



FAST TRACK AUTHORIZATION

Supervisory District: 3	Supervisor: Washington	For Office Use Only
		FTA No. 2015-03

Company/Developer: PVI Investors, LP/Ponte Vineyard Inn Contact Name: Steve Converse
 Address: 30343 Canwood Street #206, Agoura Hills, CA, 91301
 Office Phone: (818) 706-8311 Mobile Phone: (626) 319-7771 Email: steveconverse@hotmail.com

Consulting Firm: N/A Contact Name: N/A
 Firm Address: N/A
 Office Phone: N/A Mobile Phone: N/A Email: N/A

Project Type: Industrial Commercial Childcare Workforce Housing
 Renewable Energy Other
 The Ponte Vineyard Inn addition will provide 30 additional rooms, a new pool, and bar and grille.

Economic Impact (estimated) Capital Investment: \$5,000,000 Full-Time Jobs: 75
 Taxable Sales: \$2,000,000 Full-Time Wages per Hour: \$21.00 Construction Jobs: 250

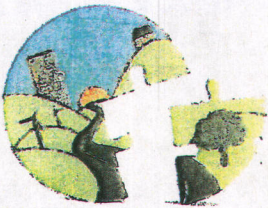
Land Use Application(s): Plot Plan Conditional Use Permit Change of Zone
 Parcel Map General Plan Amendment Other:

Site Information Assessor's Parcel Number(s): 942-230-025
 Cross Streets/Address: 35001 Rancho California Road Site Acreage: 45
 Land Use Designation: Winery Zoning: CV-30-WCW Building Size: 27,500sf

The Economic Development Agency acknowledges that the above referenced project merits special consideration of its land use and permit processing by the County of Riverside. County agencies are encouraged to immediately institute "Fast Track" procedures in accordance with Board Fast Track Policy A-32. This authorization contains preliminary project information and serves as a basis for determining "Fast Track" eligibility. During the County's development review process, the proposed project size and configuration may be altered. *This Fast Track Authorization also applies to any other required or associated applications and/or Assessor's Parcel Numbers*

For Office Use Only

<u>Carrie Harmon</u>	<u>7/13/15</u>	<u>Rob Moran</u>	<u>June 30, 2015</u>
Carrie Harmon, Deputy Director of EDA	Date	Rob Moran, EDA Development Manager	Date



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

PLOT PLAN REVISION
 REVISED PERMIT

CONDITIONAL USE PERMIT
 PUBLIC USE PERMIT

TEMPORARY USE PERMIT
 VARIANCE

PROPOSED LAND USE: HOTEL / WINERY

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP16891 R3

DATE SUBMITTED: 5-28-15

APPLICATION INFORMATION

Applicant's Name: STEVE CONVERSE

E-Mail: STEVECONVERSE@HOTMAIL.COM

Mailing Address: 30343 CANNWOOD ST STE 206

AGOURA HILLS
City

CA
State

91301
ZIP

Daytime Phone No: (626) 319-7771

Fax No: (818) 706-8340

Engineer/Representative's Name: WALT ALLEN

E-Mail: CAC.RQTEX@GMAIL.COM

Mailing Address: 28465 OLD TOWN FRONT ST #201

JEMECULA, CA
City State

92590
ZIP

Daytime Phone No: (951) 693-0301

Fax No: () _____

Property Owner's Name: PVI INVESTORS, LP

E-Mail: STEVE CONVERSE@HOTMAIL.COM

Mailing Address: SAME AS APPLICANT

City

State

ZIP

Daytime Phone No: (626) 319-7771

Fax No: (818) 706-8340

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references 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.

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

STEVE CONVERSE

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)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s):

942-230-012, 013, 014, & 025

Section:

368

Township:

7A-54

Range:

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: ^{32.15} 30 ACRES REVISED TO 45 ACRES

General location (nearby or cross streets): North of 35001 RANCHO CALIF RD, South of TEMECULA CA
East of _____, West of _____

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

Project Description: (describe the proposed project in detail)

ADDITION OF 30 ROOMS TO HOTEL

Related cases filed in conjunction with this application:

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

If yes, provide Case No(s). PP 16891 R2 (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: GEOTECHNICAL

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

Will the project 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: 1,000 CY

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 200

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

Import 200 Export _____ Neither _____

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

What is the anticipated route of travel for transport of the soil material? NONE

How many anticipated truckloads? 12-20 truck loads.

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

Is the project 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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the 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 Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES 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 and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1) STEVE CONVERSE

Date 5-28-15

Applicant (2) _____

Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65950.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No

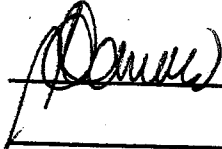
APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)



Date

5-28-15

Owner/Authorized Agent (2)

Date

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region¹

Project File No.	PP16891 R3
Project Name:	PONTE VINEYARD INN
Project Location:	35001 RANCHO CALIFORNIA ROAD
Project Description:	30 ROOM HOTEL ADDITION
Applicant Contact Information:	STEVE CONVERSE 626-319-7771 STEVE CONVERSE @ HOTMAIL.COM

Proposed Project Consists of, or Includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input type="checkbox"/>	<input type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/>	<input type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input type="checkbox"/>
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input type="checkbox"/>
¹ Land area is based on acreage disturbed.	<input type="checkbox"/>	<input type="checkbox"/>
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .	<input type="checkbox"/>	<input type="checkbox"/>

DETERMINATION: Circle appropriate determination.

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

If **all** questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Standard Stormwater Mitigation Plan (SSMP) within the Santa Margarita River Region

Project File No.	
Project Name:	
Project Location:	
Project Description:	
Applicant Contact Information:	
Proposed Project Consists of, or Includes:	
Redevelopment. The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing development and/or the redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to SSMP requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development. [Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.]	YES NO <input type="checkbox"/> <input type="checkbox"/>
New Development. The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.	<input type="checkbox"/> <input type="checkbox"/>
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013—Motor vehicle supplies or parts, 5014—Tires & Tubes, 5541—Gasoline Service Stations, 7532—Top, Body & Upholstery Repair Shops and Paint Shops, 7533—Automotive Exhaust System Repair Shops, 7534—Tire Retreading and Repair Shops, 7536—Automotive Glass Replacement Shops, 7537—Automotive Transmission Repair Shops, 7538—General Automotive Repair Shops, 7539—Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/> <input type="checkbox"/>
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013—Motor vehicle supplies or parts, 5014—Tires & Tubes, 5541—Gasoline Service Stations, 7532—Top, Body & Upholstery Repair Shops and Paint Shops, 7533—Automotive Exhaust System Repair Shops, 7534—Tire Retreading and Repair Shops, 7536—Automotive Glass Replacement Shops, 7537—Automotive Transmission Repair Shops, 7538—General Automotive Repair Shops, 7539—Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/> <input type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SSMP requirements except for structural treatment control BMPs [MS4 Permit requirement F.2.b(3)] and numeric sizing criteria requirement [MS4 Permit Requirement F.1.d.(6)] and hydromodification requirement [MS4 Permit requirement F.1.h].	<input type="checkbox"/> <input type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/> <input type="checkbox"/>
Environmentally Sensitive Areas (ESAs). 1 All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of	<input type="checkbox"/> <input type="checkbox"/>

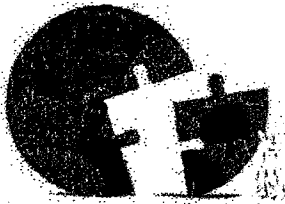
APPLICATION FOR LAND USE PROJECT

flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.		
Impervious parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	<input type="checkbox"/>	<input type="checkbox"/>
<p>'Areas that include but are not limited to all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special biological Significance by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Natural Communities Conservation Program within the Cities and County of Orange; and any other equivalent environmentally sensitive areas which have been identified by the Copermitttees.</p> <p>The Basin Plan for the San Diego Basin WQMPSSMP (also referred to as a WQMP). www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update062812/Chpt_2_2012.pdf The most recent CWA Section 303(d) list can be found at: http://www.swrcb.ca.gov/wqcb/water_issues/programs/303d_list/index.shtml</p>		
<p>DETERMINATION: Circle appropriate determination.</p>		
<p>If <u>any</u> question answered "YES" SSMP (also referred to as a WQMP).</p>		
<p>If <u>all</u> questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.</p>		

APPLICATION FOR LAND USE PROJECT

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

Project File No.	
Project Name:	
Project Location:	
Project Description:	
Applicant Contact Information:	
Proposed Project Consists of New Construction on a Previously Disturbed and Undisturbed Parcel Includes:	
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	YES NO <input type="checkbox"/> <input type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/> <input type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/> <input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013—Motor vehicle supplies or parts, 5014—Tires & Tubes, 5541—Gasoline Service Stations, 7532—Top, Body & Upholstery Repair Shops and Paint Shops, 7533—Automotive Exhaust System Repair Shops, 7534—Tire Retreading and Repair Shops, 7536—Automotive Glass Replacement Shops, 7537—Automotive Transmission Repair Shops, 7538—General Automotive Repair Shops, 7539—Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/> <input type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/> <input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/> <input type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/> <input type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/> <input type="checkbox"/>
DETERMINATION: Circle appropriate determination.	
If <u>any</u> question answered "YES" Project requires a project-specific WQMP.	
If <u>all</u> questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	



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: 0207892 DATE SUBMITTED: 11/17/15

APPLICATION INFORMATION

Applicant's Name: Steve Converse E-Mail: steveconverse@hotmail.com

Mailing Address: 30343 Canwood Street Suite 206
Agoura Hills Street CA 91301
City State ZIP

Daytime Phone No: (626) 319-7771 Fax No: (818) 706-8340

Engineer/Representative's Name: Miguel Villasenor E-Mail: PLS8509@yahoo.com

Mailing Address: 130 West Walnut Avenue, Suite A-5
Perris Street CA 92571
City State ZIP

Daytime Phone No: (951) 956-8736 Fax No: (957) 657-1221

Property Owner's Name: PVI Investors LP E-Mail: steveconverse@hotmail.com

Mailing Address: 30343 Canwood Street, Suite 206
Agoura Hills Street CA 91301
City State ZIP

Daytime Phone No: (626) 319 7771 Fax No: (818) 706-8340

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

APPLICATION FOR CHANGE OF ZONE

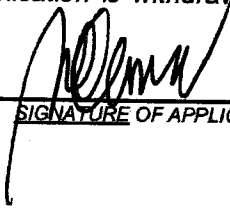
If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

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Steve Converse
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.

PVI Investors LP - Claudio Ponte Manager
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 942-230-012, 013, 014 and 025

Section: 25 and 26 Township: 7 South Range: 2 West

Approximate Gross Acreage: 32.85

General location (nearby or cross streets): North of Los Nogales Road, South of Rancho CA Road, East of Anza Road, West of Monte DeOro Rd

APPLICATION FOR CHANGE OF ZONE

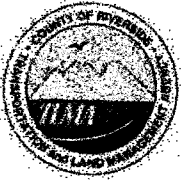
Thomas Brothers map, edition year, page number, and coordinates: 2004, PG 960, Grid A-1, A-2

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

Change zone from c/v to wcv

Related cases filed in conjunction with this request:

FP 25831



**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 Steve Converse hereafter "Applicant" and PVI Investors LP "Property Owner".

Description of application/permit use:

Change of Zone

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.

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879

- 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): 942-230-012, 013, 014 and 025

Property Location or Address:

35001 Rancho California Road, Temecula CA 92591

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Claudio Ponte Phone No.: 818 706 8311

Firm Name: PVI Investors LP Email: cponte@reimanagementco.com

Address: 30343 Canwood St #206

Agoura Hills, CA 91301

3. APPLICANT INFORMATION:

Applicant Name: Steve Converse Phone No.: 626 319 -7771

Firm Name: PVI Investors LP Email: steveconverse@hotmail.com

Address (if different from property owner)

30343 Canwood St, #206

Agoura Hills, CA 91301

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 11-16-15

Print Name and Title: Steve Converse

Signature of Property Owner: [Signature] Date: _____

Print Name and Title: Claudio Ponte, Manager

Signature of the County of Riverside, by [Signature] Date: 11/10/15

Print Name and Title: DM Hill LU Tech

Application or Permit (s)#: <u>C2 07892</u>	
Set #: <u>CC006667</u>	Application Date: <u>11/17/15</u>

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND FAST TRACK PLOT PLAN REVISION IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, May 24, 2016 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Steve Converse – Walt Allen, on **Change of Zone No. 7892** and the associated Ordinance No. 348.4837 , which proposes to change the zoning from Citrus/Vineyard – 5 acre min (C/V-5) and Citrus/Vineyard – 10 acre minimum (C/V-10) to Wine Country – Winery (WC-W), or such other zones as the Board may find appropriate; and, **Fast Track 2015-03 Plot Plan No. 16891 Revision 3**, which proposes to classify the winery as a Class V Winery under the WC-W Zone and add 30 rooms, a swimming pool with a pool service building, and 30 parking spaces to an existing wine country hotel (“the project”). The project is located at 35001 Rancho California Road, Temecula, CA 92591, in the Rancho California area – Southwest Area Plan, Third Supervisorial District.

The Planning Department recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42804**.

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.

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to hearing.

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

Dated: April 28, 2016

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/17/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CZ07892 / ~~PP25831~~ For

Company or Individual's Name Planning Department ~~CAP~~ ~~PP1689123~~

Distance buffered 1600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

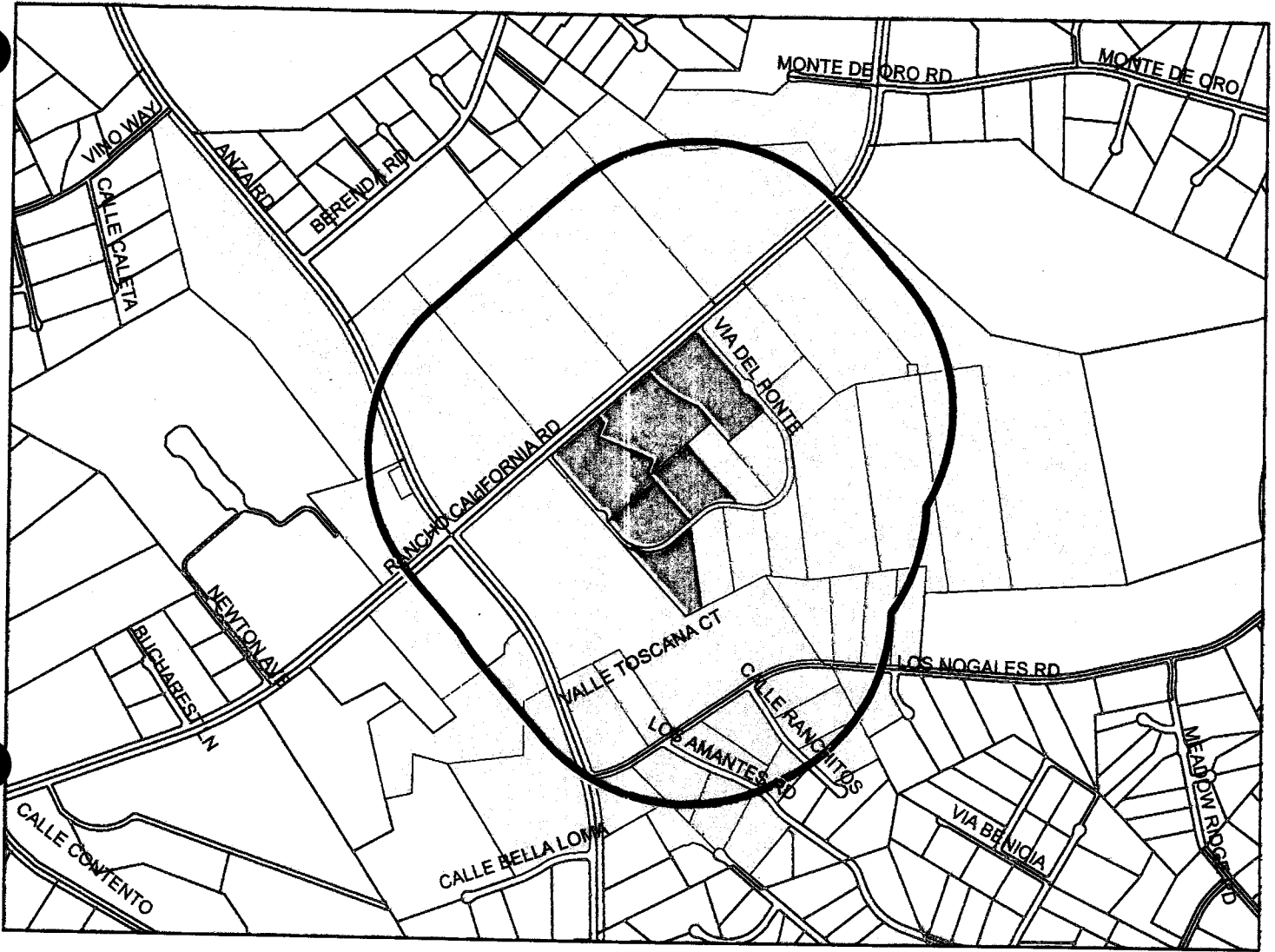
Riverside, Ca. 92502

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

*APN good until
9/17/16*

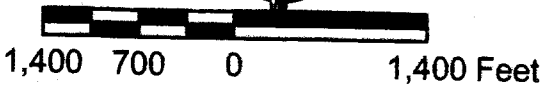
PP1689123

CZ07892 / PP25831 (1600 feet buffer)



Selected Parcels

942-180-005	927-480-005	942-230-010	942-230-016	943-230-005	927-490-013	942-230-009	927-480-003	927-490-009	942-230-013
942-220-004	942-220-005	942-220-006	942-220-001	942-230-018	927-490-016	927-480-004	927-490-019	927-490-014	927-490-002
927-490-015	951-140-063	951-140-065	927-480-006	927-490-001	942-230-015	951-140-005	942-220-003	927-490-003	942-230-017
942-230-025	942-220-002	942-240-001	942-230-014	927-470-011	942-230-011	943-220-002	942-180-002	942-240-003	942-240-004
942-240-006	942-230-012	927-490-007	942-230-027	942-230-028	942-230-029	927-490-021	942-230-008	942-230-024	943-230-004



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: 927470011, APN: 927470011
SHARON MATSON, ETAL
35305 LOS NOGALES RD
TEMECULA CA 92592

ASMT: 927490003, APN: 927490003
MICHAEL R GORDON INSURANCE SERVICES I
18141 BEACH BLVD NO 250
HUNTINGTON BEACH CA 92648

ASMT: 927480003, APN: 927480003
SANDRA NIZETICH, ETAL
4617 ADENMORE AVE
LAKEWOOD CA 90712

ASMT: 927490007, APN: 927490007
TERRY FREVILLE, ETAL
40450 CALLE CANCION
TEMECULA, CA. 92592

ASMT: 927480004, APN: 927480004
HELENA TYSARCZYK, ETAL
35260 LOS NOGALES RD
TEMECULA, CA. 92592

ASMT: 927490009, APN: 927490009
JEANNIE DUGGER, ETAL
25096 JEFFERSON AVE STE B
MURRIETA CA 92562

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

ASMT: 927490013, APN: 927490013
TONITA GONZALES, ETAL
34881 LOS NOGALES RD
TEMECULA, CA. 92592

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

ASMT: 927490014, APN: 927490014
JOHN KNUDSEN, ETAL
40420 CALLE CANCION
TEMECULA, CA. 92592

ASMT: 927490001, APN: 927490001
YESENIA CANAS, ETAL
35209 LOS NOGALES RD
TEMECULA, CA. 92592

ASMT: 927490016, APN: 927490016
LOUIS FLETCHER, ETAL
6446 LANGDON AVE
VAN NUYS CA 91406

ASMT: 927490002, APN: 927490002
SANDRA HUTCHENS, ETAL
25102 OCEAN KNOLL
DANA POINT CA 92629

ASMT: 927490019, APN: 927490019
SHARON FILIPOWSKI, ETAL
40411 CALLE CANCION
TEMECULA CA 92592

ASMT: 927490021, APN: 927490021
PAMELA TORTOMASI, ETAL
40453 LOS AMANTES RD
TEMECULA, CA. 92592

ASMT: 942230011, APN: 942230011
TERRY BURKEY, ETAL
38931 AVENIDA ARRIBA
TEMECULA CA 92592

ASMT: 942180005, APN: 942180005
AMERICAN ASIA HOLDINGS
C/O YEN JU SHIAU
3350 BIRCH NO 140
BREA CA 92821

ASMT: 942230012, APN: 942230012
SIENA ESTATES INC
30343 CANWOOD ST NO 206
AGOURA HILLS CA 91301

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

ASMT: 942230013, APN: 942230013
MELISSA BOLES, ETAL
20 CATHLOW DR
RIVERSIDE CT 6818

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

ASMT: 942230015, APN: 942230015
DEBRA MCCASLIN, ETAL
P O BOX 890159
TEMECULA CA 92589

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

ASMT: 942230016, APN: 942230016
STEPHEN MCMENAMIN, ETAL
2121 SKYLINE DR
FULLERTON CA 92831

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

ASMT: 942230017, APN: 942230017
LULU MAZENOD, ETAL
28910 INDIAN VALLEY RD
RCH PALOS VERDES CA 90275

ASMT: 942230010, APN: 942230010
BRENWEST LEASING
27440 BOSTIK CT
TEMECULA CA 92590

ASMT: 942230018, APN: 942230018
GRAPEROAD
C/O REI MANAGEMENT CO
31416 AGOURA RD STE 210
WESTLAKE VILLAGE CA 91361

ASMT: 942230025, APN: 942230025
PVI INV
C/O LEAH SCHMITT
30343 CANWOOD ST STE 206
AGOURA HILLS CA 91301

ASMT: 951140005, APN: 951140005
MAURICE VANROEKEL
42642 RIVERA DR
TEMECULA CA 92592

ASMT: 942230027, APN: 942230027
TEMECULA SPRINGS LTD PARTNERSHIP
C/O JEFF CARTER
3719 S PLAZA DR
SANTA ANA CA 92704

ASMT: 951140063, APN: 951140063
LVR GROUP CHANG
16241 VENEZIA TER
CHINO HILLS CA 91709

ASMT: 942230029, APN: 942230029
THOMAS CRAMER
40970 ANZA RD
TEMECULA CA 92592

ASMT: 951140065, APN: 951140065
LVR GROUP CHANG
14790 YORBA CT
CHINO CA 91710

ASMT: 942240006, APN: 942240006
LASSALETTE ENTERPRISES, ETAL
C/O GARY MCMILLIAM
29379 RANCHO CALIF RD 201
TEMECULA CA 92591

ASMT: 943220002, APN: 943220002
RUTH MAIS
39841 ANZA RD
TEMECULA, CA. 92591

ASMT: 943230004, APN: 943230004
DARA ZHANG, ETAL
32301 CORTE PALACIO
TEMECULA CA 92591

ASMT: 943230005, APN: 943230005
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
3403 10TH ST STE 500
RIVERSIDE CA 92501

Easy Peel® Labels
Use Avery® Template 5160®

RCHA (Rancho California Horseman
Association)
P.O. Box 1622
Temecula CA 92593

Lorraine F. Harrington
35820 Pauba Rd.
Temecula CA 92592

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


Cahuilla Band of Indians
52701 Hwy. 371 Suite B
P.O. Box 391760
Anza, CA 92539

California Regional Water Board
2375 Northside Drive, Suite 100
San Diego, CA 92105

Department of Toxic Substances
Control
1001 I Street
P.O. Box 806
Sacramento, CA 95812

Rancho California Water District
42135 Winchester Rd
Temecula, CA 92590

Siena Estates Inc.
30343 Canwood St. No. 206
Agoura Hills CA 91301

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

ATTN: Elizabeth Lovested
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Planning Manager
Planning Department, City of Temecula
43200 Business Park Dr.
P.O. Box 9033
Perris, CA 92570

Santa Rosa
Band of Cahuilla Mission Indians
325 N. Western St.
Hemet, CA 92343

Attn: Anna Hoover, Cultural Resources
Committee, Pechanga Band of Luiseno
Mission Indians
P.O. Box 2183
Temecula, CA 92593

Palomar Observatory
P.O. Box 2000
Palomar Mountain, CA 92060

South Coast Air Quality Management
District
21865 E. Copley Dr.
Diamond Bar, CA 91765

Southern California Association of
Governments
818 W. 7th St, 12th Floor
Los Angeles, CA 90017

Steve Converse
30343 Canwood St. Ste #206
Agoura Hills CA 91301

 **AVERY® 5160®**

Soboba Cultural Resource Dept.
P.O. Box 487
San Jacinto A 92581

ATTN: Patrick Richardson, Director of
Planning & Development
City of Temecula
41000 Main St.
Temecula, CA 92590

Ramona Band of Mission Indians
3940 Cary Rd.
P.O. Box 391670
Anza, CA 92539

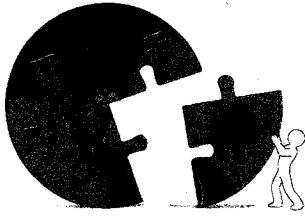
Temecula Winegrowers Association
P.O. Box 1601
Temecula, CA 92593

Attn: Maroun El-Hage
Eastern Municipal Water District
P.O. Box 8300
Perris, CA 92572-8300

Southern California Association of
Governments
818 W 7th St, 12th Floor
Los Angeles, CA 90017

Los Coyotes Band of Mission Indians
P.O. Box 189
Warner, CA 92086

Walt Allen
78465 Old Town Front ST #201
Temecula CA 92590



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
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.

Change of Zone No. 7892, Ordinance No. 348,4837, and Plot Plan No. 16891R3 (FTA 20015-03)

Project Title/Case Numbers

Phayvanh Nanthavongdouangsy

County Contact Person

951-955-6573

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Steve Converse

Project Applicant

30343 Canwood St. Ste 206

Address

35001 Rancho California Rd. Temecula CA 92592

Project Location

Change of Zone No. 7892 - Ordinance No. 348,4837 proposes to change the existing zoning of Citrus Vineyard-10 acre min(CV-10) zone and Citrus Vineyard - 5 acre min (C/V-5) zone to Wine Country-Winery (WC-W) zone. Plot Plan No. 16891 Revision 3 proposes to update an existing winery into a Class V Winery that is permitted in the WC-W Zone. The expansion is limited to adding 30 rooms to an existing hotel, add a swimming pool with pool facility and add 30 parking spaces. Other uses permitted under Plot Plan No. 16891 Revision 2 will continue to operate and will not change as part of the project. Based on the Environmental Assessment No. 42804 evaluation, it was determined 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 have been made or agreed to by the Project proponent. A Mitigation Negative Declaration was prepared.

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 (\$2,210.00 + \$50.00) and reflect the independent judgment of the Lead Agency.
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.
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

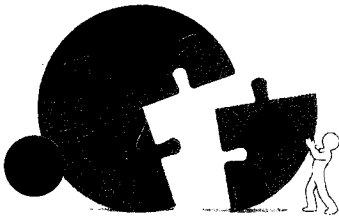
Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42804 ZCFG06168.

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CHANGE OF ZONE NO. 7892, ORDINANCE NO. 348.4837 and PLOT PLAN No. 16891 REVISION 3 (FTA 2015-03)

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 No. 42724 and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Phayvanh Nanthavongdouangs Title: Planner IV Date: May 24, 2016

Applicant/Project Sponsor: Steve Converse Date Submitted: May 24, 2016

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Phayvanh Nanthavongdouangsy Date: May 24, 2016

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 Phavyanh Nanthavongdouangsy at 951-955-6573.

Revised: 10/16/07
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx
Screen

Please charge deposit fee case#: ZEA 42804 ZCFG06168

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1604719

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: CONVERSE STEVE \$2,210.25
paid by: AE 247659
paid towards: CFG06186 CALIF FISH & GAME - NEG DECL
EA42804
at parcel #: 35001 RANCHO CALIFORNIA RD TEM
appl type: CFG1

By _____ Apr 25, 2016 12:00
MGARDNER posting date Apr 25, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.25

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

A* REPRINTED * R1604719

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

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

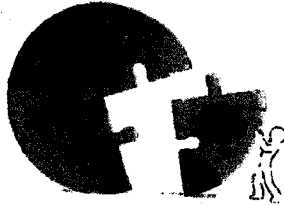
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: CONVERSE STEVE
paid by: AE 247659 EA42804 \$2,210.25
paid towards: CFG06186 CALIF FISH & GAME - NEG DECL
at parcel: 35001 RANCHO CALIFORNIA RD TEM
appl type: CFG1

By _____ Apr 25, 2016 12:00
MGARDNER posting date Apr 25, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.25

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

RIVERSIDE COUNTY
MAR 13 2014
PLANNING DEPARTMENT
4080 LEMON STREET
RIVERSIDE, CA 92501-1409

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 21182 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 Nanthavongdouangsy
County Contact Person

951-955-6573
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 18.005 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.
Project 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

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

4-15-14
[Handwritten signature]

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 201400140

State Clearinghouse # (if applicable): 2009121076

Lead Agency: COUNTY PLANNING

Date: 03/13/2014

County Agency of Filing: Riverside

Document No: 201400140

Project Title: EIR 524; TEMECULA VALLEY WINE COUNTRY GPA 1077; ZONING 348.4729

Project Applicant Name: COUNTY PLANNING - TLMA PLANNING DEPT

Phone Number: 951 955-6573

Project Applicant Address: 4080 LEMON STREET, 12TH FLOOR RIVERSIDE CA 92501-1409

Project Applicant: Local Public Agency

CHECK APPLICABLE FEES:

Environmental Impact Report

3029.75

Negative Declaration

Application Fee Water Diversion (State Water Resources Control Board Only)

Project Subject to Certified Regulatory Programs

County Administration Fee

\$50.00

Project that is exempt from fees (DFG No Effect Determination (Form Attached))

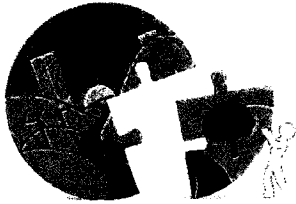
Project that is exempt from fees (Notice of Exemption)

Total Received 3079.75

Signature and title of person receiving payment:



Notes:



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

April 25, 2016

Pechanga Cultural Resources Department
Ebru Ozdil
P.O. Box 2183
Temecula, CA 92593

RE: AB 52 Consultation Conclusion Letter for PP16891r3 (previously PP25831)

Dear Ms. Ozdil,

An AB 52 notification for PP25831, also known as the Ponte Vineyard ("Project"), was sent to you on July 10, 2015. On August 20, 2015, the Riverside County Planning Department ("Planning") received your request dated August 18, 2015, on behalf of Pechanga Cultural Resources for AB 52 consultation on the Project. Prior to your request, at a face-to-face meeting on August 08, 2015 between Pechanga and Riverside County, this project was proactively discussed. At this meeting Pechanga requested to see a soils cross section

On September 17, 2015 the Planning Department provided the following project information via email to you: *Updated Preliminary Geotechnical Interpretive Report for the Proposed 30 room Expansion located on Rancho California Road, Temecula Area, Riverside County, California, dated March 15, 2015.*

On January 20, 2016 at a video conference between Pechanga and Planning, this project was again discussed. Pechanga expressed concerns that deep trenching might impact buried resources. Pechanga was then informed that according to the Geology report, the site consisted of approximately two to three feet of topsoil underlain by fossil bearing Pauba Formation. An email dated April 18, 2016 asked for you to notify the County if you had any further comments or concerns.

At this time, Planning has not received any further communication or information from you regarding this project. Planning welcomes input from Pechanga regarding this Project, however, based on the information gathered by Planning and the information provided by you to date, Planning has

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


Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

concluded that there is no potential significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no Tribal Cultural Resources present.

Planning has included conditions of approval for measures to be taken in the event unanticipated resources or human remains are found during construction activities associated with this project. These can be found as an attachment.

Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Pechanga on PP25831 (PP16891r3) and considers AB 52 consultation concluded as of this letter's date.

Sincerely,



Heather Thomson
County Archaeologist

Cc: Shellie Clack, Deputy County Counsel IV

Attachments: Conditions of Approval

04/25/16
16:03

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN: TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10. PLANNING. 20

USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, 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 by the Coroner within the period specified by law (24 hours). 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 property owner and the County Archaeologist 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 Archaeologist.

10. PLANNING. 21

USE - UNANTICIPATED RESOURCES

RECOMMND

UNANTICIPATED RESOURCES:

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

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

04/25/16
16:03

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

LOT PLAN: TRANSMITTED Case #: PP16891R3

Parcel: 942-230-025

10. GENERAL CONDITIONS

10. PLANNING. 21 USE - UNANTICIPATED RESOURCES (cont.)

RECOMMND

representative), and the County Archaeologist to discuss the significance of the find.

2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resource site is defined, for this condition, as being a feature and/or 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 sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary."

PH
August 13, 2015

Attn: Heather Thomson, Archaeologist
Riverside County
Planning Department
P.O. Box 1409
Riverside, CA 92502-1409



Re: AB 52 Consultation; PP25831

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department. At this time the Soboba Band does not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies.

Also, working in and around traditional use areas intensifies the possibility of encountering cultural resources during any future construction/excavation phases that may take place. For this reason, the Soboba Band wishes to defer to the Pechanga Band of Luiseño Indians, who are in closer proximity to the project. Additionally, the Soboba Band is requesting that the Pechanga Band of Luiseño Indians be informed of the deferment of this project to their tribe. Please feel free to contact me with any additional questions or concerns.

Sincerely,

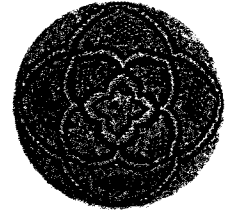
Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the express written permission of the Soboba Band of Luiseño Indians.

NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain attorney/client information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

25
AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2015-087

August 24, 2015

[VIA EMAIL TO:Hthomson@rctlma.org]
Riverside County
Ms. Heather Thomson
4080 Lemon Street, 12th Floor, P.O. Box 1409
Riverside, CA 92502-1409

Re: AB-52, PP25831

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the PP25831 project. A records check of the ACBCI cultural registry revealed that the project area is not located within the Tribe's Traditional Use Area (TUA). We currently have no concerns regarding this project. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at keskew@aguacaliente.net.

Cordially,

Katie Eskew
Archaeologist
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS



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

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

April 28, 2016

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

PH : (951) 368-9225
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: ZC 7892 PP 16891 REVISION 3 (FTA 2015-03)

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Tuesday, May 3, 2016.**

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

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

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

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

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

Printed at: 9:01 am
On: Thursday, Apr 28, 2016

Ad #: 0010160066
Order Taker: neller

THE PRESS-ENTERPRISE

Classified Advertising
Proof

1825 Chicago Ave, Suite 100
Riverside, CA 92507
(951) 684-1200
(800) 514-7253
(951) 368-9018 Fax

Account Information

Phone #: 951-955-1066
Name: BOARD OF SUPERVISORS
Address: COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Account #: 1100141323
Client:
Placed By: Cecilia Gil
Fax #:

Ad Information

Placement: Public Notice FR
Publication: PE Riverside, PE.com

Start Date: 05/03/2016
Stop Date: 05/03/2016
Insertions: 1 print / 1 online

Rate code: County Ad Lgl-PE
Ad type: C Legal

Size: 2 X 83 Li
Bill Size: 166.00

Amount Due: **\$240.70**

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND FAST TRACK PLOT PLAN REVISION IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, May 24, 2016 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Steve Converse - Walt Allen, on **Change of Zone No. 7892** and the associated Ordinance No. 348,4837, which proposes to change the zoning from Citrus/Vineyard - 5 acre min (C/V-5) and Citrus/Vineyard - 10 acre minimum (C/V-10) to Wine Country - Winery (WC-W), or such other zones as the Board may find appropriate; and, **Fast Track 2015-03 Plot Plan No. 16891 Revision 3**, which proposes to classify the winery as a Class V Winery under the WC-W Zone and add 30 rooms, a swimming pool with a pool service building, and 30 parking spaces to an existing wine country hotel ("the project"). The project is located at 35001 Rancho California Road, Temecula, CA 92591, in the Rancho California area - Southwest Area Plan, Third Supervisorial District.

The Planning Department recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42804**.

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) 955-6673 OR EMAIL PNANTHAV@rcplma.org.

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to hearing.

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

Dated: April 28, 2016
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

5/3

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND FAST TRACK PLOT PLAN REVISION IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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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: April 28, 2016

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

ASMT: 927470011, APN: 927470011
SHARON MATSON, ETAL
35305 LOS NOGALES RD
TEMECULA CA 92592

ASMT: 927490003, APN: 927490003
MICHAEL R GORDON INSURANCE SERVICES I
18141 BEACH BLVD NO 250
HUNTINGTON BEACH CA 92648

ASMT: 927480003, APN: 927480003
SANDRA NIZETICH, ETAL
4617 ADENMORE AVE
LAKEWOOD CA 90712

ASMT: 927490007, APN: 927490007
TERRY FREVILLE, ETAL
40450 CALLE CANCION
TEMECULA, CA. 92592

ASMT: 927480004, APN: 927480004
HELENA TYSARCZYK, ETAL
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ASMT: 927490009, APN: 927490009
JEANNIE DUGGER, ETAL
25096 JEFFERSON AVE STE B
MURRIETA CA 92562

ASMT: 927480005, APN: 927480005
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TEMECULA, CA. 92592

ASMT: 927490013, APN: 927490013
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TEMECULA, CA. 92592

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MARIAN HAWKEY
1534 COUNTRY CLUB DR
ESCONDIDO CA 92029

ASMT: 927490014, APN: 927490014
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TEMECULA, CA. 92592

ASMT: 927490001, APN: 927490001
YESENIA CANAS, ETAL
35209 LOS NOGALES RD
TEMECULA, CA. 92592

ASMT: 927490016, APN: 927490016
LOUIS FLETCHER, ETAL
6446 LANGDON AVE
VAN NUYS CA 91406

ASMT: 927490002, APN: 927490002
SANDRA HUTCHENS, ETAL
25102 OCEAN KNOLL
DANA POINT CA 92629

ASMT: 927490019, APN: 927490019
SHARON FILIPOWSKI, ETAL
40411 CALLE CANCION
TEMECULA CA 92592

ASMT: 927490021, APN: 927490021
PAMELA TORTOMASI, ETAL
40453 LOS AMANTES RD
TEMECULA, CA. 92592

ASMT: 942230011, APN: 942230011
TERRY BURKEY, ETAL
38931 AVENIDA ARRIBA
TEMECULA CA 92592

ASMT: 942180005, APN: 942180005
AMERICAN ASIA HOLDINGS
C/O YEN JU SHIAU
3350 BIRCH NO 140
BREA CA 92821

ASMT: 942230012, APN: 942230012
SIENA ESTATES INC
30343 CANWOOD ST NO 206
AGOURA HILLS CA 91301

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

ASMT: 942230013, APN: 942230013
MELISSA BOLES, ETAL
20 CATHLOW DR
RIVERSIDE CT 6818

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

ASMT: 942230015, APN: 942230015
DEBRA MCCASLIN, ETAL
P O BOX 890159
TEMECULA CA 92589

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

ASMT: 942230016, APN: 942230016
STEPHEN MCMENAMIN, ETAL
2121 SKYLINE DR
FULLERTON CA 92831

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

ASMT: 942230017, APN: 942230017
LULU MAZENOD, ETAL
28910 INDIAN VALLEY RD
RCH PALOS VERDES CA 90275

ASMT: 942230010, APN: 942230010
BRENWEST LEASING
27440 BOSTIK CT
TEMECULA CA 92590

ASMT: 942230018, APN: 942230018
GRAPEROAD
C/O REI MANAGEMENT CO
31416 AGOURA RD STE 210
WESTLAKE VILLAGE CA 91361



ASMT: 942230025, APN: 942230025
PVI INV
C/O LEAH SCHMITT
30343 CANWOOD ST STE 206
AGOURA HILLS CA 91301

ASMT: 951140005, APN: 951140005
MAURICE VANROEKEL
42642 RIVERA DR
TEMECULA CA 92592

ASMT: 942230027, APN: 942230027
TEMECULA SPRINGS LTD PARTNERSHIP
C/O JEFF CARTER
3719 S PLAZA DR
SANTA ANA CA 92704

ASMT: 951140063, APN: 951140063
LVR GROUP CHANG
16241 VENEZIA TER
CHINO HILLS CA 91709

ASMT: 942230029, APN: 942230029
THOMAS CRAMER
40970 ANZA RD
TEMECULA CA 92592

ASMT: 951140065, APN: 951140065
LVR GROUP CHANG
14790 YORBA CT
CHINO CA 91710

ASMT: 942240006, APN: 942240006
LASSALETTE ENTERPRISES, ETAL
C/O GARY MCMILLIAM
29379 RANCHO CALIF RD 201
TEMECULA CA 92591

ASMT: 943220002, APN: 943220002
RUTH MAIS
39841 ANZA RD
TEMECULA, CA. 92591

ASMT: 943230004, APN: 943230004
DARA ZHANG, ETAL
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