no idea what mitigation to consider/require for this project without a noise study. You are simply making assumptions, when in fact there exists a reasonable and valid assessment to reveal the facts of how this project will affect the area. Aren't the facts important?

5) You are again assuming there are no other forms or sources of noise if receptions are held indoors. This is simply false. I have outlined several sources which your department needs to consider. Sound will travel far and wide from the top of this property.

6) My request was for a number, not the vague term "significant". I am again requesting what exact number your department considers "significant".

And regarding my added comment that 50 events/year was excessive and should be decreased to 25, as is the case with most of the other DePortola wineries, needs to be seriously considered.

If as a planner, you cannot justify the need of a noise study for this project, situated literally on top of a huge hill, I believe there will be our answer to how your department intends to safeguard those who live here. I have zero confidence that this county knows how to effectively mitigate this very real impact.

Very disappointing, but not surprising.

Sincerely,
Terilee Hammett

From: "Hesterly, Kinika" <KHESTERL@rctlma.org>
To: "Terilee" <casacolibri@verizon.net>; "Bowie, Desiree" <DBOWIE@rctlma.org>; "Syms Luna, Carolyn" <CLUNA@rctlma.org>; "Neal, Greg" <GNEAL@rctlma.org>; "Mares, David" <DMARES@rctlma.org>
Cc: "Stone, Jeff" <JESTONE@rcbos.org>; "Johnson, George" <GJOHNSON@rctlma.org>

Sent: Tuesday, September 20, 2011 3:01 PM
Subject: RE: PC Agenda Item 3.2, 9/21/11, PP 22271

Hi Ms. Hammett,

Please see my responses to the items of concern you listed in the e-mail below. In addition to listing them here, I have also included my responses in the body of your e-mail.

1. The hours are being changed from 11 am - 5 pm to 10 am - 6 pm in an effort to be consistent with local tasting room hours of operation.
2. Parking will occur by valet for special occasions/events as indicated on the site plan. A condition of approval requiring valet parking for special occasions is being added to the project.
3. Although the applicant requested to operate the tasting room "by appointment only," this is not a requirement and the language "by appointment only" will be removed from the staff report materials, including the conditions of approval.
4. The applicant will be required to comply with decibel level requirements and conditions of approval addressing noise such as the condition of approval requiring special events to be held indoors with the exception of wedding ceremonies.
5. On July 14, 2010, staff was concerned about special occasions but because the special occasions are required to be held indoors (except for wedding ceremonies), noise from special occasions is no longer a concern.
6. Significant noise complaints will continue to be evaluated by Code Enforcement and the Riverside County Sheriff Department.

I will be providing your e-mail to the Planning Commission, at the public hearing tomorrow, for inclusion in the public record.

Thank you,

Kinika Hesterly - Urban Regional Planner IV
Riverside County Planning - 4080 Lemon Street, 12th Floor
Riverside, CA 92502 - Khesterl@rcplma.org
(951) 955-1888 phone - (951) 955-1811 fax

Please Note: Our office is closed every Friday.

From: Terilee [mailto:casacolibri@verizon.net]
Sent: Monday, September 19, 2011 11:00 AM
To: Hesterly, Kinika; Planning Commissioners; Syms Luna, Carolyn
Cc: Stone, Jeff; Terilee
Subject: PC Agenda Item 3.2, 9/21/11, PP 22271

Dear Ms. Hesterly:

I am writing with concerns with the above project, but first, I would like to bring to your attention that Wednesday's PC agenda was not posted for online review until this morning. It would be greatly appreciated for this info to be made available more readily for review by the public.

Items of concern with PP 22271:

1. **Hours of Operation:** Two different times are provided in the COA which need to be clarified: Either 11 to 5 or 10 to 6.
The hours are being changed from 11 am - 5 pm to 10 am - 6 pm in an effort to be consistent with local tasting room hours of operation.

2. 34 parking spaces does not seem adequate for 100 guests.

Parking will occur by valet for special occasions/events as indicated on the site plan. A condition of approval requiring valet parking for special occasions is being added to the project.

3. Wine tasting "by appointment" is not a functional requirement. I know for a fact that most "by appointment" wineries simply make the customer call ahead. Why does this winery have this, vs. being open 11-5/10-6? Is this to limit the number of customers? If so, it will not.

Although the applicant requested to operate the tasting room "by appointment only," this is not a requirement and the language "by appointment only" will be removed from the staff report materials, including the conditions of approval.

4. The Mitigated Negative Declaration for EA 41137 cannot be adequately proposed without a **noise study** for this project. This winery is literally on top of a hill, with a very high likelihood of noise transmission to neighboring residents. A noise study, approved by the Office of Industrial Hygiene, must be required. The applicant will be required to comply with decibel level requirements and conditions of approval addressing noise such as the condition of approval requiring special events to be held indoors with the exception of wedding ceremonies.

The statement "The public's health, safety and general welfare are protected through project design" cannot be valid without a noise study.

5. The statement "Special events remain an outstanding concern with Planning and staff is researching the process needed to allow special events at the property" can be resolved with a noise study.

On July 14, 2010, staff was concerned about special occasions but because the special occasions are required to be held indoors (except for wedding ceremonies), noise from special occasions is no longer a concern.

6. As per info in EA 41137, pg. 31: The increase in ambient noise levels will include many aspects associated with this type of commercial use: Car doors slamming, car alarms beeping, loud/drunken conversations, etc. The noise pollution is not simply from the number of people, or music.

The Planning Dept. is commended on the requirement for only indoor special occasion events. The requirement of "no outdoor amplified sound" should also be required. And, a noise study is the only reliable way anyone, owners, planners and commissioners alike, will know just what impact this winery will have on the surroundings.

What is considered "a significant amount of excessive noise complaints"? Ten? Two?

This "recommended mitigation measure" is NOT true mitigation, but depends on actions by others once the impact has occurred. Complaints are not avoiding or lessening the impact; they are the result of the impact. Significant noise complaints will continue to be evaluated by Code Enforcement and the Riverside County Sheriff Department.

Thank you for your time and consideration of these important concerns. Noise pollution will be the demise of this beautiful area if it is not thoroughly mitigated by all commercial land uses.

Sincerely,
Terilee Hammett
Glenoak Hills Representative
Wine Country Community Plan

Hesterly, Kinika

From: Elisa Niederecker [winecountryplanrep@yahoo.com]
Sent: Tuesday, September 20, 2011 8:36 PM
To: Hesterly, Kinika; George Johnson; Syms Luna, Carolyn; Neal, Greg
Subject: Fw: PC Agenda Item 3.2, 9/21/11, PP 22271

Ms Hesterly.

I am agreement with the points that Terilee has made in the previous emails. The County can not keep approving projects such as this one without the proper mitigation and consideration for neighboring properties. It is the responsibility of the County to protect the rights of all property owners not just the winey owners.

Respectfully,

Elisa Niederecker

Temecula Wine County Resident and Ad Hoc Committee Member

--- Forwarded Message ---

From: Terilee <casacolibri@verizon.net>
To: "Hesterly, Kinika" <KHESTERL@rctlma.org>; "Bowie, Desiree" <DBOWIE@rctlma.org>; "Syms Luna, Carolyn" <CLUNA@rctlma.org>; "Neal, Greg" <GNEAL@rctlma.org>; "Mares, David" <DMARES@rctlma.org>
Cc: "Stone, Jeff" <JESTONE@rcbos.org>; "Johnson, George" <GJOHNSON@rctlma.org>; Elisa <winecountryplanrep@yahoo.com>; Paul <twcr@me.com>; Terilee <casacolibri@verizon.net>; Mitra <mmehta@rctlma.org>
Sent: Tuesday, September 20, 2011 5:14 PM
Subject: Re: PC Agenda Item 3.2, 9/21/11, PP 22271

Dear Ms. Hesterly:

I have read your reply and have the following remarks per item #:

- 2) Please explain what "valet parking" has to do with the overall number of spaces. The number of cars is the number of cars, regardless of who parks them. Perhaps the number of guests needs to be reduced to 75 if there is lack of adequate space for parking.
- 4) Requiring a business to comply with a certain dB level, whether it's 45 or 105, is NOT mitigation and this faulty practice needs to stop. This is a completely ineffective method to safeguard the well-being of neighboring properties. As I've said in the past for other projects lacking true mitigation, the term means to "avoid, minimize or reduce" an impact, not apply a violation after the impact has occurred. You have no idea what mitigation to consider/require for this project without a noise study. You are simply making assumptions, when in fact there exists a reasonable and valid assessment to reveal the facts of how this project will affect the area. Aren't the facts important?
- 5) You are again assuming there are no other forms or sources of noise if receptions are held indoors. This is simply false. I have outlined several sources which your department needs to consider. Sound will travel far and wide from the top of this property.
- 6) My request was for a number, not the vague term "significant". I am again requesting what exact number your department considers "significant".

And regarding my added comment that 50 events/year was excessive and should be decreased to 25, as is the case with most of the other DePortola wineries, needs to be seriously considered.

Hesterly, Kinika

From: Erin Kinney [avocadoerin@gmail.com]
Sent: Monday, September 19, 2011 6:52 PM
To: Hesterly, Kinika; Syms Luna, Carolyn
Subject: Comments for PP24771 Agenda item 3.2

RE: PP24771

GBV Winery, De Portola Rd Temecula

Dear Kinika, Planning Director and Commissioners ,

My husband and I live above this winery and we have a line of sight to the property. We are aware of many nearby residents who are being chased out of their homes by "bar like" noise (from other wineries) and also noise from events. We are very concerned that we could experience the same issues with this winery since it is close to us. We recommend a thorough review of the conditions here and we have a few concerns and request some changes/additions.

10.PLANNING 008

We request this be changed to 9pm. There is alot of loud noise associated with everyone preparing to leave a party, car alarms and lots of bar like noise (and it takes time for everyone to depart). The Planning Department is not taking this into consideration. The loud noise goes way past the 10pm mark and this is not acceptable in a residential area.

10.PLANNING 022

Noise monitoring should be done by the Office of Industrial Hygiene, not Code Enforcement. Code Enforcement is still using their personal observations for compliance rather than science. We request an acoustical study be required for GBC Winery. It is well known that you can hear little at 200 ft and alot at 800 ft depending on the terrain. This winery sits on top of a hill similar to Oak Mountain Winery (where there are severe noise issues for the neighbors). The Office on Industrial Hygiene is the only qualified department to address this.

We request no outdoor music anytime (except for wedding ceremony) and doors must be kept closed when there is indoor music. Masia De Yabar Winery conditions read: "no amplified music (live or recorded) may be held outdoors. All special events shall be held within the proposed tasting room." We request the same conditions for GBV. Although this project is conditioned to not allow events outdoors except wedding ceremony's. This will not protect residences nearby from the wine tasting "bar noise" on a patio which is experienced by many homeowners now. A good example would be Oak Mountain Winery where one neighbor has to leave their home nearly every weekend during the summer due to the screaming, yelling, laughing, loud music, and car alarms associated with the partying atmosphere. An acoustical study was recommend by Planning Dept for Oak Mountain but was never done. Lets raise the bar now, require an acoustical study and avoid the problem in the first place. Not wait and see and rely on a code enforcement action that provides no mitigation.

How can you say that "The public's health, safety and general welfare are protected through project design", when the project was built without permits and Planning had no part in the design?

10.PLANNING 039 The conditions show 50 events per year. We recommend 25 events as is the case with Frangipani Winery, Oak Mountain, Masia De Yabar and Cougar Winery. The residences that will be stuck in the new "commercial winery zone" after the new plan is adopted need to be protected, not driven out of their homes.

10.TRANS 005 This project needs to have a left hand turning lane as originally required by Transportation Department. De Portola Rd is in dire need of safety standards being upheld. George Johnson stated at the recent community meeting in Temecula City Hall that left hand turning lanes would be required for Wineries on De Portola Rd. We are requesting a left hand turning lane for public safety.

20.PLANNING 003 As in Fazelli Winery COA's. We would like to see the "One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the may be further

restricted." This should not be addressed by Code Enforcement as it states in the current conditions. And there needs to be a trigger mechanism for this so it actually happens.

Regards,

Herbert and Erin Kinney

41925 Avenida Ortega, Temecula

Hesterly, Kinika

From: Erin Kinney [avocadoerin@gmail.com]
Sent: Friday, September 09, 2011 9:00 AM
To: Hesterly, Kinika
Subject: PP22271

Hello Kinika,

I have a question about one of the conditions on this permit.

Condition trans 005:

"Sight distance at the intersection of the driveway at DePortola Road meets the 45 mph design speed for DePortola Road."

De Portola rd is posted 55 MPH, not 45 mph. At 55 mph the sight distance would need to be much greater. A wrong calculation puts the driving public at great risk. Could you please elaborate on why you are using 45mph instead of 55 mph?

Thank you,

Erin Kinney

September 20, 2011

Ms. Kineka Hesterly
Riverside County Planning Department
4080 Lemon Street, 95th Floor
Riverside, CA

VIA EMAIL TO : KHESTERL@rctlma.org

Dear Ms. Hesterlie,

My husband, Brian Brady and I are next door neighbors to Gershon Bachus Vintners (GBV.) Our 10 acre property sits next to GBV, and our residence is directly below their villa. We have been home for most of their wedding events over the past 3.5 years.

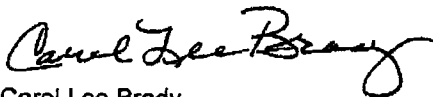
We have been acquainted with Ken and Christina Falik, of GBV, since the completion of their project in 2007, and we have found them to be extremely thoughtful and conscientious when it comes to being good neighbors and members of the community. We have been home, both inside and out on our patio, and we do not hear any loud music from their property during their weddings. The ceremonies occur outside between 4:00 and 5:30, and there is usually an hour-long cocktail hour on their back patio, which is directly above our house. We have never experienced any disruptive noise even when the group is outside. The majority of the party is inside their reception room by 7:00 p.m. and we haven't noticed noise during that time either. The Faliks personally attend every wedding and sit on the patio to monitor everything.

Ken and Christina have been very gracious and friendly to us and everyone in the neighborhood, and they go out of their way to ensure that our privacy is maintained. They always notify us in advance when they are having a wedding. In the unlikely event that we are ever disturbed, they have given us their personal cell numbers to call. Christina is the coordinator for every event, and she is very diligent about making sure that all details are addressed, and that the party is contained.

Their tasting room has never been any issue. They have a seated tasting, and they hold maybe 30 people. They post the days they are open for tastings, and they close with a sign when they are hosting an event. They do not welcome party buses; therefore, we have never witnessed any bad behavior from their property.

I have been wine tasting at GBV on several occasions, and it is a well orchestrated and classy one-on-one experience. Ken and Christina are almost always there.

Sincerely,



Carol Lee Brady
37850 De Portola Road
Temecula, CA 92529

Hesterly, Kinika

Subject: FW: Gershon Bachus zone change

From: Susan Clay [mailto:sclay@verizon.net]

Sent: Monday, September 19, 2011 1:56 PM

To: Bowie, Desiree

Subject: Gershon Bachus zone change

Ms. Bowie,

I do not agree that the zoning change should be approved. The surrounding area is zoned residential and currently the Oak Mountain Winery is causing many problems with residents. The county needs to stop allowing wineries to be plopped down in existing residential areas. The winery has been operating a tasting room illegally and now the county is accommodating them. This is not right. Also the county continues to impose conditions of approval that they don't enforce. Everything looks good on paper but the conditions are not implemented. An example of this is the condition that the winery provide acceleration and deceleration lanes on de Portola. There is no timeframe indicated in the conditions of approval as to when this should occur. These same conditions have been put on other wineries but have never materialized. No more wineries with tasting rooms and special events should be allowed until the county demonstrates that it will enforce the conditions it has imposed.

Susan Clay

**COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: November 28, 2006

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Dept. of Bldg. & Safety (Vasquez)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator – J. Jolliffe
Rod Kahura – South County # 5158
Commissioner Petty

Supervisor Stone
Co. Waste Management Dept.
Co. Sheriff's Office
Rancho Calif. Water Dist.
Southern Ca. Edison Co.
Southern Ca. Gas Co.
EIC "Attachment A"
Riverside Transit Agency
Pechanga Band of Indians
Temecula Valley Wine Growers Assoc.
Temecula Agricultural Conservancy – P. Baily

CHANGE OF ZONE NO. 7444 / PLOT PLAN NO. 22271 – EA41137 – Applicant: Kenneth and Christina Falik – **Engineer/Representative:** Hall & Foreman Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential – **Location:** Easterly of De Portola Road, northerly of Oak Mountain Road, and southerly of Galway Downs Drive. – 20 Gross Acres - **Zoning:** Residential Agriculture - 10 Acre Minimum (R-A-10) - **REQUEST:** A change of zone from Residential Agriculture 10 Acre Minimum (R-A-10) to Light Agriculture 5 Acre Minimum (A-1-5), and the conversion of the ground floor/garage of an existing residence into a public winery and tasting room. – APN: 927-280-036 - **Related Cases:** HANS00375 - **Concurrent Cases:** NONE

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on December 14, 2006**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

Set ID# CC004042

**APPLICATION FOR AMENDMENT TO THE
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 22271 GPA01107 DATE SUBMITTED: 9/20/10

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Christina Faulk E-Mail: christina@kencocompany.com

Mailing Address: 1609 Fontana Way Laquila Ranch CA 92651
Street

City State ZIP

Daytime Phone No: (949) 497 6090 Fax No: (949) 497 1870

Engineer/Representative's Name: N/A E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: () _____ Fax No: () _____

Property Owner's Name: Christina Faulk E-Mail: Same

Mailing Address: Same as above
Street

City State ZIP

Daytime Phone No: (949) 497 6090 Fax No: (949) 497-1870

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.

EA 41137 / CFG04532 / 0207444

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

CHRISTINA E. KENNETH FAULK
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

CHRISTINA FAULK
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

KENNETH FAULK
PRINTED NAME OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 927-280-036

Section: _____ Township: Laurel Ranch Range: _____

Approximate Gross Acreage: 20

General location (nearby or cross streets): North of Pulgarc Creek Rd, South of Galaway Downs East of de Portola, West of Adienna Verde

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: Riverside 2005 Pg 900 71

Existing Zoning Classification(s): RA 10

Existing Land Use Designation(s): residential ag - RR

Proposal (describe the details of the proposed general plan amendment):

change area to C-V to comply with submitted
plot plan 22271,
to be included in the C-V policy area

Related cases filed in conjunction with this request:

Prior zone request change NO. 7444 for A-1
now needs to be CV for events
Winery pp has been submitted

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case No. PP 22271 / zone 7444

E.A. Nos. (if known) 42171 E.I.R. Nos. (if applicable): 524

| Name of Company or District serving the area the project site is located (if none, write "none.") | | Are facilities/services available at the project site? | |
|--|-------------------------|--|-------------------------------------|
| | | Yes | No |
| Electric Company | <u>SC&E</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Gas Company | <u>SC&E</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Telephone Company | <u>Verizon</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Water Company/District | <u>Rancho Cal Water</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Sewer District | <u>on site disposal</u> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) _____

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Which one of the following watersheds is the project site located within (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 _____

Owner/Representative (2) _____ Date _____

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

General Plan

EXISTING DESIGNATION(S): RR-5

PROPOSED DESIGNATION(S): CV-10

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

The General Plan Wine Country 2020 will include our site. We are adjacent now to CU zone and have been working with the County since 2006 to be approved as a winery, tasting room w/ special events. Initially we were told to change zone to A-1-10 for winery which would allow us to have a tasting room, winery and events. All zone changes submitted to the County referenced this intent. We were advised recently that only CU zone will allow these activities and we must amend General Plan to include us in the CU zone.

See Attachments

III. AMENDMENTS TO POLICIES: -see attachments

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: _____ Area Plan: Southwest Area Plan

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): Valle de los Caballos -

C. PROPOSED POLICY (Attach more pages if needed): Will include 37750 de Artale in the CU zone.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): _____

Plot Plan has been in progress since
11/2006 for a winery, tasting room w/
events. We are in proposed wine country
community plan #1077, change of zone T11
which is scheduled for approval.

* Please see attachments

IV. OTHER TYPES OF AMENDMENTS:

(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: _____
(Please name)

Proposed Boundary Adjustment (Please describe clearly): _____

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): _____

Road Segment(s) _____

Existing Designation: _____

Proposed Designation: _____

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

C. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed):

See attachments

V. CASE INFORMATION REQUIREMENTS FOR GENERAL PLAN AMENDMENT:

**FILING INSTRUCTIONS FOR
GENERAL PLAN AMENDMENT APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE GENERAL PLAN AMENDMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

- ✓1. One completed and signed application form.
- ✓2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
- NA 3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
- ✓4. For applications to amend Area Plan Maps, forty (40) copies of Exhibit "A" (Site Plan). The exhibit must include the information described below. All exhibits must be folded no larger than 8½" x 14."
- ✓5. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
- ✓6. Two 8½" x 11" photocopies of a U. S. Geological Survey Quadrangle Map delineating the Site boundaries (Note: each photocopy must not have been enlarged or reduced, have a North arrow, scale, quadrangle name, and Section/Township/Range location of the site.)
- ✓7. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
- 8. Digital images of the aerial photograph, Exhibit A (Site Plan), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
- ✓9. Deposit-based fees for the General Plan Amendment, and Environmental Assessment deposit.


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.

DONALD O. JOHR
PRINTED NAME OF APPLICANT

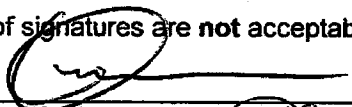

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:


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

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

KENNETH FALIK
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

CHRISTINE FALIK
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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 927-280-036

Section: _____ Township: A PORTION OF THE PAUBA RANCHO Range: _____

Approximate Gross Acreage: 20.01 AC

General location (street address, cross streets, etc.): North of PULGAS CREEK ROAD, South of GALWAY DOWNS DR., East of DE PORTOLA ROAD, West of AVENIDA VERDE.

Thomas Brothers map, edition year, page number, and coordinates: 960 E-4

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 RA-10 PROPOSED ZONING A-1-5

Related cases filed in conjunction with this request:

A WINERY PLOT PLAN HAS CURRENTLY BEEN SUBMITTED

C20744

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Robert C. Johnson Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE: C004042

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP22271 DATE SUBMITTED: 11-2-06

APPLICATION INFORMATION

Applicant's Name: HALL & FOREMAN INC E-Mail: dlohr@hfinc.com

Mailing Address: THREE BETTERWORLD CIRCLE, SUITE 200
TEMECULA CA 92590
City State ZIP

Daytime Phone No: (951) 294-9300 Fax No: (951) 294-9301

Engineer/Representative's Name: SAME AS ABOVE E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (_____) _____ Fax No: (_____) _____

Property Owner's Name: KENNETH FALIK & CHRISTINE E-Mail: KENNETH@KENCOCOMPANY.COM

Mailing Address: FALIK
37750 DE PORTOLA
TEMECULA CA 92592
City State ZIP

Daytime Phone No: (951) 693-9151 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.

EA 41137 / CFG-04532

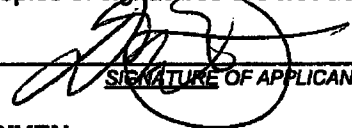
APPLICATION FOR LAND USE AND DEVELOPMENT

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.

DONALD O. LOHR
PRINTED NAME OF APPLICANT

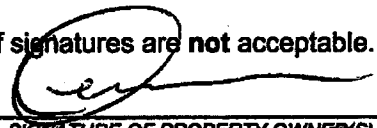

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:


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

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

KENNETH FALIK
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

CHRISTINE FALIK
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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 927-280-036

Section: _____ Township: A PORTION OF THE PAUBA RANCHO Range: _____

Approximate Gross Acreage: 20.01 AC

General location (street address, cross streets, etc.): North of PULGAS CREEK ROAD, South of GALWAY DOWNS DRIVE, East of DE PORTOLA ROAD, West of AVENIDA VERDE.

Thomas Brothers map, edition year, page number, and coordinates: 960 E-4

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

APPLICATION FOR LAND USE AND DEVELOPMENT

DEVELOP A WINERY AND TASTING ROOM IN THE GROUND FLOOR OF AN EXISTING
RESIDENTIAL STRUCTURE.

Related cases filed in conjunction with this request:

NONE HANS00375

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) _____

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

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: -0-

Estimated amount of fill = cubic yards -0-

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

Import _____ Export _____ Neither _____

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

N/A

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

N/A

APPLICATION FOR LAND USE AND DEVELOPMENT

How many anticipated truckloads? N/A 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) _____


FOR BALL & FOREMAN, INC.

Date 10-30-06

Owner/Representative (2) _____

Date _____

BJB ASSOCIATES
Brian J. Brady P.E.
37850 De Portola Road, Temecula CA 92592
Phone: 760-604-3471 Fax: 951-699-6635

July 12, 2010

County of Riverside
Planning Department
4080 Lemon Street
Riverside, CA

To whom it may Concern,

RE: PP22271
Geology/Planning

A condition of approval for PP22271 requires that a civil engineer certify that the property located at 37750 De Portola Road, Temecula, CA 92592 (originally approved in 2006 with all prior engineering and geology reports) is safe for the new intended use as a Winery/Tasting Room. Mr. Dave Jones, Riverside County Geology department has consented to waive any new reports since the footprint of the property has not changed since its original approval in 2006, as long as an engineer would sponsor the intended use.

As a matter of reference

Gunvant Thakkar submitted a grading plan. The county review letter required a qualitative stability evaluation on all cut slopes on-site. This report was provided by RGS Engineering Geology (Christopher Krall) in 2004, filed under APN 927-280-036 Parcel 1 of Parcel Map 4/12-13. The Riverside County Soil Report review BFR 031653 was dated 4/19/2004.

As per the telephone confirmation from Dave Jones to property owner Christina Falik on May 27, 2010, this letter will serve as my certification that the property located at 37750 De Portola Road, Temecula CA 92592 is safe and suitable for the intended use as a winery and tasting room without further study or geological reports.

Sincerely,



Brian J. Brady P.E.
BJBassociates@aol.com
Temecula, CA



**TRAFFIC MANAGEMENT PLAN
PLOT PLAN 22271
GERSHON BACHUS WINERY
May 2009**

1. Introduction

The purpose of this Traffic Management Plan is to describe the Gershon Bachus Winery operation, as well as the points of access from Riverside County maintained roadways.

2. Project Description / Location

The site is located on De Portola Road just north of Pulgas Creek Road..

The project is on 20.01 gross acres and contains an existing two story residence. The garage area (3744 s.f.) of an existing single family home is being proposed as a Winery/Tasting room.

3. Ingress/Egress

The project takes access from De Portola Road which is designated a Mountain Arterial Highway. (Draft Standard No. 95). The street is currently paved to a width of 24 feet.

Access to the site is provided by a 24 ft. wide driveway which connects directly to De Portola Road.

The geometrics include 50-foot radii on either side of the 24-foot driveway joining the existing pavement for DePortola Road and include acceleration and deceleration lanes per Riverside County Standard No. 803.

This proposed connection detail is shown on Sheet 1 of Plot Plan 22271.

Sight distance at the intersection of the driveway at DePortola Road meets the 45 mph design speed for DePortola Road.

4. Parking

Onsite parking is in accordance with Riverside County Ordinance 348, Section 18.12. A total of 14 parking spaces will be provided with two of these spaces designated as handicapped.

No traffic volume information is available on the County Web Site. We estimate an average daily trip count (both ways) to be 3000 trips per day.



5. Hours of Operation / Average number Visitors

The winery will be open for wine tasting by appointment only Friday through Sunday and some Holidays from 11:00am to 5:00pm.

The average number of visitors is 10-20 or 5-8 cars.

The average length of stay for wine tasting is 60 minutes.

The winery is operated by Mr. & Mrs. Ken Falik. The Faliks live part-time onsite and will be in residence during operational periods of the tasting room and winery.

6. Special Events

Proposed Special Events: Weddings, Wine pickup dates, Winemaker Dinners

Average Special Event visitors: 50-100 guests

Except for a 20 minute outdoor wedding, these events will be held indoors.

A. 50 events per year (Normal operations closed during events)

B. Mandatory valet parking for all guests

C. Continuous shuttle transportation provided to/from local hotels

D. Parked cars are stacked as needed

E. By appointment only

7. Signage

A winery sign is proposed at the entrance to the site.

A "stop" sign will be placed on the access driveway where the driveway meets DePortola Road. It will be located 60 feet east of the centerline of DePortola Road and 5 feet north of the edge of pavement for the driveway.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

December 27, 2006

Alisa Krizek, Project Planner
Riverside County Planning Department
9th Floor, CAC – P.O. Box 1409
Riverside, CA 92502-1409

RE: Plot Plan No. 22271 — Conversion of an Existing Residence into a Public Winery and Tasting Room

Dear Ms. Krizek:

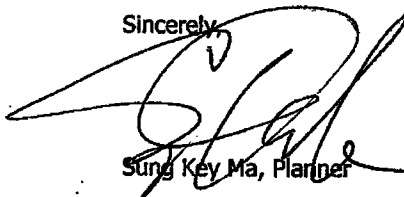
The Riverside County Waste Management Department (Department) has reviewed the proposed project, located southerly of Galway Downs Drive, northerly of Oak Mountain Road, and easterly of De Portola Road in Rancho California. It is subject to the State Model Ordinance, implemented 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial and multi-family residential projects provide adequate area(s) for collecting and loading recyclable materials (i.e., paper products, glass and other recyclables).

The Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building 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.
2. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.

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

Enclosure: Initial Case Transmittal
Doc. #50199



Carolyn Syms Luna
Director

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Environmental Programs Department

June 21, 2007

Mr. & Mrs. Keneth Falik
669 Fontana Way
Laguna, CA 92651

Dear Mr. & Mrs. Falik:

Re: JPR 07-05-21-01 Determination Letter – Partial Conservation
HANS No. 1716
Case No. PP22271
Assessor's Parcel Number(s): 927-280-036

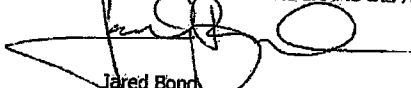
This letter is to inform you that the HANS determination for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). As stated on the attached "RCA JPR Review", the RCA has concurred with the County that partial conservation is described for this property (exhibit attached).

The Environmental Programs Department (EPD) will be calling you to schedule a HANS II meeting to determine if compensation is warranted as per Section 6.1.1 of the MSHCP. Negotiation of incentives must be concluded within 120 days. Notwithstanding, you may proceed with the planning process for the remainder of the property. Please note that this determination does not preclude compliance with any conditions incorporated into your final project approval.

If you have questions concerning the attached comments, please contact the EPD at (951) 955-6892.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT



Jared Bond
Ecological Resources Specialist

JB:mt

xc: Karin Watts-Bazan, Deputy County Counsel
Greg Neal, EPD
Ken Graff, RCA
Monica Thill, EPD
Sarah Lozano, RCA
Alisa Krizek, Planner

Environmental Programs Department – County of Riverside
4080 Lemon Street, 12th Floor, Riverside, California 92501 Phone: (951) 955-6097 Fax: (951) 955-0090



RCA Joint Project Review (JPR)

JPR #: 07.05.21.01

Date: 6/04/07

Project Information

Permittee: County of Riverside
 Case Information: HANS 1716
 Site Acreage: 20.0 acres
 Portion of Site Proposed for
 MSHCP Conservation Area: 2.44 acres

Criteria Consistency Review

Consistency Conclusion: *The project is consistent with both the Criteria and other Plan requirements.*

Data:

Applicable Core/Linkage: Constrained Linkage 24 and Proposed Core 7
 Area Plan: Southwest Area Plan

| APN | Sub-Unit | Cell Group | Cell |
|-------------|-------------------|------------|--------------|
| 927-280-036 | SU 3 -- Vail Lake | C | 6807 6808 |

Comments:

- a. Cell Group C will contribute to assembly of Proposed Constrained Linkage 24 as well as Proposed Core 7. The project site is located on the western edge of Core 7, and north of Proposed Constrained Linkage 24. Proposed Linkage 24 is comprised of the portion of Temecula Creek east of Redhawk Parkway and west of Pauba Road. This Linkage provides Habitat for wetland species and a connection to Core Areas in Wilson Valley. The Linkage is constrained by existing roadways and planned community Development. Proposed Core 7 is comprised of a mosaic of upland and wetland habitat types in the Vail Lake, Sage and Wilson Valley areas. The proposed large intact habitat blocks provide Live-In Habitat for a number of Planning Species and movement for species connecting to other Core Areas located in the Agua Tibia Wilderness, San Bernardino National Forest and Beauty Mountain Management Area.
- b. The dimensional data provided for Proposed Constrained Linkage 24 indicate a width ranging from 1,000 to 1,500 feet to the south of the property.
- c. The project site is located in Cell Group C. Conservation within this Cell Group will contribute to assembly of Proposed Core 7 and Proposed Constrained Linkage 24. Conservation within this Cell Group will focus on Riversidean alluvial fan sage scrub, riparian scrub, woodland and forest habitat along Temecula Creek and adjacent chaparral, coastal sage scrub, grassland, woodland and forest habitat. Areas conserved within this Cell Group will be connected to chaparral, coastal sage scrub, riparian scrub, woodland and forest habitat proposed for conservation in Cell Group D to the southeast



RCA Joint Project Review (JPR)

JPR #: 07.05.21.01

Date: 6/04/07

- and to Riversidean alluvial fan sage scrub habitat proposed for conservation in Cell #7134 to the southwest. Conservation within this Cell Group will range from 60%-70% of the Cell Group focusing in the southern and central portions of the Cell Group.
- d. The proposed project is developed with one single family residence and vineyards in the western half of the project site. The Permittee notes that the project is asking for commercial zoning to allow for sales of wine on site. No other disturbance or structures are reported to be part of the project. An area of undisturbed chaparral and sage scrub habitat located in the northeast portion of the parcel will contribute to Proposed Core 7 and is proposed for conservation, totaling approximately 2.4 acres. The location of the proposed project does not conflict with the Reserve Assembly objectives for this area. Therefore, with the 2.4 acre contribution, the project would not conflict with the Reserve Assembly in this area.

Other Plan Requirements

Data:

Section 6.1.2 – Riparian/Riverine/Vernal Pool Mapping Provided:

- Yes. The *MSHCP Compliance Report* prepared by Kidd Biological Consulting, dated January 27, 2007, indicates that the project does not support Riparian/Riverine/Vernal pool habitat or fairy shrimp habitat.

Section 6.1.3 – Narrow Endemic Plant Species Surveys Provided:

- Yes. The project site is located within a Narrow Endemic Plant Species Survey Area for Slender-Horned Spineflower and Many-stemmed dudleya. The project site is also located in the Criteria Area Species Survey Area for Nevin's Barberry, Vail Lake Ceanothus, and Round-leaved filaree.

Section 6.3.2 – Additional Species Surveys Provided:

- Yes. The project site is located in the Burrowing Owl Survey Area.

Section 6.1.4 – Guidelines Pertaining to Urban/Wildland Interface:

- Yes. The property is located near Conservation areas.

Comments:

- a. Section 6.1.2: According to the *MSHCP Compliance Report* prepared by Kidd Biological Consulting, dated January 27, 2007, "This site lacks riparian/riverine and vernal pool habitats. A blue-line stream is located one parcel to the north however it does not occur on site....nor does it receive any water from the subject property. This site is dominated by sandy soils and is situated on a fairly steep southwest



RCA Joint Project Review (JPR)

JPR #: 07.05.21.01

Date: 6/04/07

facing slope lacking suitable habitats such as vernal pools and other depressions suitable for the fairy shrimp." The project demonstrates compliance with Section 6.1.2 of the MSHCP.

- b. Section 6.1.3: The project site is located within a Narrow Endemic Plant Species Survey Area (NEPSSA) for Slender-Horned Spineflower and Many-stemmed dudleya. The project site is also located in the Criteria Area Species Survey Area (CASSA) for Nevin's Barberry, Vail Lake Ceanothus, and Round-leaved filaree. Based in the Kidd Report and information provided by the Permittee, there is no suitable habitat for the two NEPSSA species, nor is there suitable habitat for the CASSA species. The site is reported to having sandy soils, does not have cryptogamic crusts or mature alluvial scrubs to support the Slender-Horned Spineflower, no gabbro soils and pyrozinite rich outcroppings to support the Vail Lake Ceanothus, nor alluvial washes for the Nevin's Barberry. The project demonstrates compliance with Section 6.1.3 of the MSHCP.
- c. Section 6.3.2: The project site is located in the Burrowing Owl survey area. The Kidd report indicates that the site does not support "suitable nesting or foraging habitats for the burrowing owl. No owls or their sign (feathers, pellets, nest material, excrement, and tracks) were observed on site. The Permittee also indicates that the site does not support suitable small mammal burrows and that the existing vineyards on site do not provide suitable foraging habitat.
- d. Section 6.1.4: To preserve the integrity of areas dedicated as MSHCP Conservation Areas that are proposed to occur adjacent to development, the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area should be considered by the Permittee in their actions relative to the project. Specifically, the Permittee should include as project conditions of approval the following measures:
 - i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas.
 - ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.
 - iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
 - iv. Proposed noise-generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.
 - v. Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall



RCA Joint Project Review (JPR)

JPR #: 07.05.21.01

Date: 6/04/07

include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.

- vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or appropriate mechanisms.
- vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

SNS

CHANGE OF ZONE NO. 7444 PLOT PLAN NO. 22271
From: Erin Kinney [avocadoerin@gmail.com]
Sent: Monday, March 29, 2010 1:23 PM
To: Hesterly, Kinika
Subject: CHANGE OF ZONE NO. 7444 / PLOT PLAN NO. 22271
Attachments: SW09031021[1].pdf

Dear Kinika,

I am writing in response to a public hearing letter received last week. This was the only notification we received so far. We live in Glenoak Hills at 41925 Avenida Ortega. We are one of the closest neighbors to this project. We have several concerns. One is the 65db allowed until 10 pm. Residential zone allows for 45db maximum during the day and night. There is a reason for this, our quality of life.

Glenoak Hills is north east of all the wineries on De Portola. The breeze blows to us from the south west every day and evening. This creates a condition for sound to travel great distances and disturb the enjoyment of our homes. Right now we have 5 operating wineries on De Portola that we hear regularly and easily. Oak Mountain and Keyways being the loudest with their DJ's and outdoor music. All those wineries are allowed 50 plus events per year. That means that we could be potentially be looking at listening to 5 events every weekend year round. Also we have a professional/commercial motocross track just north of this parcel that contributes major noise to Glenoak Hills (I've attached Sheriff's report with sound measurements). The cumulative effect on the residents of this community is just not acceptable and more wineries are coming in the near future. We have no problem with wineries having events and making money and generally, we enjoy having them there. But the residents need to have more consideration when it comes to outdoor events and noise.

We recommend that the conditions of approval include OUTDOOR amplified music events be limited to 5 per year maximum and they must comply with the 65db at the property line during those events.

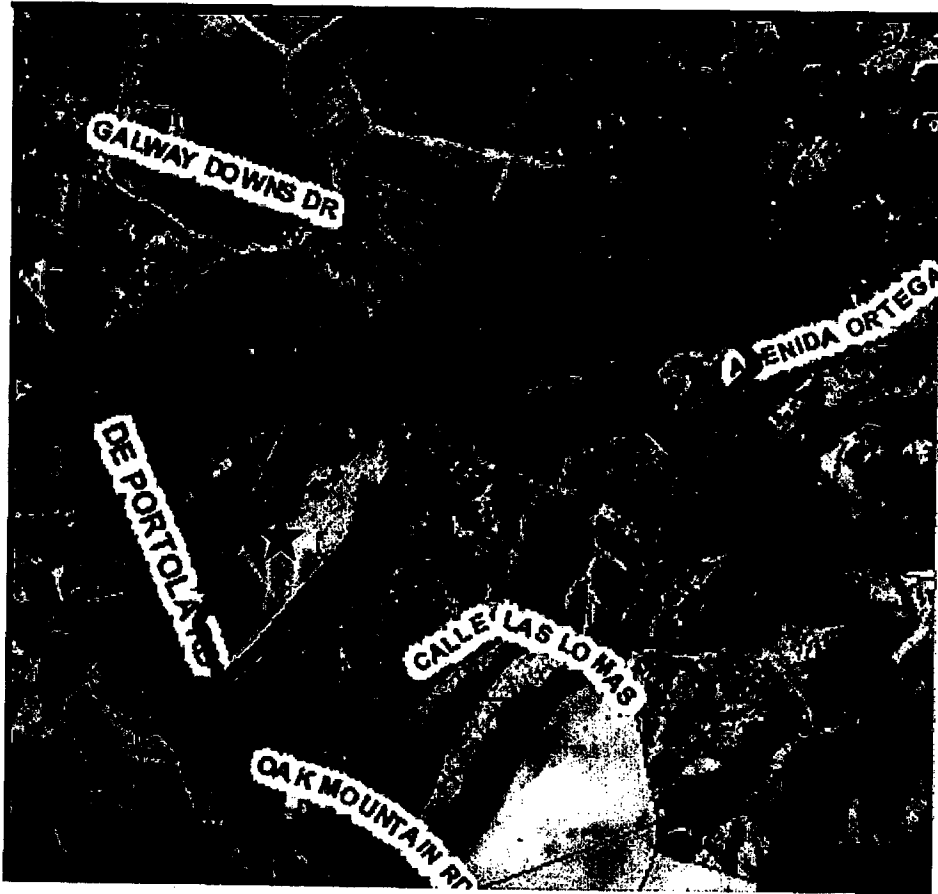
We also agree that De Portola is getting very busy and left hand turning lanes are a must. Leoness Winery which is just north of this winery is very dangerous without the left hand lane. There have been several accidents and we are always hearing screeching brakes in front of that winery. This will help put a stop the "build it now and ask permission from the County later" mentality that creates these problems in the first place.

Lastly is the runoff of dirt onto DePortola that ends up in front of Keyways. No doubt all the grading/clearing without approvals from all the wineries etc. is contributing to this mess and hope the conditions of approval help to address that matter.

CHANGE OF ZONE NO. 7444 PLOT PLAN NO. 22271

Thank you for your time and we hope you take into consideration our unique community and it's residents.

Herbert and Erin Kinney



Herbert and
Erin Kinney
Property

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:

GENERAL PLAN AMENDMENT NO. 1107, CHANGE OF ZONE NO. 7444, PLOT PLAN NO. 22271 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Christina Falik – Engineer/ Representative: Same as applicant- Third Supervisorial District - Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Easterly of De Portola Road and Southerly of Camino Del Vino at 37750 De Portola Road, Temecula, CA 92592– 20.01 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** The general plan amendment proposes to amend the General Plan Policy Area from Valle de los Caballos to Citrus/Vineyard for the subject site. The change of zone proposes to change the site's zoning classification from Residential Agricultural - 10 Acre Minimum (R-A-10) to Citrus/Vineyard (C/V). The plot plan proposes that the existing 7,829 square foot, two-story building, with a 3,456 square foot garage, be used as a winery, wine-sampling room, special occasion's facility and residence. The project proposes a maximum of fifty (50) special occasions and 34 parking spaces. – APN: 927-280-036. (Quasi-judicial)

TIME OF HEARING: **9:00 a.m.** or as soon as possible thereafter.
September 21, 2011
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 khesterl@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.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 8/3/2011,

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

APN (s) or case numbers GPA01107/CZ07444/PP22271 For

Company or Individual's Name Planning Department

Distance buffered 1200'

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

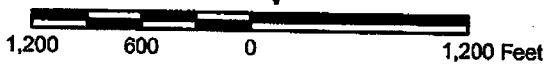
✓ 8/3/2011 COR
ERRORS: 2/3/2012

1200 feet buffer



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 927-280-039 | 927-280-040 | 927-660-038 | 927-660-005 | 927-280-026 | 927-280-019 | 927-280-024 | 927-660-026 | 927-640-004 | 927-280-008 |
| 927-280-010 | 927-620-006 | 927-280-037 | 927-150-008 | 927-660-027 | 927-310-002 | 927-280-007 | 927-660-003 | 927-280-035 | 927-650-035 |
| 927-660-039 | 927-280-036 | 927-650-021 | 927-280-025 | 927-660-029 | 927-640-003 | 927-280-028 | 927-620-005 | 927-280-020 | 927-280-021 |
| 927-620-004 | 927-640-008 | 927-640-009 | 927-640-011 | 927-640-012 | 927-640-015 | 927-150-012 | 927-620-007 | | |



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

ASMT: 927150008, APN: 927150008
JOHN BAIRD, ETAL
37555 DE PORTOLA RD
TEMECULA CA 92592

ASMT: 927280025, APN: 927280025
NICOLAS MAGANA, ETAL
38280 DEPORTOLA RD
TEMECULA, CA. 92592

ASMT: 927150012, APN: 927150012
TSM PROP
531 W HOLT BLVD
ONTARIO CA 91762

ASMT: 927280026, APN: 927280026
APRIL NOREN, ETAL
38200 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 927280007, APN: 927280007
ALLEN SORCE, ETAL
37100 OAK MOUNTAIN RD
TEMECULA CA 92592

ASMT: 927280028, APN: 927280028
ILSE DORE JOSWIG, ETAL
125 HOLLAND TRACE CIR
SIMPSONVILLE SC 29681

ASMT: 927280010, APN: 927280010
FOXTAIL RANCH
C/O JAMES ARTHUR SORCE
37100 OAK MOUNTAIN RD
TEMECULA CA 92592

ASMT: 927280035, APN: 927280035
TAMMY LAMAGNA, ETAL
15 LITTLE LAKE RUN
OSSINING NY 10562

ASMT: 927280019, APN: 927280019
CAROL BRADY, ETAL
37850 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 927280036, APN: 927280036
CHRISTINE FALIK, ETAL
400 S BEVERLY DR STE 214
BEVERLY HILLS CA 90212

ASMT: 927280021, APN: 927280021
JANET TOBARI, ETAL
1630 W REDONDO BEACH 23
GARDENA CA 90247

ASMT: 927280037, APN: 927280037
HAROLD KEHLER
37000 E BENTON RD
TEMECULA CA 92592

ASMT: 927280024, APN: 927280024
DAVID HORVATH
38150 DE PORTOLA
TEMECULA, CA. 92592

ASMT: 927280040, APN: 927280040
ADOBE LAND CO
525 PLAZA DEL SID
CHULA VISTA CA 91910

ASMT: 927310002, APN: 927310002
 ERIN KINNEY, ETAL
 41925 AVENIDA ORTEGA
 TEMECULA, CA. 92592

ASMT: 927640009, APN: 927640009
 SUMMIT ASSOC LTD
 5647 SASHABOW
 CLARKSTON MI 48346

ASMT: 927620004, APN: 927620004
 LEONESSE CELLARS, ETAL
 C/O LEONESSE CELLARS
 38311 DE PORTOLA RD
 TEMECULA, CA. 92592

ASMT: 927650021, APN: 927650021
 MACE FAMILY REVOCABLE TRUST 2006
 C/O THOMAS J MACE
 36745 AVENIDA VERDE
 TEMECULA, CA. 92592

ASMT: 927620005, APN: 927620005
 JACQUELINE MORGAN, ETAL
 P O BOX 894060
 TEMECULA CA 92589

ASMT: 927660003, APN: 927660003
 KARIANNE HAYES, ETAL
 36520 VIA VERDE
 TEMECULA, CA. 92592

ASMT: 927620006, APN: 927620006
 SUE CLEVELAND, ETAL
 28665 TULITA LN
 MENIFEE CA 92584

ASMT: 927660005, APN: 927660005
 HEATHER TURSKI, ETAL
 37970 DE PORTOLA RD
 TEMECULA CA 92592

ASMT: 927620007, APN: 927620007
 VINEYARDS OF GALWAY
 C/O KEN ZIGNORSKI
 35820 RANCHO CALIFORNIA
 TEMECULA CA 92591

ASMT: 927660026, APN: 927660026
 DENNIS PAULSON
 36800 AVENIDA VERDE
 TEMECULA CA 92592

ASMT: 927640003, APN: 927640003
 RENZONI VINEYARDS INC
 37350 DE PORTOLA RD
 TEMECULA, CA. 92592

ASMT: 927660027, APN: 927660027
 BENG OOI, ETAL
 9 KINGS CT
 VALLEY COTTAGE NY 10989

ASMT: 927640004, APN: 927640004
 FAZELLI VINEYARD
 8645 RESEARCH DR
 IRVINE CA 92618

ASMT: 927660029, APN: 927660029
 RITA ZEPPIERI, ETAL
 P O BOX 2046
 FALLBROOK CA 92088

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JOHN SCHULER
P O BOX 892218
TEMECULA CA 92589

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

Cultural Resources Committee,
Pechanga Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

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

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

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

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 800
Rosemead, CA 91770

ATTN: Phil Baily
Temecula Agricultural Conservancy
33440 La Serena Way
Temecula, CA 92591

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

Applicant/Owner:
Christina & Kenneth Falik
669 Fontana Way
Laguna Beach, CA 92651

Eng-Rep:
Hall & Foreman, Inc.
Three Betterworld Circle #200
Temecula, CA 92590

Applicant/Owner:
Christina & Kenneth Falik
669 Fontana Way
Laguna Beach, CA 92651

Eng-Rep:
Hall & Foreman, Inc.
Three Betterworld Circle #200
Temecula, CA 92590

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0619854

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: FALIK CHRISTINA
paid by: CK 16413/16479 \$64.00
paid towards: CFG04532 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FOR EA41137
at parcel #: 37750 DE PORTOLA RD TEM
appl type: CFG3

By MGARDNER Nov 02, 2006 11:48
posting date Nov 02, 2006

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

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Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1108368

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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: FALIK CHRISTINA \$2,044.00
paid by: CK 21310
paid towards: CFG04532 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FOR EA41137
at parcel #: 37750 DE PORTOLA RD TEM
appl type: CFG3

By _____ Aug 29, 2011 13:00
MGARDNER posting date Aug 29, 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