



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

FEBRUARY 5, 2018

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING DESERT PERMIT ASSISTANCE CENTER 77-588 El Duna Court, Suite H Palm Desert, CA 92211

NOTE: Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:

NONE

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

NONE

3.0 PUBLIC 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.**

4.0 PUBLIC COMMENTS:



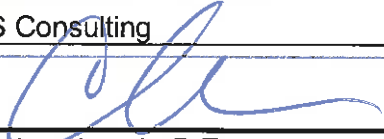
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

3.1

Director's Hearing: February 5, 2018

PROPOSED PROJECT

Case Number(s):	Plot Plan No. 26177	Applicant(s):	Mohsen and Gilda Tavoussi
CEQA Exempt	Section 15301		
Area Plan:	Southwest		
Zoning Area/District:	Rancho California Area	Representative(s):	Shahriar Etemadi,
Supervisory District:	Third District		STS Consulting
Project Planner:	Deborah Bradford	 Charissa Leach, P.E. Assistant TLMA Director	
Project APN(s):	966-380-021		

PROJECT DESCRIPTION AND LOCATION

PLOT PLAN NO. 26177 – Proposes to convert and existing permitted garage into a Class I Winery. The winery will be comprised of approximately 1,152 square feet and will have an attached office area. The applicant's developable area is comprised of approximately 0.5 acres. Currently, over seven acres of land has been cultivated and in the next two years an additional 5 acres will be planted with vineyards. No tasting room will be provided. Wine will be distributed directly to the consumer as well as wholesale to markets and restaurants.

The Project site is comprised of approximately 18.86 acres and is located north of Santa Rita Road, south of Monte Verde Road, east of Anza Road, and west of Los Caballos Road. The site is currently developed with a single-family residences and 7.04 acres of vineyards.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE ASSISTANT TLMA DIRECTOR:

FIND the project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), based on the findings and conclusions incorporated in the staff report; and,

APPROVE PLOT PLAN NO. 26177, subject to the attached advisory notice document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Residential
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Temecula Valley Wine Country Policy Area – Winery District.
Surrounding General Plan Land Uses	
North:	Agriculture
East:	Agriculture
South:	Rural Residential
West:	Rural Residential
Existing Zoning Classification:	Wine Country – Winery (WC-W)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Light Agriculture, 10-acre lot minimum (A-1-10)
East:	Light Agriculture, 20-acre lot minimum (A-1-20)
South:	Wine Country – Equestrian (WC-E)
West:	Residential Agricultural, 20-acre lot minimum (R-A-20)
Existing Use:	Single-Family Residential
Surrounding Uses	
North:	Citrus Grove, Agricultural Uses, and Vacant Land
South:	Residential and Agricultural Uses
East:	Residential and Agricultural Uses
West:	Residential and Agricultural Uses

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Recreation and Parks District:	No

Special Flood Hazard Zone:	No
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes – Very Low Liquefaction Potential
Fault Zone:	Yes – Within a ½ mile of Agua Tibia Mountain Fault
Fire Zone:	Yes – Very High and within a Local Responsibility Area
Mount Palomar Observatory Lighting Zone:	Yes – Zone A
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP

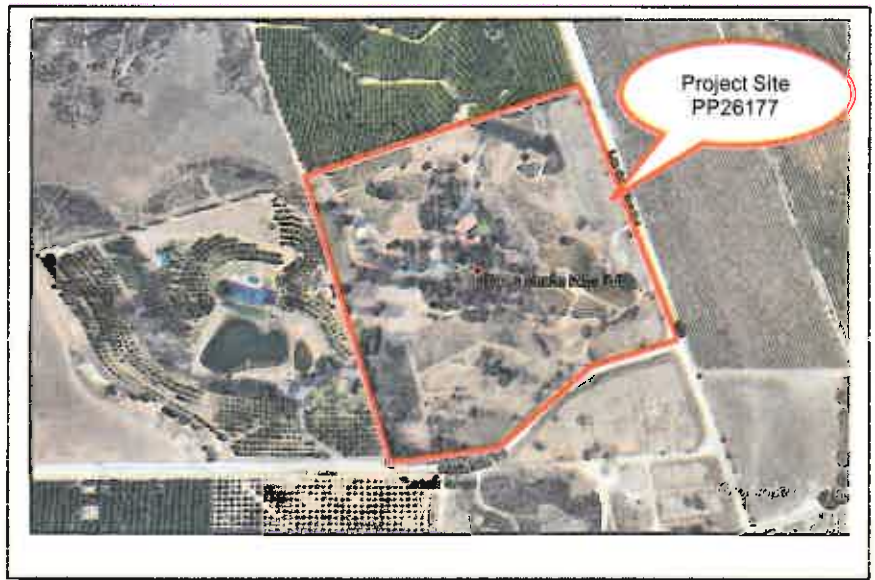


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The applicant initiated a Change of Zone from Residential Agricultural, 20-acre minimum to Wine Country – Winery zone to pursue development that is consistent within the Temecula Valley Wine Country Policy Area – Winery District. The Change of Zone was approved at the September 13, 2016 Board of Supervisors meeting. The Plot Plan for the proposed Class I Winery was applied for on January 24, 2017.

ENVIRONMENTAL REVIEW and ENVIRONMENTAL FINDINGS

The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15301 which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Examples of this exemption include but are not limited to:

- a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.
- b) Additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.
- c) Demolition and removal of individual small structures such as a single-family residence and accessory structures including garages, carports, patios, swimming pools, and fences.
- d) Conversion of a single family residence to an office use.

The applicant is proposing the conversion of an existing 1,152 square foot garage into a Class I winery. There will be no expansion of the square footage or exterior modifications. Interior modification will occur to allow for the operation of a Class I winery which will include equipment such as de-stemmer /crusher, presser, corker, spinner tanks and barrels. All equipment and machinery will be stored inside the winery. The attached storage room will be converted into an office space.

The Project site is currently developed with a single-family residence and detached garage. Grading will not occur on the project site and will remain as currently existing, no change to the exterior appearance of the property will occur. The proposed Winery will not be open to the public. Deliveries will be limited to two to three times a year activity on the site will be similar to what is currently existing no increase of traffic into the area will occur due to project development.

Because all aspects of the project are exempt under Sections 15301 Plot Plan No. 26177 is exempt from CEQA and no further environmental review is required. In addition, no exceptions to Sections 15301 apply:

- a. The project is not located in a particularly sensitive environmental area. The proposed project site is not located within a Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP) cell group and is comprised of 18.76 acres and is developed with an existing single-family residence with a detached garage. Surrounding the project site are residential and agricultural uses. Although the property is located within an area of High Paleontological Sensitivity as noted on the County of Riverside's Map My County Parcel Report, because the proposed project is already developed and no grading or expansion or construction of new structures will occur, the County's Geologist has determined that the potential for encountering these resources are low. However, in an abundance of caution, Advisory Notice Document (AND), 15. PLANNING. 10 will be applied to the project to ensure that, in the unlikely event that any fossils are found, work will cease until the proper steps are taken to ensure protection of the resource.
- b. The Project site is located within the Temecula Valley Wine Country Policy Area – Winery District, where wineries are encouraged. The primary purpose of the Winery District is to promote the establishment of additional commercial activities that support tourism while

ensuring long-term viability of the winery industry. The secondary purpose of the Winery District is to recognize, and allow the expansion of existing wineries that are integral part of the Temecula Valley Wine country economy. Additional projects of this same type will not result in a cumulative impact that would result in significant impacts within the project vicinity.

- c. The Project site is located approximately 0.5 miles southwest of the County Eligible Scenic Highway 79. However, due to the topography of the surrounding area and given that no new construction will occur there will be no impact on this County eligible scenic highway. The project site is located in a scenic area with rolling hills, large lots planted with vineyards and citrus groves. No hazardous materials will be onsite other than those typical for cleaning the existing residence. Therefore, the activity on-site will not create a significant effect on the environment due to unusual circumstances existing on or near the project site.
- d. The project is not on a hazardous waste site. As provided in the applicant's application packet, a signed Hazardous Waste and Substances Statement has been submitted stating the project is not included on any list compiled pursuant to Section 65962.5 of the Government Code.
- e. No impacts to historical resources will occur on-site in that no grading or demolition of structures will occur and the project site has already been disturbed by the existing development and planting of vineyards. However, AND 15. PLANNING 14 states that for the life of this permit, if any ground disturbance activities result in the finding of unanticipated cultural resources all activity shall cease and the applicant shall call the County Archaeologist immediately upon discovery.

Accordingly, no exception to Sections 15301 exemptions applies.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Plot Plan Findings

1. The proposed Class I winery conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. This proposed project is consistent with the Riverside County General Plan for the following reasons:
 - a. The Rural Residential land use designations allows for single-family uses with minimum lot sizes of 5-acres. Uses encouraged in this land use designation include, limited animal keeping, agricultural uses, recreational uses, compatible resource development (not including commercial extraction of mineral resources) and associated uses and governmental uses. Additionally, the Project site is located within the Temecula Valley Wine Country Policy Area – Winery District. The primary purpose of the Winery District is to promote the establishment of additional commercial activities that support tourism while ensuring long-term viability of the wine industry. The secondary purpose of the Winery District is to recognize, and allow the expansion of, existing wineries that are integral part of the Temecula Valley Wine Country economy. The allowable density within the Winery District is one dwelling unit per 10-acres. The project site is approximately 18.76 acres

with one dwelling unit on-site. The proposed Class I winery is compatible with the uses that are encouraged within the Winery District and will continue to promote the long-term viability of the wine industry.

- b. The Temecula Valley Wine Country Community Plan, states that the Wine Country – Winery District primary purpose is to promote the establishment of additional commercial activities that support tourism while ensuring long-term viability of the wine industry. The secondary purpose of the Winery District is to recognize, and allow the expansion of existing wineries that are integral part of the Temecula Valley Wine Country economy. In addition the Policies 1.9, 1.10, and 1.11 addressed in the Southwest Area Plan for properties located in the Winery District encourages the establishment and expansion of wineries located in the district. The applicant proposed use is consistent with the policies of the Riverside County's General Plan, Temecula Valley Wine Country Policy Area – Winery District and all other applicable requirements and ordinances of the County.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The project site is consistent with Ordinance No. 348 in terms of development standards for property located in the Wine Country – Winery zoning classification. The proposed winery will not involve a tasting room or be open to the public. No additional buildings will be constructed and no grading will occur. Implementation of the proposed project will not impact the surrounding area in terms of an increase in traffic or noise. Furthermore, through compliance with the California State Building Code and the Riverside County Ordinance No. 348 the project will not negatively affect the public health, safety or welfare.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. The project site is located within the County of Riverside's Temecula Valley Wine Country Policy Area – Winery District. As stated above the Policy Area encourages the establishment of wineries as well as the expansion of existing wineries. The proposed winery is a logical development of the land and is compatible with the surrounding areas, which includes vineyards and citrus groves.
4. The development plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The Project site is comprised of approximately 18.76 and is developed with a single-family residence with a detached garage and planted vineyards. The detached garage will be converted into the proposed winery. No expansion of square footage or any exterior improvements will be a part of this entitlement. No dedication or improvements of streets or sidewalk have been required.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The scope of this project does not include the subdivision of any land. However, should the site or any portion thereof, be proposed for sale in the future and a subdivision would be required, further analysis will be conducted to ensure compliance with Ordinance No. 460.

6. The project site is located in the WC-W zone classification. A Class I winery is allowed in the WC-W zone classification with an approved plot plan pursuant to section 14.92.b.4. of Ordinance No. 348.
7. The proposed project meets the development standards set forth in section 14.93 of Ordinance No. 348 for a Class I winery based on the following:
 - The proposed use, a Class I winery has a developable area of approximately 0.5 acres. Seventy-five percent (75%) of these acres are to be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery. As shown on the site plan, approximately 7.04 acres are currently planted with vineyards and within the next few years another 5 acres will be planted with new vines, for a total of 12.5 acres of vineyards. The applicant far exceeds the required vineyard planting requirements and complies with this development standard.
 - No amplified sound shall be permitted outdoors. The winery will not be open to the public no amplified sound will occur. (AND 15 PLANNING 20)
 - A minimum of 75% of the grapes utilized in wine production and retail wine sales shall be grown in Riverside County. The applicant has stated that the Class I Winery intends to cultivate and produce handcrafted boutique wine from the vineyards on the Project site.
 - A Class I Winery shall be less than 1,501 square feet in size. Proposed winery will be located in the existing permitted detached garage which is comprised of approximately 1,152 square feet.
 - The applicant will be providing five employee parking spaces.
 - Loading, trash, service areas and outside storage shall be screened from view from the public right-of-way and from neighboring properties due to the distance from the road, topography and existing landscaping.
 - No roof-mounted mechanical equipment will be installed.
 - No new structures will be added to the Project site. All development standards in terms of lot size, width, depth, height, and setbacks are in compliance with the WC-W general development standards and as illustrated on the site plan (Exhibit A) and elevations (Exhibit B)

Fire Findings

8. The project site is located within a Very High/High Fire Hazard Area and is within the Local Responsibility Area ("LRA") for fire protection services. Being in a LRA is not subject to Title 14 requirements. However, Ordinance No. 460 does not distinguish between State Responsibility and Local Responsibility areas in terms of secondary access, construction materials, and location of fire hydrants, water systems and fire flow. The following additional findings have been met:

- a. Plot Plan No. 26177 is for the proposed conversion of an existing permitted detached garage into a Class I winery and is in compliance with sections 4290 and 4291 of the Public Resources Code in that conditions of approval have been applied regarding, emergency access, installation of a Knox Box at building, blue dot pavement marker, fire hydrants, installation of portable fire extinguishers, and construction materials.. Fire protection services can easily access the site, via Santa Rita Road.
- b. Fire protection and suppression services are available for the site through the County of Riverside Fire Department.

The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 et seq. of the Public Resources Code, the regulations adopted thereto, and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the project site is located adjacent to Santa Rita Road.

Other Findings

9. The proposed Project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) because the project is not located within a WRCMSHCP cell group.
10. The Project site is not located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP) and therefore, is not subject to County Ordinance No. 663, regarding the establishment of the habitat conservation plan and mitigation fees.
11. The proposed Project is exempt from CEQA; therefore the project is not subject to AB52 notification.

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 1,600 feet of the proposed project site. As of the writing of this report Planning Staff has received no written communication or phone calls either in support or opposition to the project.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. An appeal may be submitted to the Clerk of the Board within 10 days after the mailing date of the Director's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP26177
VICINITY/POLICY AREAS

Supervisor: Washington
District 3

Date Drawn: 1/30/2017
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



Revised: 1/30/2017, by County of Riverside, Planning & Zoning Department. This map is for informational purposes only and does not constitute an offer of any financial product. The map is not intended to be used as a basis for any legal action. For more information, please contact the Riverside County Planning & Zoning Department at (951) 255-1234. The map is subject to change without notice.

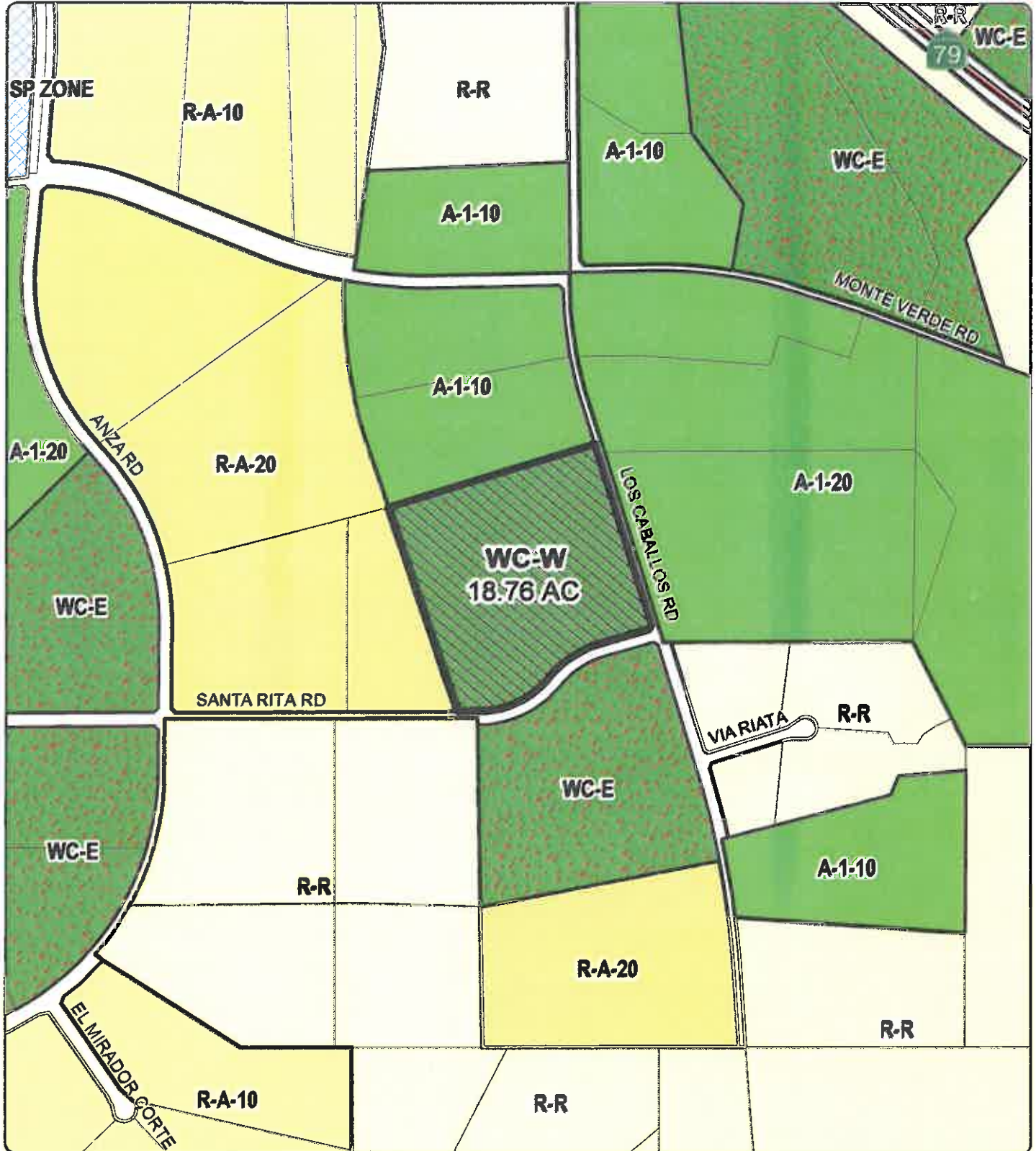
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26177

Supervisor: Washington
District 3

Date Drawn: 11/30/2017
Exhibit 2

EXISTING ZONING



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

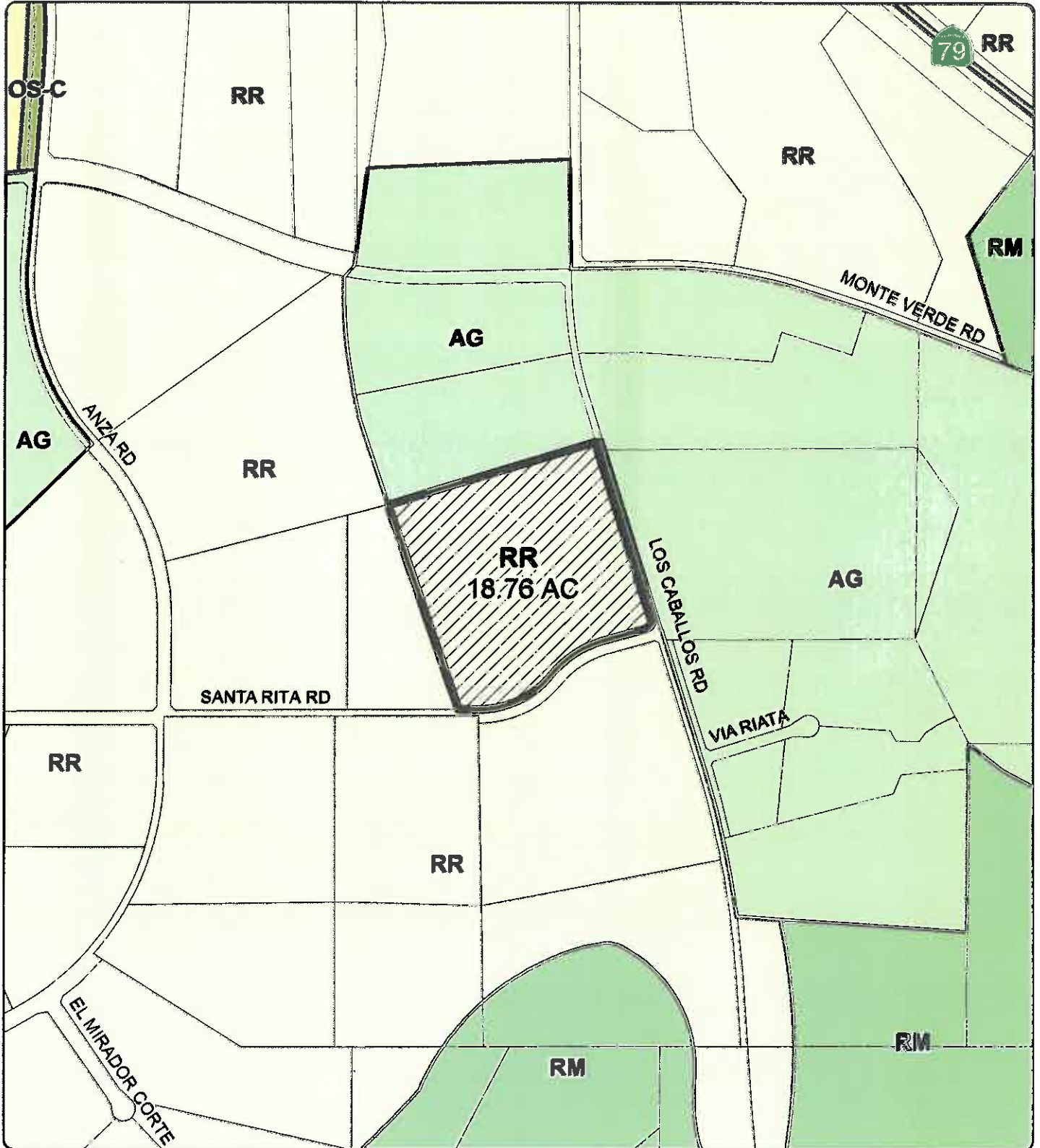
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26177

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 11/30/2017
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)950-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26177

LAND USE

Supervisor: Washington
District 3

Date Drawn: 11/30/2017
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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VICINITY MAP

OWNER/APPLICANT
 Dr. Mohsen Tavoussi
 Dr. Ghada V. Tavoussi
 35010 Santa Rita Road
 Temecula, CA 92592
 (714) 688-4106

PROJECT ADDRESS
 35010 Santa Rita Road
 Temecula, CA 92592

ASSESSOR'S PARCEL NO.
 966380021-3

LEGAL DESCRIPTION
 Lot 24 PM 0117/046 PM 5136

OVERALL PROPERTY DIMENSIONS AND ACREAGE
 Southern Boundary: 571.73 linear feet
 Northern Boundary: 571.73 linear feet
 Eastern Boundary: 843.06 linear feet
 Western Boundary: 845.34 linear feet
 Total Acreage: 18.76

THOMAS BROTHERS MAP
 2001, Page 980, 92

ZONING
 WC-IV

SCHOOL DISTRICT
 Temecula Valley Unified

UTILITY PURVEYORS
 Water District: Rancho California Water District
 Electricity: Edison
 No other Utility Purveyor

FEMA FLOOD PLAN
 FLOOD ZONE X

EXHIBIT PREPARER
 STS Consulting
 8649 Red Key
 Temecula, CA 92592
 (951) 718-9980

VINEYARD TOTAL AREA = 7.04 ACRE
 (306698.88 S.F.)
 CONTOUR INTERVAL: 4 FEET

LEGEND

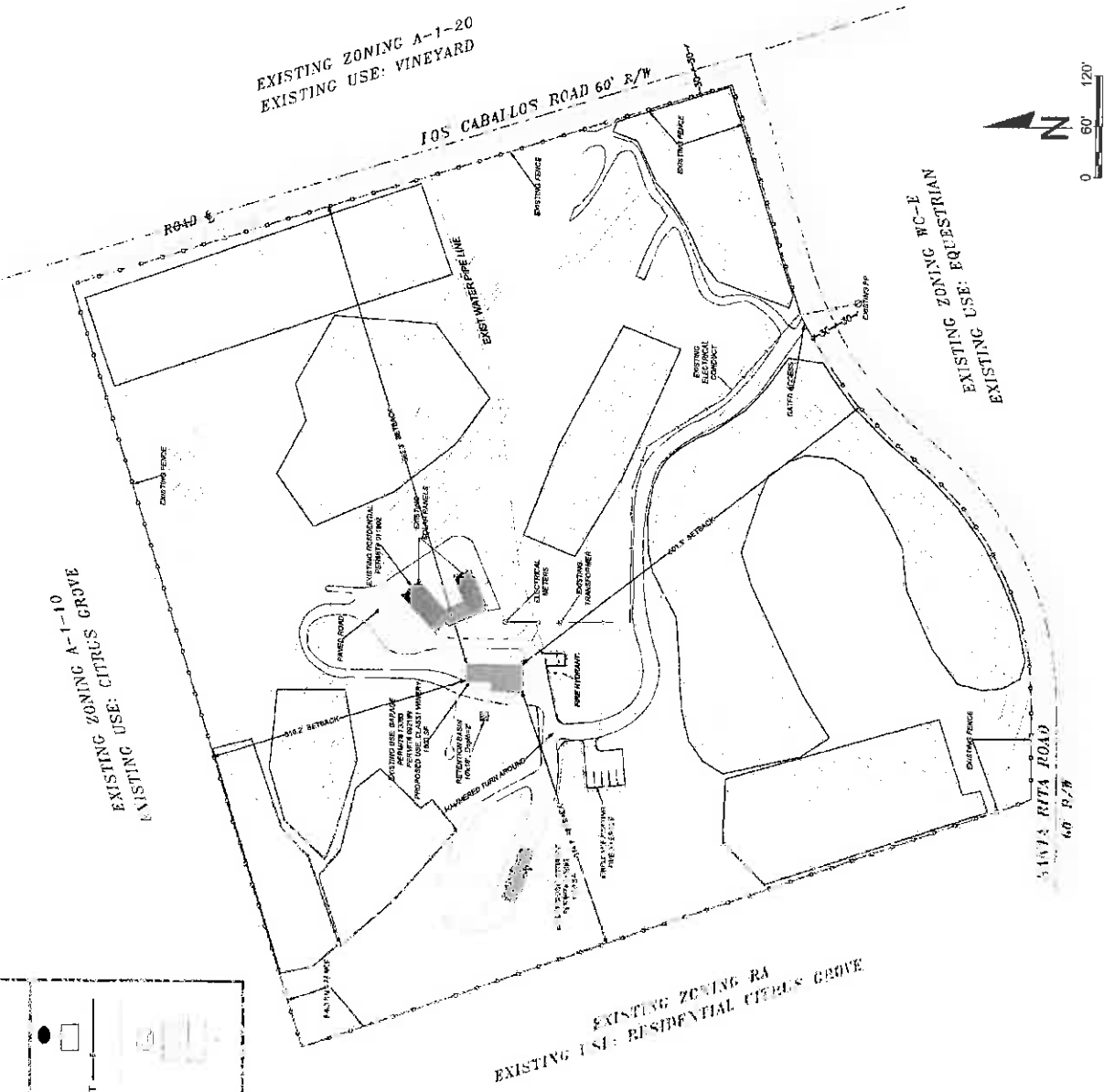
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VINEYARD	(Symbol)
EXISTING ELECTRICAL CONDUCT	(Symbol)
EXISTING WATER LINE	(Symbol)
EXISTING TRANSFORMER	(Symbol)
EXISTING SOLAR PANEL	(Symbol)
PAVED ROAD (ASPHALT)	(Symbol)
FIRE HYDRANT	(Symbol)

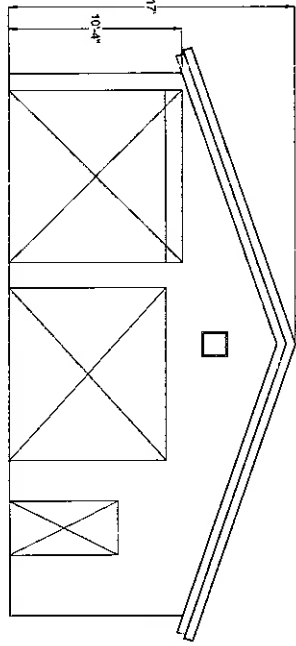
EXISTING ZONING A-1-20
 EXISTING USE: VINEYARD

EXISTING ZONING A-1-10
 EXISTING USE: CITRUS GROVE

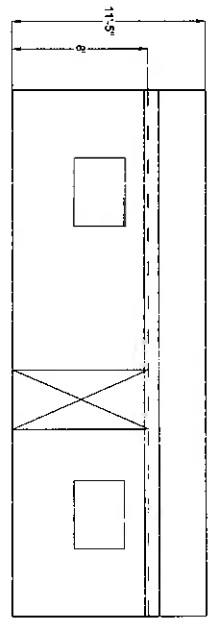
EXISTING ZONING WC-1
 EXISTING USE: EQUESTRIAN

EXISTING ZONING RA
 EXISTING USE: RESIDENTIAL CITRUS GROVE

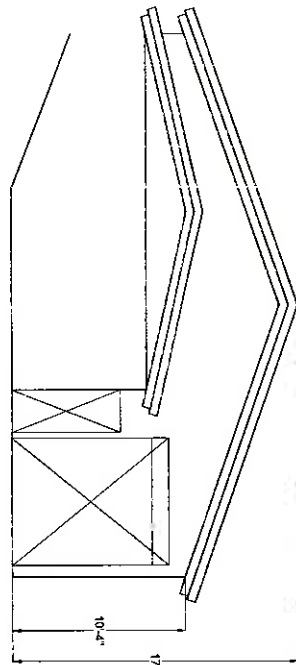




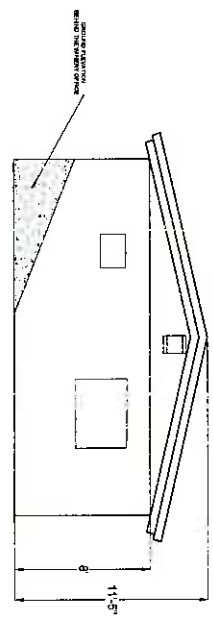
WINERY
FACING SOUTH VIEW




WINERY OFFICE
FACING WEST VIEW



WINERY
FACING NORTH VIEW



WINERY OFFICE
FACING NORTH VIEW

BUILDING ELEVATION (EXISTING STRUCTURE) WINERY AND WINERY OFFICE PAROW ESTATE PORTION OF PARCEL 21 OF PM5136 35010 SANTA RITA ROAD TEMECULA, CA 92592			STS Consulting 5649 Red Keel, Suite 100, Columbia, MD 21044 (410) 746-8880	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	REVISION												
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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



01/24/18, 3:57 pm

PP26177

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26177. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), dated October 16, 2017

Exhibit B (Elevations), dated May 10, 2017

Advisory Notification. 2 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Federal, State & Local Regulation Compliance
(cont.)

- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)

Advisory Notification. 3 AND - Project Description & Operational Limits

PLOT PLAN NO. 26177 – Proposes to convert and existing permitted garage into a Class I Winery. The winery will be comprised of approximately 1,152 square feet and will have an attached office area. The applicant's developable area is comprised of approximately 0.5 acres. Currently, over seven acres of land has been cultivated and in the next two years an additional 5 acres will be planted with vineyards. No tasting room will be provided. Wine will be distributed directly to the consumer as well as wholesale to markets and restaurants.

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC):

Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

Please note that conditions may be added after clarification from the LDC meeting.

William Peppas

Senior Building Inspector

Riverside County Building & Safety

(951) 955-1440

ADVISORY NOTIFICATION DOCUMENT

E Health

- E Health. 1 0015-E Health COAs for Parow Estates Vineyard and Winery (cont.)
- E Health. 1 0015-E Health COAs for Parow Estates Vineyard and Winery

P26177 has proposed the use of an onsite wastewater treatment system (OWTS) and must continue to meet the following requirements:

- Project proposal states that no more than 2 full time employees will be used at the site
- Only domestic waste goes to OWTS.
- All manufacturing/industrial waste must continue to be under permit with the San Diego Regional Water Quality Control Board (SDRWQCB).
- Current system utilizes a 1200 gallon system. If the OWTS is in disrepair, the system will be required to be upsized.
- OWTS must continue to meet all LAMP requirements and any other applicable regulation or standard.

Fire

- Fire. 1 0010-Fire-USE-#005-BUILDING MATERIAL

All buildings shall be constructed per Chapter 7A in the California Building Code.

- Fire. 2 0010-Fire-USE-#20-SUPER FIRE HYDRANT

Super fire hydrant (6"x4"x 2-2 1/2") shall be located not more than 400 feet from any portion of the building as measured along approved vehicular travel ways.

- Fire. 3 0010-Fire-USE-#21-HAZARDOUS FIRE AREA

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, CFC, and CBC.

- Fire. 4 0010-Fire-USE-#50-BLUE DOT REFLECTOR

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

- Fire. 5 0010-Fire-USE-#89-KNOX BOX

Rapid entry (KNOX) key storage box shall be installed on the outside of the building.

Planning

- Planning. 1 0010-Planning-USE - 3RD & 5TH DIST DSGN STDS

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-USE - 3RD & 5TH DIST DSGN STDS
(cont.)

The permit holder shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE, adopted by the Board of Supervisors, July 17, 2001.

Planning. 2 0010-Planning-USE - BUSINESS LICENSING

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at: www.rctlma.org.buslic.

Planning. 3 0010-Planning-USE - CAUSES FOR REVOCATION

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning. 4 0010-Planning-USE - CEASED OPERATIONS

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning. 5 0010-Planning-USE - COMPLY WITH ORD./CODES

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

Planning. 6 0010-Planning-USE - EXTERIOR NOISE LEVELS

Exterior noise levels produced by any use allowed under this permit, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. the permit holder shall comply with the applicable standards of Ordinance No. 847.

Planning. 7 0010-Planning-USE - FEES FOR REVIEW

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 0010-Planning-USE - FEES FOR REVIEW (cont.)
on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 8 0010-Planning-USE - HUMAN REMAINS

If human remains are found on this site the permit holder or successor shall comply with:

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. The Coroner will have two working days to determine if the remains are subject their authority as part of a crime. If the County Coroner determines the remains to be Native American the NAHC shall be contacted by the Coroner within 24 hours. The NAHC shall immediately notify those persons it believes most likely descended from the deceased Native American. The descendants may, inspect the site of the Native American human remains and may recommend means for treatment or disposition with dignity of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon discovery of Native American remains, the landowner shall ensure that the immediate vicinity where the Native American human remains are located is not damaged or disturbed. The landowner shall discuss with the descendants all reasonable options regarding preferences for treatment. Which may include:

Nondestructive removal and analysis of human remains and items associated with Native American human remains. Preservation of Native American human remains and associated items in place. Relinquishment of Native American human remains and associated items to the descendants for treatment.

Other culturally appropriate treatment: extend discussions, taking into account the possibility that additional or multiple Native American human remains are located in the project area, providing a basis for additional treatment measures. Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains. Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

Record the site with the commission or the appropriate Information Center. Utilize an open-space or conservation zoning designation or easement. Record a document with

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 0010-Planning-USE - HUMAN REMAINS (cont.)
 the county in which the property is located. The document shall be titled Notice of Reinternment of Native American Remains and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. 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.

Planning. 9 0010-Planning-USE - LIGHTING HOODED/DIRECTED

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

Planning. 10 0010-Planning-USE - LOW PALEO

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

- 1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
- 2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
- 3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.
- 4.The paleontologist shall determine the significance of the encountered fossil remains.
- 5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
- 6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
- 7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 0010-Planning-USE - LOW PALEO (cont.)
specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Planning. 11 0010-Planning-USE - MT PALOMAR LIGHTING AREA

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

Planning. 12 0010-Planning-USE - NO OUTDOOR ADVERTISING

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

Planning. 13 0010-Planning-USE - ORD 810 O S FEE (1)

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

Planning. 14 0010-Planning-USE - 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:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14 0010-Planning-USE - UNANTICIPATED RESOURCES
(cont.)

the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * 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.

Planning. 15 0010-Planning-USE- BASIS FOR PARKING

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b),

Planning. 16 0010-Planning-USE- HOURS OF OPERATION

Use of the facilities approved under this plot plan are not open to the public. There will be no hours of operation other than that of a typical single-family residence.

Planning. 17 0010-Planning-USE- MAINTAIN LICENSING

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the California Department of Beverage Control. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

Planning. 18 0010-Planning-USE- NO RESIDENT OCCUPANCY

There shall be no permanent occupancy other than the owners of the primary residence approved under this plot plan.

Planning. 19 Gen - Custom

The Class I Winery shall not be open to the public. No amplified sound is permitted.

Planning. 20 Use - Expiration Date PP

"This approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 20 Use - Expiration Date PP (cont.) approval. Prior to the expiration of the 8 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.”

Planning-All

Planning-All. 1 0010-Planning-All-USE - 90 DAYS TO PROTEST

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

Planning-All. 2 0010-Planning-All-USE - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 26177 shall be henceforth defined as follows:
APPROVED EXHIBIT A = Plot Plan dated October 10, 2017
APPROVED EXHIBIT B = Elevations dated December 18, 2016
APPROVED EXHIBIT C = Floor Plans dated December 18, 2016

Planning-All. 3 0010-Planning-All-USE - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,
- (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 4 0010-Planning-All-USE - PROJECT DESCRIPTION (cont.)

Planning-All. 4 0010-Planning-All-USE - PROJECT DESCRIPTION

The use hereby permitted is for the establishment of a Class I Winery in the existing permitted detached garage. Square footage of the winery is approximately 1,152 square feet. An existing 651 square foot attached room will be utilized as an office. No additional square footage will be added nor will any exterior changes occur. The Class I Winery will not not have a tasting room or be open to the public.

Transportation

Transportation. 1 0010-Transportation-USE - COUNTY WEB SITE

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department website: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Transportation. 2 0010-Transportation-USE - NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on Los Caballos Road and Santa Rita Road since adequate right-of-way exists per PM 11/48-49.

Transportation. 3 0010-Transportation-USE - STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826 (cont.)
 reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:
 -Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
 -Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Waste Resources. 2 0010-Waste Resources-USE - AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with waste hauler.
- Provide recycling service to tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:
www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Waste Resources. 3 0010-Waste Resources-USE - HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Waste Resources. 4 0010-Waste Resources-USE - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility. Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Plan: PP26177

Parcel: 966380021

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS Grade - USE - Easements/Permission Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 0060-BS Grade - USE - Improvement Securities Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

060 - BS-Grade. 3 0060-BS Grade - USE -If WQMP is Required Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

E Health

060 - E Health. 1 0060-E Health-USE- PHASE I ESA REQUIRED Not Satisfied

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

Planning

060 - Planning. 1 0060-Planning-USE- FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 26177, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

Transportation

060 - Transportation. 1 0060-Transportation-USE - DRIVEWAY Not Satisfied

Centerline intersection of streets and driveway(s) shall be at 90 degrees or as approved by the Director of Transportation.

060 - Transportation. 2 0060-Transportation-USE - SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

060 - Transportation. 3 0060-Transportation-USE - SUBMIT WQMP PLANS Not Satisfied

Prior to the issuance of a grading permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP) if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit a WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website: <http://rcflood.org/npdes/>.

Plan: PP26177

Parcel: 966380021

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS Grade - USE - No Building Permit W/O Grading Permit Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 0080-BS Grade - USE - Rough Grade Approval Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1 0080-E Health Review Not Satisfied

DEH will need to review floor plans and site plans for the proposal of new buildings or tenant improvements. Please see conditions of approval for PP26177 for additional details.

Dependent on project proposal, OWTS may need to be upgraded accordingly.

Fire

080 - Fire. 1 0080-Fire-USE-#4-WATER PLANS Not Satisfied

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification:

"I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

080 - Fire. 2 0080-Fire-USE*-#51-WATER CERTIFICATION Not Satisfied

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering required fire flow. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

Planning

080 - Planning. 1 0080-Planning-USE- CONFORM TO FLOOR PLANS Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C,

080 - Planning. 2 0080-Planning-USE- FEE STATUS Not Satisfied

Plan: PP26177

Parcel: 966380021

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 0080-Planning-USE- FEE STATUS (cont.) Not Satisfied

Prior to issuance of building permits for Plot Plan No. 26177, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 3 0080-Planning-USE- SCHOOL MITIGATION Not Satisfied

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

Transportation

080 - Transportation. 1 0080-Transportation-USE - SUBMIT WQMP PLANS Not Satisfied

This condition applies if a grading permit is not required. Prior to the issuance of a building permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP) if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of building permit. More information can be found at the following website: <http://rcflood.org/npdes/>.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS Grade - USE - Precise Grade Approval Not Satisfied

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 and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

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

Fire

090 - Fire. 1 0090-Fire-USE-#27-EXTINGUISHERS Not Satisfied

Plan: PP26177

Parcel: 966380021

90. Prior to Building Final Inspection

Fire

090 - Fire. 1 0090-Fire-USE-#27-EXTINGUISHERS (cont.) Not Satisfied

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

090 - Fire. 2 0090-Fire-USE-#45-FIRE LANES Not Satisfied

Access shall be provided to within 150' to all exterior portions of the structure walls. The applicant shall submit a site plan designating required fire lanes with appropriate lane painting and/or signs.

Planning

090 - Planning. 1 0090-Planning-USE - CONDITION COMPLIANCE Not Satisfied

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

090 - Planning. 2 0090-Planning-USE - EXISTING STRUCTURES Not Satisfied

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

090 - Planning. 3 0090-Planning-USE- ACCESSIBLE PARKING Not Satisfied

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

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___." In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 4 0090-Planning-USE- PARKING PAVING MATERIAL Not Satisfied

A minimum of five (5) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with decomposed granite to current standards as approved by the Department of Building and Safety.

090 - Planning. 5 0090-Planning-USE* - ORD NO. 659 (DIF) Not Satisfied

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

"Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 26177 has been calculated to be approximately 0.5 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance,

Plan: PP26177

Parcel: 966380021

90. Prior to Building Final Inspection

Planning

090 - Planning. 5 0090-Planning-USE* - ORD NO. 659 (DIF) (cont.) Not Satisfied
 payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 6 0090-Planning-USE*- ORD 810 O S FEE (2) Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval.

The Project Area for Plot Plan No. 26177 is calculated to be approximately 0.5 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Transportation

090 - Transportation. 1 0090-Transportation-USE - DRIVEWAY Not Satisfied
 Centerline intersection of streets and driveway(s) shall be at 90 degrees or as approved by the Director of Transportation.

090 - Transportation. 2 0090-Transportation-USE - SUBMIT WQMP PLANS Not Satisfied
 If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the project specific WQMP, provide an Engineer WQMP certification, and GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance of the BMPs are established with a BMP maintenance agreement.

090 - Transportation. 3 0090-Transportation-USE - WRCOG TUMF Not Satisfied
 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.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied
 Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: May 9, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Board of Supervisors - Supervisor: 3rd District-
Washington

Planning Commissioner: 3rd District- Taylor-
Berger
Eastern Municipal Water District (EMWD)

PLOT PLAN NO. 26177 – CEQA Exempt, Section 15303 (New Construction or Conversion of Small Structures) – Applicant: Mohsen and Gilda Tavoussi – Engineer/Rep.: 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, Southerly of Monte Verde Road, Easterly of Anza Road, and Westerly of Los Caballos Road – 18.76 Acres — **REQUEST:** The Plot Plan proposes to convert an existing permitted garage into a Class I Winery and an existing permitted storage structure to an Agricultural Dwelling (i.e. caretaker unit) – APN: 966-380-021. **BBID: 074-922-780 UPROJ: PP26177**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC comment on May 18, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above: <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

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.

Any questions or comments regarding this project should be directed to Deborah Bradford, Project Planner at (951) 955-6646 or e-mail at dbradfor@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

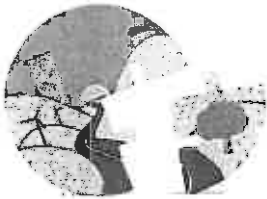
COMMENTS:

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

Steve Weiss, AICP
Planning Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION INFORMATION

Applicant Name: MOHSEN TAVOUSSI

Contact Person: MOHSEN TAVOUSSI E-Mail: DRTAVOUSSI@GMAIL.COM

Mailing Address: 1441 AVOCADO AVE., SUITE 602

NEWPORT BEACH CA 92660
City State ZIP

Daytime Phone No: (714) 608-4106 Fax No: (714) 375-0599

Engineer/Representative Name: STS CONSULTING

Contact Person: SHAHRIAR ETEMADI E-Mail: ETEMADI.STS@GMAIL.COM

Mailing Address: 6449 OLD KEEL

COLUMBIA MD 21044
City State ZIP

Daytime Phone No: (410) 718-8660 Fax No: ()

Property Owner Name: MOHSEN TAVOUSSI, GILDA TAVOUSSI

Contact Person: MOHSEN TAVOUSSI E-Mail: DRTAVOUSSI@GMAIL.COM

Mailing Address: 1441 AVOCADO AVE., SUITE 602

NEWPORT BEACH CA 92660
City State ZIP

Daytime Phone No: (714) 608-4106 Fax No: (714) 375-0599

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the plot plan type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR MINOR PLOT PLAN

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

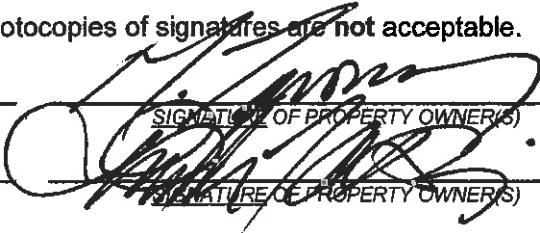
I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the plot plan is ready for public hearing.)

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

MOHSEN TAVOUSSI

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

GILDA TAVOUSSI

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

PROPERTY INFORMATION

Assessor's Parcel Number(s): 966-380-021-3

Approximate Gross Acreage: 20

General location (nearby or cross streets): North of SANTA RITA RD, South of MONTE VERDE RD, East of ANZA RD, West of LOS CABALLOS RD

APPLICATION FOR MINOR PLOT PLAN

PROJECT PROPOSAL:

Describe the proposed project.
TO CONVERT THE EXSITING GARAGE INTO A CLASS 1 WINERY AND A STORAGE STRUCTURE
~~TO AN AGRICULTURAL DWELLING~~

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): TEMECULA VALLEY WINE COUNTRY POLICY AREA, WC-W ZONE

Related cases filed in conjunction with this application:

CHANGE OF ZONE # 7910, APPROVED ON OCTOBER 13, 2016

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). CHANGE OF ZONE # 7910
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

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 the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR MINOR PLOT PLAN

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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 project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: MOHSEN TAVOUSSI

Address: 1441 AVOCADO AVE., SUITE 602, NEWPORT BEACH, CA 92660

Phone number: 714-608-4106

Address of site (street name and number if available, and ZIP Code): 35010 SANTA RITA RD., 92592

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 966-380-021-3

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

Regulatory Identification number: N/A

Date of list: N/A

Applicant: MOHSEN TAVOUSSI Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

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

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 01/12/17

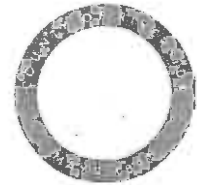
Owner/Authorized Agent (2)  Date 01.12.17

This completed application form, together with all of the listed requirements provided on the Minor Plot Plan Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1022 PPA Condensed Application.docx
Created: 06/19/2015 Revised: 06/07/2016



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
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 Mohsen Tavoussi hereafter "Applicant" and Mohsen & Gilda Tavoussi, Property Owner".

Description of application/permit use:

Application for Minor Plot Plan in order to seek approval for a conversion of existing garage to a
Class 1 winery and existing structure as an Agricultural dwelling.

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): 966-380-021-3

Property Location or Address:
35010 SANTA RITA ROAD, TEMECULA, CA 92592-9079

2. PROPERTY OWNER INFORMATION:

Property Owner Name: MOHSEN & GILDA TAVOUSSI Phone No.: 714-608-4106
 Firm Name: _____ Email: PAROWESTATE@GMAIL.COM
 Address: 1441 AVOCADO AVE., SUITE 602
NEWPORT BEACH, CA 92660

3. APPLICANT INFORMATION:

Applicant Name: MOHSEN TAVOUSSI Phone No.: 714-608-4106
 Firm Name: _____ Email: PAROWESTATE@GMAIL.COM
 Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 01/12/17
 Print Name and Title: MOHSEN TAVOUSSI

Signature of Property Owner: [Signature] Date: 01/12/17
 Print Name and Title: GILDA TAVOUSSI

Signature of the County of Riverside, by [Signature] Date: 1/24/17
 Print Name and Title: Deborah M. Hill Land Use Tech.

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: <u>PP26177</u>	
Set #: _____	Application Date: <u>1/24/17</u>

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Mohsen Tavoussi and Gilda Tavoussi (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 966-380-021 (“PROPERTY”); and,

WHEREAS, on January 24, 2017, PROPERTY OWNER filed an application for Plot Plan No. 26177 (“PROJECT”); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Mohsen & Gilda Tavoussi
1441 Avocado Ave., Ste. 602
Newport Beach, CA 92660

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

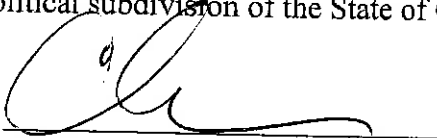
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

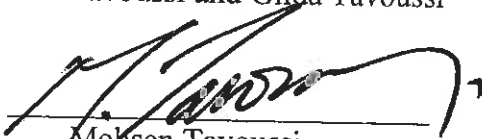
IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California


By: 
Charissa Leach
Assistant Director of TLMA – Community Development

Dated: 8/15/17

PROPERTY OWNER:
Mohsen Tavoussi and Gilda Tavoussi

By: 
Mohsen Tavoussi

Dated: ~~06/10/17~~ ^{or} 08/02/17 ^{or}

By: 
Gilda Tavoussi

Dated: ~~06/10/17~~ ^{or} 08/02/17

FORM APPROVED COUNTY COUNSEL

BY: 
MICHELLE CLACK

8/15/17
DATE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On August 2, 2017 before me, Anne Mansour, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared MOHSEN TAHOUSSEI and GILDA TAHOUSSEI
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~they executed the same in his/~~her~~their authorized capacity(ies), and that by his/~~her~~their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Anne Mansour
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Indemnification Agreement
Document Date: Aug 2, 2017 Number of Pages: 5
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: MOHSEN TAHOUSSEI
 Corporate Officer - Title(s): _____
 Partner - Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: Property Owner
Signer Is Representing: _____

Signer's Name: Gilda Tahoussei
 Corporate Officer - Title(s): _____
 Partner - Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: Property Owner
Signer Is Representing: _____

NOTICE OF PUBLIC HEARING

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

PLOT PLAN NO. PP26177 – 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, and east of Anza Road – 18.76 Acres – **REQUEST:** The Plot Plan proposes to convert an existing permitted garage into a Class I Winery.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **FEBRUARY 5, 2018**
PLACE OF HEARING: PALM DESERT PERMIT CENTER
77-588 EL DUNA CT., SUITE H
PALM DESERT, CA 92211

For further information regarding this project, please contact Project Planner Deborah Bradford at 951-955-6646 or e-mail at dbradfor@rivco.org, go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 30, 2017

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP26177 for

Company or Individual's Name RCIT - GIS

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.

TITLE: GIS Analyst

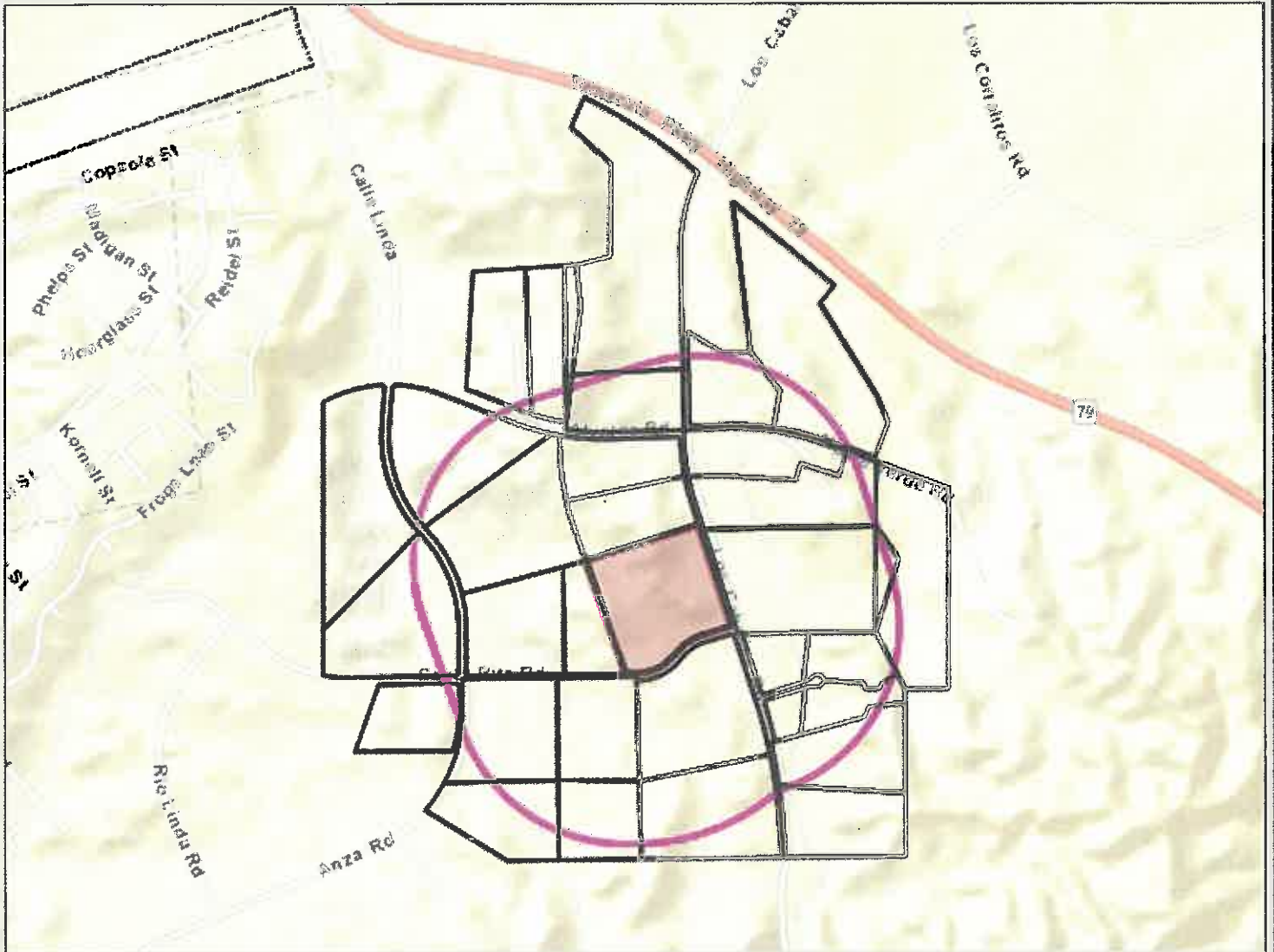
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS

PP26177 (1600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

IMPORTANT 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.

REPORT PRINTED ON... 11/30/2017 10:48:36 AM

© Riverside County RCIT

966380037
MONTE VERDE ROAD
2700 PCH 2ND FL
TORRANCE CA 90505

966380017
DIANE M YOUNT PINTER
34970 SANTA RITA RD
TEMECULA CA 92592

966380018
DIANE M YOUNT
34970 SANTA RITA RD
TEMECULA CA. 92592

966380019
SOONTAREE NEMEC
41 ROCKY KNOLL
IRVINE CA 92715

966380036
MONTE VERDE ROAD
2700 PCH 2ND FL
TORRANCE CA 90505

966380021
MOHSEN TAVOUSSI
GILDA TAVOUSSI
35010 SANTA RITA RD
TEMECULA CA. 92592

927180026
STEVEN C TURNBOW
LAURA A TURNBOW
34200 MADERA DE PLAYA
TEMECULA CA 92592

927180014
HOWARD S YOO
KYUNG S YOO
16450 LA DONA CIR
HUNTINGTON BEACH CA 92649

927180015
HOWARD S YOO
KYUNG S YOO
16450 LA DONA CIR
HUNTINGTON BEACH CA 92649

927180035
TODD REAMES
LAURA REAMES
35450 VIA RIATA
TEMECULA CA. 92592

966380022
KYLE ROBERT CAPEN
BRADLEY ALLEN CAPEN
CONNIE CAROL CAPEN MILLER

966380029
REDHAWK CITRUS GROVES
REDHAWK INV
HUSHMAND TAGHDIRI

31874 VIA BARRAZA
TEMECULA CA 92592

627 S MANCHESTER AVE
ANAHEIM CA 92802

966380028
REDHAWK CITRUS GROVES
REDHAWK INV
HUSHMAND TAGHDIRI

966380024
JOHN DEAN HARRISON
SUSAN LYN HARRISON
34725 SANTA RITA RD
TEMECULA CA. 92592

627 S MANCHESTER AVE
ANAHEIM CA 92802

927180033
TODD REAMES
LAURA REAMES
35450 VIA RIATA
TEMECULA CA 92592

927180021
HOWARD S YOO
KYUNG S YOO
16450 LA DONA CIR
HUNTINGTON BEACH CA 92649

927180013
HOWARD S YOO
KYUNG S YOO
16450 LA DONA CIR
HUNTINGTON BEACH CA 92649

927180006
HANSOM & ASSOC
37812 DOROTHY CT
TEMECULA CA 92592

927180020
DEMETRIOS GEORGANTOPOULOS
EFFIE GEORGANTOPOULOS
31581 AQUACATE RD
SAN JUAN CAPISTRANO CA 92675

966380030
REDHAWK CITRUS GROVES
REDHAWK INV
HUSHMAND TAGHDIRI

627 S MANCHESTER AVE
ANAHEIM CA 92802

966380023
KENNETH C SMITH
44040 JERAMIE DR
TEMECULA CA 92592

966380031
REDHAWK CITRUS GROVES
REDHAWK INV
HUSHMAND TAGHDIRI

627 S MANCHESTER AVE
ANAHEIM CA 92802

927610005
LARRY MARTIN
LINDA MARTIN
34860 MONTE VERDE
TEMECULA CA 92592

966380015
TEMECULA QK HOLDINGS
C/O C/O GREGORY KOLL
28780 OLD TOWN FRONT C-5
TEMECULA CA 92590

966380016
MICHAEL A SPANO
KATHLEEN L SPANO
34670 SANTA RITA RD
TEMECULA CA 92592

966380020
NISAR AHMED
RAKSHANDA AHMED
36035 CORTE LISBOA
MURRIETA CA 92562

927180030
ROBIN H CHISHOLM
35255 BEACH RD
CAPISTRANO BEACH CA 92624

927610004
KENNETH C SMITH
44040 JERAMIE DR
TEMECULA CA 92590

927600008
MAU KHACHMINH NGUYEN
THATSANARY SOUBANNARATH
32099 CAMINO RABAGO
TEMECULA CA 92592

927180034
JAMES ROBERT SAPPINGTON
LORI LYNNETT SAPPINGTON
35355 VIA RIATA
TEMECULA CA 92592

927600007
LARRY MARTIN
LINDA MARTIN
34860 MONTE VERDE RD
TEMECULA CA. 92592

927600009
MAU KHACHMINH NGUYEN
THATSANARY SOUBANNARATH
32099 CAMINO RABAGO
TEMECULA CA 92592

927180007
YONGFENG WU
YUMEI LI
1610 S NOGALES ST
ROWLAND HEIGHTS CA 91748

927180028
ROBIN H CHISHOLM
35255 BEACH RD
CAPISTRANO BEACH CA 92624

Mohsen and Gilda Tavoussi
1441 Avocado Avenue, Suite 602
Newport Beach, CA 92660

Mohsen and Gilda Tavoussi
1441 Avocado Avenue, Suite 602
Newport Beach, CA 92660

STS Consulting
Attn: Shahriar Etemadi
6449 Old Keel
Colombia, MD 21044

STS Consulting
Attn: Shahriar Etemadi
6449 Old Keel
Colombia, MD 21044

EMWD
Warren A. Beck, P.E.
P.O. Box 8300
2270 Trumble Road
Perris, CA 92570-8300

EMWD
Warren A. Beck, P.E.
P.O. Box 8300
2270 Trumble Road
Perris, CA 92570-8300

RCHA
Attn: Lorraine Harrington
P.O. Box 1622
Temecula, CA 92593

RCHA
Attn: Lorraine Harrington
P.O. Box 1622
Temecula, CA 92593



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) **FROM:** Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044
 County of Riverside County Clerk P. O. Box 1409 Palm Desert, CA 92201
Riverside, CA 92502-1409

Project Title/Case No.: PP26177 / EA43002

Project Location: North of Santa Rita Rd., south of Monte Verde Rd., east of Anza Rd., and west of Los Caballos Rd.

Project Description: PP26177 is a Plot Plan to convert an existing permitted garage into a Class I Winery. No new construction or expansion of square footage will occur. The Class I Winery will not be open to the public.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Mohsen and Gilda Tavoussi – 1441 Avocado Ave., Suite 602, Newport Beach, CA 92660

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15301)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: The proposed project has been determined to be categorically exempt from CEQA, pursuant to the provisions under Section 15301 Class 1 (Existing Facilities). Section 15301 allows for minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible expansion. This project will allow for the interior conversion of an existing garage into a Class I Winery. No exterior changes or additional square footage will occur.

Deborah Bradford (951) 955-6646
County Contact Person Phone Number

Signature Title Date
October 4, 2017

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA No. 42778 ZCFG No. 6162 - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1608392

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: TAVOUSSI MOHSEN AND GILDA \$50.00
paid by: CASH
CFG FOR CZ07910
paid towards: CFG06298 CALIF FISH & GAME: DOC FEE
at parcel: 35010 SANTA RITA RD TEM
appl type: CFG3

By _____ Jul 18, 2016 10:19
MGARDNER posting date Jul 18, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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