

CT MAP Tract #: TR31444M2

Parcel: 942-210-004

90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

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

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

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

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

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

1. Precise grade inspection.

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

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

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

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

90. PRIOR TO BLDG FINAL INSPECTION

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

INEFFECT

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

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

RECOMMND

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

1. Precise grade inspection.

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

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

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

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

RECOMMND

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

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

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

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

ACT MAP Tract #: TR31444M2

Parcel: 942-210-004

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL CONSTRUCTION COMPL

RECOMMND

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

90.PARKS. 2 MAP - TRAIL MAINTENACE MECHANI

RECOMMND

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

PLANNING DEPARTMENT

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

RECOMMND

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

06/05/14
09:55

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR31444M2

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

90.PLANNING. 10 MAP - SKR FEE CONDITION

RECOMMND

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

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

RECOMMND

All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF

RECOMMND

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

ACT MAP Tract #: TR31444M2

Parcel: 942-210-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - UTILITY INSTALL

RECOMMND

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

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

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 MAP - TRAIL MAINTENANCE MECHAN

RECOMMND

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

PLANNING DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

06/05/14
09:55

Riverside County LMS
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TRACT MAP Tract #: TR31444M2

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 4

MAP - VINEYARD PLANTING (5)

RECOMMND

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

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

EMail COPY

DATE: April 24, 2014

TO:

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

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

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

TENTATIVE TRACT MAP NO. 31444, MINOR CHANGE NO.2 – EA42684– Applicant: Graperoad, LLC –Engineer/Representative: Ventura Engineering – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Agriculture : Agriculture (AG) (10 Acre Minimum) – Temecula Valley Wine Country Policy Area – Location: Southeasterly of Rancho California Road, Westerly of Camino Del Vino, and Southerly of Monte de Oro – 219.66 Gross Acres – Zoning: Citrus Vineyard – 10 Acre (C/V-10) Minimum and Citrus Vineyard – 5 Acres Minimum (C/V-5) – REQUEST: The purpose of this minor change is to divide TR31444M1 Lot 1 (30 gross acres) into two winery lots: TR31444M2 Lot 1 (20 gross acres) and TR31444M2 Lot 2 (10 gross acres); TR31444M1 Lot 2 (45 gross acres) will also be divided into two winery lots: TR31444M2 Lot 3 (20 gross acres) and TR31444M2 Lot 4 (25 gross acres). Phase I of TR31444M2 will consist of 4 winery lots totaling 75 gross acres. The minor change also proposes to consolidate TR31444M1 residential lots 8-10 into a single lot: TR31444M2 Lot 5 (14.66 gross acres). This lot will be used as a production lot, thus reducing the number of residential lots to 26. Lot 5 will be accessed through Via Siena. The entry gate to residential lots on Via Siena will be moved between lots 5 and 6. The portion of the Via Brunello Road that was adjacent to Lot 5 will be removed and a cul-de-sac will provide access to lots 22-24. Via Siena and Via Barolo will provide entry and exit points for this Project. TR31444M2 Phase II will consist of one production lot (lot 5) and 26 residential lots (lots 6-31) totaling approximately 144.66 gross acres. The Project also proposes to change from septic systems to sewer and connect to the sewer line being constructed along Rancho California Road. – APN: 942-220-001, 942-210-003, 942-210-004 – Related Cases: TR31444, TR31444M1- Concurrent Case: CZ07827 (Planning only - Consistency zoning)

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

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

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

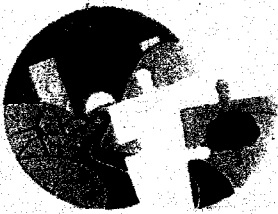
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

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

APPLICATION INFORMATION

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

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

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

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

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

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

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

Mailing Address: _____
Street
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

GRAPE ROAD, LLC
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

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

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

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

PROPERTY INFORMATION:

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

Section: 24, 25 T7S R2W Township: RANCHO PAUBA Range: _____

Approximate Gross Acreage: 220.9

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

RANCHO CALIF RD. East of _____, West of MONTE DE ORO

APPLICATION FOR CHANGE OF ZONE

2003 CD

Thomas Brothers map, edition year, page number, and coordinates: Pa 960 1B, 1C, 1D, 2C, 21

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

going to W-CW

Related cases filed in conjunction with this request:

TENTATIVE MAP 31444



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez
Agency Director

Carolyn Syms Luna
Director,
Planning Department

Juan C. Perez
Director,
Transportation Department

Mike Lara
Director,
Building & Safety Department

Code
Enforcement
Department

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

TO BE COMPLETED BY APPLICANT:

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

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

Description of application/permit use:

ZONE CHANGE AND MINOR CHANGE TO TENTATIVE
MAP 31444

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

Section 1. Deposit-based Fees

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

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

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

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

Property Location or Address:

35601, 35701 RANCHO CALIF

2. PROPERTY OWNER INFORMATION:

Property Owner Name: ORAPE ROAD, LLC

Phone No.: 818-706-8311

Firm Name: REI MANAGEMENT

Email: STEVECONVERSE@HOTMAIL.COM

Address: 30343 CAWOOD ST. SUITE 206
ARONA HILLS, CA 91301

3. APPLICANT INFORMATION:

Applicant Name: SAME AS OWNER

Phone No.: 626-319-7771

Firm Name: STEVE CONVERSE

Email: STEVECONVERSE@HOTMAIL.COM

Address (if different from property owner)

4. SIGNATURES:

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

Print Name and Title: STEVE CONVERSE, AIA

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

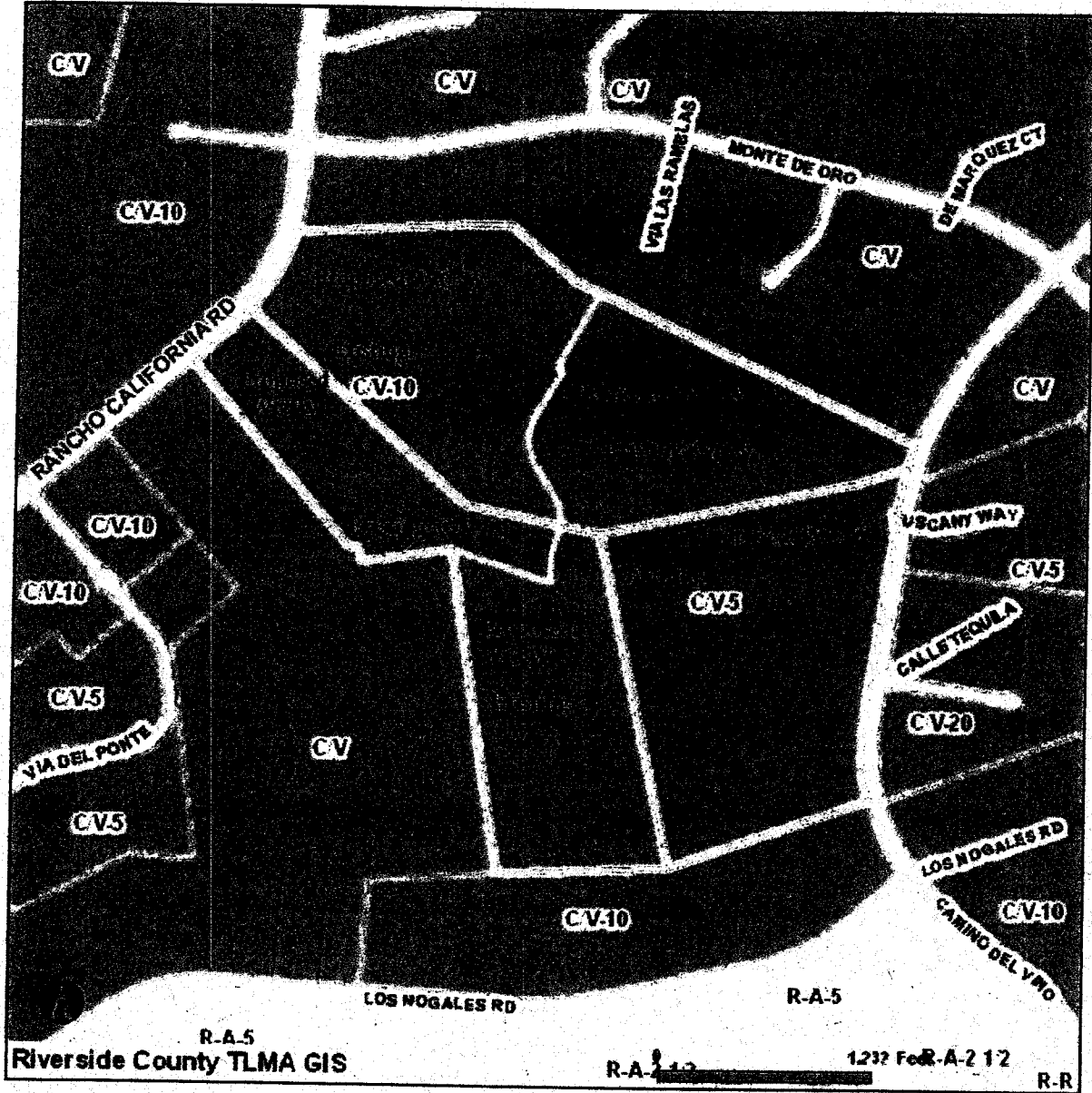
Print Name and Title: CLAUDIO ROUSE MANAGING MEMBER

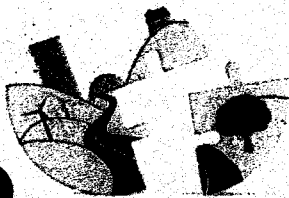
Signature of the County of Riverside, by: [Signature] Date: 4/14/14

Print Name and Title: CLAUDE MORALES, LAND USE TECH II

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>RE31444M2, CZ07827, EA4264, CF00067</u>
Set #:	<u>CC000545</u>
Application Date:	<u>4/14/14</u>

Change of Zone application





RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP MINOR CHANGE VESTING MAP
 REVISED MAP REVERSION TO ACREAGE EXPIRED RECORDABLE MAP
 PARCEL MAP AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

TR 31444M2

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

APPLICATION INFORMATION

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

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

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

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

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

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

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

Mailing Address: _____
City State ZIP

Daytime Phone No: () Fax No: ()

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

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

Dc

(7c

Steve Converse, A.I.A.
steveconverse@hotmail.com
direct (926) 319-7771

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

Thomas Brothers map, edition year, page number, and coordinates: 2003 ED. P6960 | B | C
1020 20

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

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

Related cases filed in conjunction with this request:

APPROVED TENTATIVE 31444
ZONE CHANGE

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

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

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

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

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

Is water service available at the project site: Yes No

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

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

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

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

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

How much grading is proposed for the project site?

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards SITE IS BALANCED

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? _____ truck loads.

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

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

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

Dedicate land Pay Quimby fees Combination of both

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

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

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

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

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

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

Owner/Representative (2) _____ Date _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/5/2014.

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

APN (s) or case numbers TR31444M2 For

Company or Individual's Name Planning Department.

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

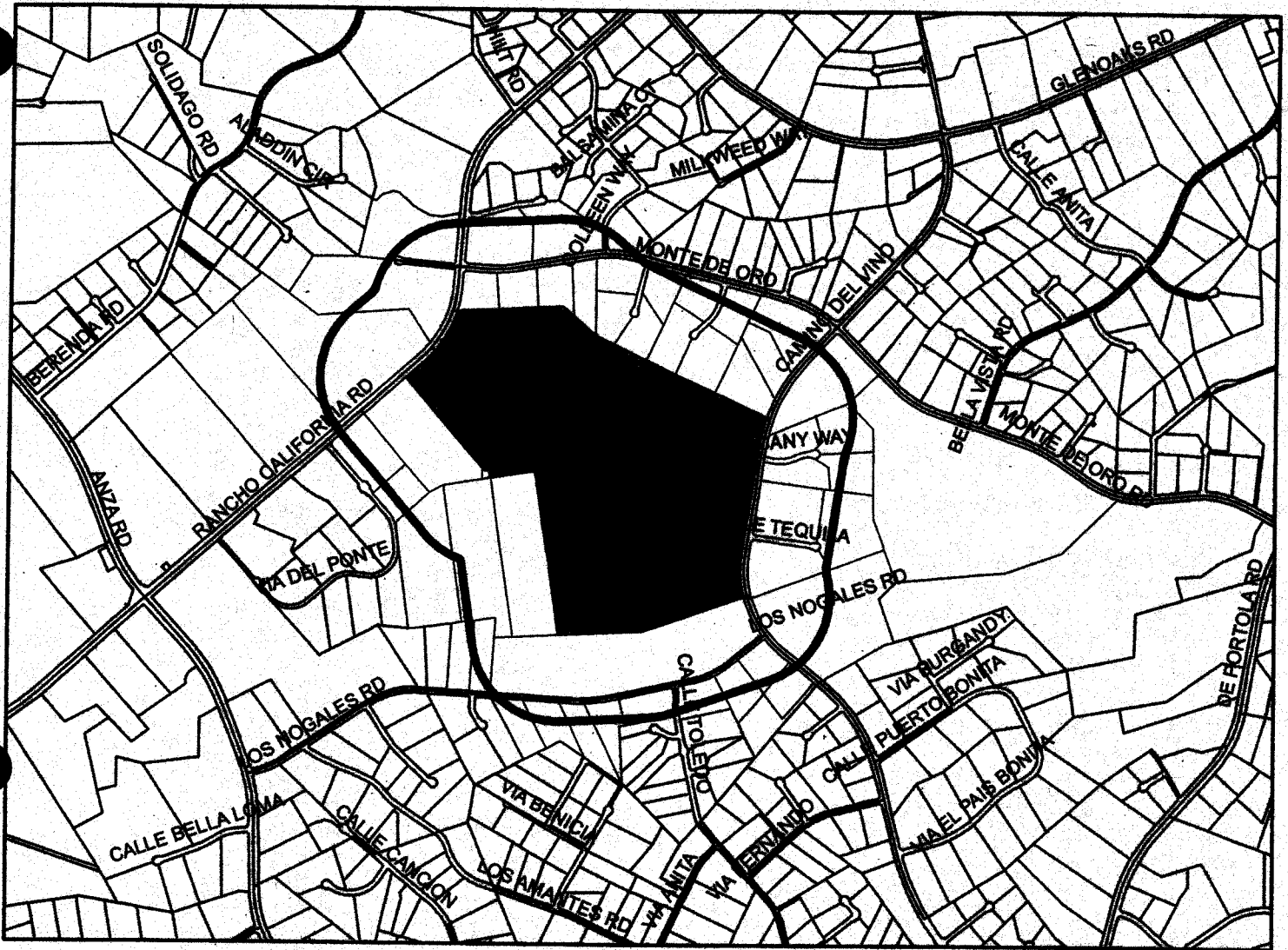
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

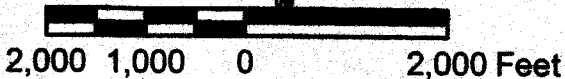
*checked by
Larry Ross
Expires
12-5-14*

TR31444M2 (1000 feet buffer)



Selected Parcels

941-230-006 942-200-005 941-230-009 941-230-010 927-480-005 942-190-010 942-190-011 942-190-012 942-200-012 927-470-006
 941-230-011 927-470-007 927-470-010 941-230-007 941-230-008 942-230-009 927-470-008 927-450-002 942-200-010 942-220-004
 942-220-005 942-220-006 942-210-003 942-210-004 942-220-001 927-460-003 941-230-005 942-190-014 942-200-006 942-090-011
 942-090-016 942-080-033 942-200-007 941-230-001 927-460-001 927-480-006 927-470-009 927-460-002 942-220-003 942-190-013
 942-170-007 942-180-003 942-200-011 942-200-014 927-460-005 941-320-002 942-190-015 942-190-016 941-320-001 942-220-002
 941-230-004 942-180-002 942-240-004 942-190-009 942-080-024 942-230-008



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

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

ASMT: 927460001, APN: 927460001
LARRY SMALLEY, ETAL
7 EDGEWATER
IRVINE CA 92604

ASMT: 927460002, APN: 927460002
MARY FRY
40605 CAMINO DEL VINO
TEMECULA CA 92592

ASMT: 927460003, APN: 927460003
GREG GOODMAN
40599 CAMINO DEL VINO
TEMECULA, CA. 92592

ASMT: 927460005, APN: 927460005
PAMELA DUFFY
40600 CALLE TOLEDO
TEMECULA, CA. 92592

ASMT: 927470006, APN: 927470006
D LORENZ
33580 PLOWSHARE RD
WILDOMAR CA 92595

ASMT: 927470007, APN: 927470007
JANET WILLMS, ETAL
35401 LOS NOGALES
TEMECULA, CA. 92590

ASMT: 927470008, APN: 927470008
FERNIKKI
4170 MORENO BLVD STE E
SAN DIEGO CA 92117

ASMT: 927470009, APN: 927470009
JUAN MEZA, ETAL
35525 LOS NOGALES
TEMECULA, CA. 92592

ASMT: 927470010, APN: 927470010
MIMI CHANG, ETAL
33181 EMBASSY AVE
TEMECULA CA 92592

ASMT: 927480005, APN: 927480005
JERI COTA, ETAL
35280 LOS NOGALES RD
TEMECULA, CA. 92592

ASMT: 927480006, APN: 927480006
MARIAN HAWKEY
1534 COUNTRY CLUB DR
ESCONDIDO CA 92029

ASMT: 941230001, APN: 941230001
LORENZI ESTATE WINES INC
C/O DON LORENZI
3400 CENTRAL AVE STE 160
RIVERSIDE CA 92506

ASMT: 941230004, APN: 941230004
PATRICIA NADEAU, ETAL
40170 CAMINO DEL VINO
TEMECULA, CA. 92592



ASMT: 941230005, APN: 941230005
LORI SOVINE, ETAL
P O BOX 550
WILDOMAR CA 92595

ASMT: 941230006, APN: 941230006
SANDRA M FAMILY TRUST, ETAL
40350 CAMINO DEL VINO
TEMECULA, CA. 92592

ASMT: 941230007, APN: 941230007
HELEN KIM, ETAL
40070 CAMINO DEL VINO
TEMECULA, CA. 92592

ASMT: 941230010, APN: 941230010
ROLAND TANG, ETAL
70 PACIFIC ST NO 268
CAMBRIDGE MA 2139

ASMT: 941230011, APN: 941230011
MYUNG KIM, ETAL
P O BOX 1358
GARDEN GROVE CA 92842

ASMT: 941320002, APN: 941320002
PATRICIA LIN
C/O EUSTON HOMES
910 CAMINO DEL MAR NO A
DEL MAR CA 92014

ASMT: 942080024, APN: 942080024
VAYEHI INC
39512 COLLEEN WAY
TEMECULA CA 92592

ASMT: 942080033, APN: 942080033
ROBIN SWEENEY, ETAL
39570 COLLEEN WAY
TEMECULA, CA. 92592

ASMT: 942090016, APN: 942090016
LAURA PAULK, ETAL
23445 CARANCHO RD
TEMECULA CA 92590

ASMT: 942180003, APN: 942180003
OGB PARTNERS
C/O KEN ZIGNORSKY
35820 RANCHO CALIFORNIA
TEMECULA CA 92591

ASMT: 942190009, APN: 942190009
SOUTHERN CALIFORNIA EDISON CO
14799 CHESTNUT ST
WESTMINSTER CA 92683

ASMT: 942190012, APN: 942190012
LANFLISI II, ETAL
SOUTH TOWER NO 2011
2170 CENTURY PARK E
LOS ANGELES CA 90067

ASMT: 942190013, APN: 942190013
MICHAEL URMAN
35555 MONTE DE ORO RD
TEMECULA, CA. 92592

ASMT: 942190014, APN: 942190014
MAY LORAH, ETAL
35767 VIA LAS RAMBLAS
TEMECULA CA 92592



ASMT: 942190016, APN: 942190016
PAUL BENEVIDES
C/O SPECIALTY METALS INDUSTRIES
P O BOX 890293
TEMECULA CA 92589

ASMT: 942200014, APN: 942200014
PALUMBO FAMILY PROP
C/O NICHOLAS PALUMBO
P O BOX 893202
TEMECULA CA 92589

ASMT: 942200005, APN: 942200005
INGEBORG HEINZELMANN, ETAL
C/O VIOLAS MGMT CO
42568 JOLENE CT
TEMECULA CA 92592

ASMT: 942220001, APN: 942220001
GRAPEROAD
C/O REI MANAGEMENT CO
30343 CANWOOD ST STE 206
AGOURA HILLS CA 91301

ASMT: 942200006, APN: 942200006
REGINA SANCHEZ, ETAL
40005 CAMINO DEL VINO
TEMECULA, CA. 92592

ASMT: 942220003, APN: 942220003
MICHAEL MCMILLAN
P O BOX 35
TEMECULA CA 92593

ASMT: 942200007, APN: 942200007
JOHNNY TOURINO
4420 E MIRA LOMA AVE NO M
ANAHEIM CA 92807

ASMT: 942220006, APN: 942220006
PATRICIA MCMILLAN, ETAL
29379 RCH CALIFORNIA 201
TEMECULA CA 92591

ASMT: 942200010, APN: 942200010
PATRICIA BROWN, ETAL
P O BOX 891836
TEMECULA CA 92589

ASMT: 942230008, APN: 942230008
WIENS CELLARS
35055 VIA DEL PONTE
TEMECULA, CA. 92592

ASMT: 942200011, APN: 942200011
PALUMBO FAMILY PROP
C/O NICHOLAS PALUMBO
P O BOX 89202
TEMECULA CA 92589

ASMT: 942230009, APN: 942230009
MERI ROSA PRYCE, ETAL
38589 HILLSIDE TRAIL DR
MURRIETA CA 92562

ASMT: 942200012, APN: 942200012
CINDY YOST
35615 MONTE DE ORO
TEMECULA, CA. 92592

ASMT: 942240004, APN: 942240004
LASSALETTE ENTERPRISES, ETAL
C/O GARY MCMILLIAM
29379 RANCHO CALIF RD 201
TEMECULA CA 92591



www.avery.com

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

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

Repliez à la hauteur afin de
révéler la réponse Pop-Up Edge™

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

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

Sens de

Utilisez le gabarit AVERY® 5160®
:tiquettes faciles à peler

AVERY® 5160®



Feed Paper
Bend along line to
expose Pop-Up Edge™

Use Avery® Template 5160®
Easy Peel Labels

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director
Planning Department
Robert C. Johnson · Planning Director

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

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

82-875 Highway 111, 2nd Floor
Indio, CA 92201
 Riverside County Transportation Department
4080 Lemon Street, 8th Floor
P.O. Box 1090
Riverside, CA 92502-1090

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

EA39433 CHANGE OF ZONE NO. 6934 / TENTATIVE TRACT MAP NO. 31444
Project Title *Case Numbers*

Dana Weaver (951) 955-9075
County Contact Person *Phone Number*

State Clearinghouse Number

REI Management Company 26901 Acoura Road, #250, Calabasas, CA 91301
Project Applicant *Address*

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

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

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

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

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

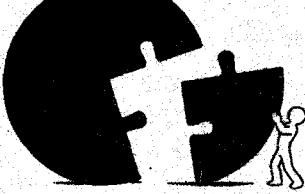
Signature

Title

Date

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

TO BE COMPLETED BY OPR Date Received for Filing and Posting at OPR:	FOR COUNTY CLERK'S USE ONLY Please charge deposit fee case#: ZEA39433 ZCFG02912
---	---



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Digital Signature Declaration: Notice of Determination was routed to County Clerks for posting on.

3/11/14
Date

[Signature]
Initial

Juan C. Perez
TLMA Director/
Interim Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

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

Phayvanh Nanthavongduangsy
County Contact Person 951-956-6573
Phone Number

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

County of Riverside TLMA-Planning Department
Project Applicant 4080 Lemon St. 12th Floor Riverside Ca 92501-1409
Address

Southwest portion of the unincorporated Riverside County, approximately three miles north of the border with San Diego County, covering approximately 18,006 acres of land located east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake. 33° 31' 25.6" / 177° 5' 35.6". See attached map.
Project Location

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

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

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

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

[Signature]
Signature

TLMA Director / Interim Planning Director
Title

March 11, 2014
Date

Date Received for Filing and Posting at OPR: _____

3-28
MAR 11 2014

FOR COUNTY CLERK'S USE ONLY

[Empty box for County Clerk's use]

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1405525

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

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

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

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

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

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

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

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

Thank you.

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

Sincerely,

H.P. Kang

Contract Planner

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

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

Phayvanh will do a memo to the PC.

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

Larry

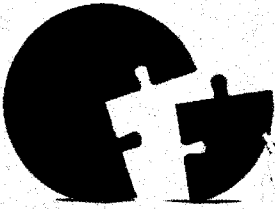
There is a typo in Condition 10 Parks 1.

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

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

Sincerely,
Steve Converse

From: HPKang@rivcoparks.org
To: steveconverse@hotmail.com
CC: LROSS@rctlma.org; MBrewer@rivcoparks.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

Project Title/Case Numbers

Phayvanh Nanthavongdouangsy

951-955-8573
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Grapewood, LLC

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

Project Applicant

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

Project Location

TR31444M2 proposes a Schedule D subdivision of 220.9 gross acres into 24 residential lots, 4 winery lots and 3 production lots. CZ7827 proposes to change the existing zoning of Citrus/Vineyard 5 acres minimum and Citrus/Vineyard 10 acres minimum to Wine Country - Winery (WC-W) zone. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified EIR No. 524 and in the adopted Mitigated Negative Declaration associated with EA39433 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR or MND, and none of the conditions described in CEQA Guidelines Section 15162 exist as indicated in the staff report findings and conclusions for this project, which is incorporated herein by reference. CZ7827 will not result in any new significant environmental impacts not identified in the certified EIR No. 524. CZ7827 will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revisions to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: CZ7827 is changing the property's zoning classification to WC-W Zone to be consistent with the approved Temecula Valley Wine Country Policy Area, the subject site was included within the project boundary analyzed in EIR No. 524, the WC-W Zone was included in Ordinance 348.4729, which was analyzed in EIR No. 524, there are no changes to the mitigation measures included in EIR No. 524, and CZ7827 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved WC-W Zone analyzed in EIR No. 524. TR31444M2 will not result in any new significant environmental impacts not identified in EA39433 and the changes which will require major revisions to EA 39433 and the adopted MND, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: the project analyzed in EA39433 included TR31444 to subdivide 220.9 acres into 38 residential lots with a minimum lot size of 5 acres and 3 winery lots with a minimum lot size of 10 acres. TR31444M2 still proposes to subdivide 220.9 acres. TR31444M2 reduces the total number of lots analyzed in EA39433 from 41 lots to 31 lots with 24 residential lots, 4 winery lots and 3 production lots, there is no increase in residential density and the total acreage for the winery lots remains 75 acres, reduction the number of residential lots and increasing the amount of land in agricultural production lots is a net reduction of impacts that were studied in EA39433, installing a sewer system is an improvement to the installation of septic tanks analyzed in EA39433 and will eliminate potential ground water impacts, and the intensity of TR31444M2 would be the same or less than the tentatively approved map analyzed in EA39433.

Project Description

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

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

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

Signature

Date Received for Filing and Posting at OPR: _____

Title

Date

Please charge deposit fee case#: ZEA42684 ZCFG06067

FOR COUNTY CLERK'S USE ONLY

PeopleSoft Financials
JOURNAL ENTRY DETAIL REPORT

Page No. 1
 Run Date 1/29/2014
 Run Time 11:18:28 PM

4
 PAVING CFG06040 PER PAVYANH
 DMCDQUANGSY
 HALLIMAH, ELEONOR, PAVYANH, REVENUE

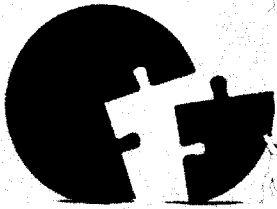
Ledger Group: ACTUALS
 Source: ONL
 Reversal: N
 Reversal Date:

Prepared By:
Aimee Daniels 5-6843
TLARC

Reference Number: TLARC
 Accounting Period: 9
 Fiscal Year: 2014
 Operator ID: E203740

Debit	Prog	Class	Payment	Stat	Stat/Def Amt	Description	Reference	Base Amount
3120100000						PLANNING PAVING CFG06040	R1400921	-3,079.75
3120100000						PLANNING PAVING CFG06040	R1400921	3,079.75
3120100000						PLANNING PAVING CFG06040	R1400921	3,079.75
3120100000						PLANNING PAVING CFG06040	R1400921	-3,079.75
Total Debit								4
Total Base Debit								6,159.50
Total Base Credit								6,159.50

TLMA
 JAN 30 2014
 APPROVED



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez

Interim Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

Project Title/Case Numbers

Phavvanh Nanthavongdouangsy
County Contact Person

951-955-6573
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Graperoad, LLC

Project Applicant

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

Project Location

TR31444M2 proposes a Schedule D subdivision of 220.9 gross acres into 24 residential lots, 4 winery lots and 3 production lots. CZ7827 proposes to change the existing zoning of Citrus/Vineyard 5 acres minimum and Citrus/Vineyard 10 acres minimum to Wine Country - Winery (WC-W) zone. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified EIR No. 524 and in the adopted Mitigated Negative Declaration associated with EA39433 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR or MND, and none of the conditions described in CEQA Guidelines Section 15162 exist as indicated in the staff report findings and conclusions for this project, which is incorporated herein by reference. CZ7827 will not result in any new significant environmental impacts not identified in the certified EIR No. 524. CZ7827 will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revisions to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: CZ7827 is changing the property's zoning classification to WC-W Zone to be consistent with the approved Temecula Valley Wine Country Policy Area, the subject site was included within the project boundary analyzed in EIR No. 524, the WC-W Zone was included in Ordinance 348.4729, which was analyzed in EIR No. 524, there are no changes to the mitigation measures included in EIR No. 524, and CZ7827 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved WC-W Zone analyzed in EIR No. 524. TR31444M2 will not result in any new significant environmental impacts not identified in EA39433 and the changes which will require major revisions to EA 39433 and the adopted MND, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: the project analyzed in EA39433 included TR31444 to subdivide 220.9 acres into 38 residential lots with a minimum lot size of 5 acres and 3 winery lots with a minimum lot size of 10 acres. TR31444M2 still proposes to subdivide 220.9 acres; TR31444M2 reduces the total number of lots analyzed in EA39433 from 41 lots to 31 lots with 24 residential lots, 4 winery lots and 3 production lots, there is no increase in residential density and the total acreage for the winery lots remains 75 acres. reduction the number of residential lots and increasing the amount of land in agricultural production lots is a net reduction of impacts that were studied in EA39433, installing a sewer system is an improvement to the installation of septic tanks analyzed in EA39433 and will eliminate potential ground water impacts, and the intensity of TR31444M2 would be the same or less than the tentatively approved map analyzed in EA39433.

Project Description

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

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

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

Signature

Title

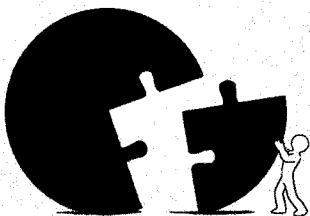
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Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42684 ZCFG06067

FOR COUNTY CLERK'S USE ONLY

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez,
Interim Director

Memorandum

DATE: July 15, 2014

TO: Planning Commission

FROM: Phayvanh Nanthavongdouangsy

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

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

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

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

- Thank you.

07/16/14
12:27

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

10. GENERAL CONDITIONS

PARKS DEPARTMENT

10.PARKS. 1 MAP - TRAIL GRADING

RECOMMND

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

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 5 MAP - UTILITY PLAN

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 2 MAP - UTILITY INSTALL

RECOMMND

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

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

07/16/14
12:27

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

MAP - UTILITY INSTALL (cont.)

RECOMMND

as proof of completion.

TR 31444M2 / *CCUO*

+ C207827

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C/O DON LORENZI
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TEMECULA, CA. 92590

ASMT: 941230004, APN: 941230004
PATRICIA NADEAU, ETAL
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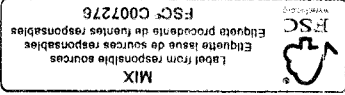
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14799 CHESTNUT ST
WESTMINSTER CA 92683

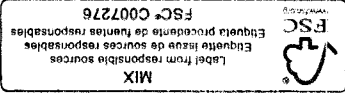
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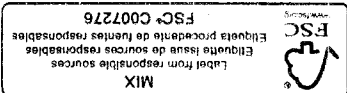
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND MINOR CHANGE TO TENTATIVE TRACT MAP NO. 31444 - THIRD SUPERVISORIAL DISTRICT - AND INTENT TO FIND NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 29, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider the following project:

CHANGE OF ZONE NO. 7827, TENTATIVE TRACT MAP NO. 31444 MINOR CHANGE NO. 2 - Applicant: Grape Road, LLC – Engineer/Representative: Ventura Engineering – Third Supervisorial District – Location: Southeasterly of Rancho California Road, westerly of Camino Del Vino and southerly of Monte De Oro. **REQUEST:** Change of Zone No. 7827 proposes to change the property's zone from Citrus/Vineyard-5 and Citrus/Vineyard-10 to Wine Country – Winery Zone and Tentative Tract Map No. 31444 Minor Change No. 2 proposes to increase the number of winery lots from two to four, to reduce the number of residential lots from 29 to 24, to include three production lots and install sewer.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed on the proposed project.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PHAYVANH NANTHAVONGDOUANGSY, PROJECT PLANNER, AT (951) 955-6573 OR EMAIL PNANTHAV@rctlma.org.

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

Dated: July 16, 2014

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

16-2 of 07/29/14

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SC: 92502114747
0818-01741-19-28

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ASMT: 927460003, APN: 927460003
GREG GOODMAN
40599 CAMINO DEL VINO
TEMECULA, CA. 92592

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County Administrative Center
4080 Lemon Street, 1st Floor Annex
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND MINOR CHANGE TO TENTATIVE TRACT MAP NO. 31444 - THIRD SUPERVISORIAL DISTRICT - AND INTENT TO FIND NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, July 29, 2014 at 10:30 A.M.** or as soon as possible thereafter, to consider the following project:

CHANGE OF ZONE NO. 7827, TENTATIVE TRACT MAP NO. 31444 MINOR CHANGE NO. 2 -
Applicant: Grape Road, LLC – Engineer/Representative: Ventura Engineering – Third Supervisorial District – Location: Southeasterly of Rancho California Road, westerly of Camino Del Vino and southerly of Monte De Oro. **REQUEST:** Change of Zone No. 7827 proposes to change the property's zone from Citrus/Vineyard-5 and Citrus/Vineyard-10 to Wine Country – Winery Zone and Tentative Tract Map No. 31444 Minor Change No. 2 proposes to increase the number of winery lots from two to four, to reduce the number of residential lots from 29 to 24, to include three production lots and install sewer.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed on the proposed project.

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Dated: July 16, 2014

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

16-2 of 02/29/14

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1421-5559-21-42

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2014 JUL 29 AM 11:58

ASMT: 941230010, APN: 941230010
ROLAND TANG, ETAL
ST NO 268
CAMBRIDGE MA 2139

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



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PLEASE DO NOT WRITE OR SIGN IN THIS AREA
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND MINOR CHANGE TO TENTATIVE TRACT MAP NO. 31444 - THIRD SUPERVISORIAL DISTRICT - AND INTENT TO FIND NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED

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Dated: July 16, 2014

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

16-2 of 07/29/14

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RC: 92502114747 * 2508-01403-20-10
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2014 JUL 29 AM 11:50

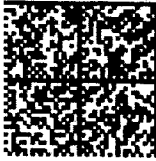
ASMT: 942200006, APN: 942200006
REGINA SANCHEZ, ETAL
40005 CAMINO DEL VINO
TEMECULA, CA. 92592

PUBLIC HEARING NOTICE
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County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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P.O. BOX 1147 RIVERSIDE, CA 92502

The Press-Enterprise
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RIVERSIDE, CA 92502-2209

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
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**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: ZC 7827 TTM 31444M2 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, under date of February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

07/19/2014

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

Date: July 19, 2014
At: Riverside, California



BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0009943964-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND MINOR CHANGE TO TENTATIVE TRACT MAP NO. 31444 - THIRD SUPERVISORIAL DISTRICT - AND INTENT TO FIND NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED

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

Dated: July 16, 2014

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

7/19

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San Diego

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Order Confirmation

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<u>Sales Rep</u> Viars	<u>Customer Account</u> 1219291	<u>Payor Account</u> 1219291	<u>Ordered By</u> CECILIA GIL
<u>Order Taker</u> Viars	<u>Customer Address</u> ATTN: CECILIA GIL RIVERSIDE CA 925021147 USA	<u>Payor Address</u> ATTN: CECILIA GIL RIVERSIDE CA 925021147 USA	<u>Customer Fax</u>
<u>Order Source</u>	<u>Customer Phone</u> (951) 955-1060	<u>Payor Phone</u> (951) 955-1060	<u>Customer Email</u> ccgil@cboos.org

<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>	<u>Blind Box</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
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<u>Net Amount</u>		<u>Total Amount</u>				
\$112.32		\$112.32				

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16-2 of 07/29/14
ZC 7827

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

Proof of Publication of

**STATE OF CALIFORNIA
County of Riverside**

I am a citizen of the United States and a resident of the County aforesaid: I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of

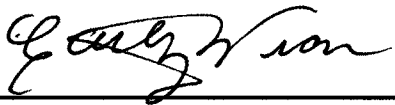
THE CALIFORNIAN
An Edition of the UT San Diego

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

July 19TH, 2014

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

Dated at TEMECULA, California, this
21ST, day of July, 2014



Cathy Viars
Legal Advertising
The Californian

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Dated: July 16, 2014 Kacia Harper-Thorn, Clerk of the Board
By: Cecilia Gil, Board Assistant
Published: July 19, 2014 10854933C