



**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
FEBRUARY 5, 2018**

**1.0 CONSENT CALENDAR:**

**NONE**

**2.0 HEARINGS - CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:**

**NONE**

**3.0 HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:**

- 3.1 **PLOT PLAN NO. 26177 – Exempt from the California Environmental Quality Act (CEQA)**, Section 15301 (Existing Facilities) – Applicant: Mohsen and Gilda Tavoussi – Engineer/Representative: STS Consulting/Shahriar Etemadi – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential – 5-acre minimum (R-RR) – Zoning: Wine Country – Winery (WC-W) Location: Northerly of Santa Rita Road, westerly of Los Caballos Road, southerly of Monte Verde Road, and east of Anza Road – 18.76 Acres – **REQUEST:** The Plot Plan proposes to convert an existing permitted garage into a Class I Winery. Project Planner: Deborah Bradford at (951) 955-6646 or e-mail at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

Staff Report Recommendation:

**FIND** Plot Plan No. 26177 exempt from the California Environmental Quality Act (CEQA); and

**APPROVE** Plot Plan No. 26177.

Staff's Recommendation:

**FINDING** Plot Plan No. 26177 exempt from the California Environmental Quality Act (CEQA); and

**APPROVAL** of Plot Plan No. 26177.

Planning Director's Actions:

**FOUND** Plot Plan No. 26177 exempt from the California Environmental Quality Act (CEQA); and

**APPROVED** Plot Plan No. 26177, subject to the conditions of approval .

**4.0 PUBLIC COMMENTS:**