

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



502B

FROM: TLMA – Planning Department

SUBMITTAL DATE:
August 9, 2016

SUBJECT: CHANGE OF ZONE NO. 7910, ORDINANCE NO. 348.4843 - No new environmental documentation is required - Applicant: Mohsen and Gilda Tavoussi - Engineer/Representative: Shahriar Etemadi - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural Residential (R-RR) - Temecula Valley Wine Country Policy Area - Winery District (10 Acre Minimum) - Location: Northwest corner of the Los Caballos Road and Santa Rita Road intersection - 20 Gross Acres - Zoning: Residential Agricultural - 20 Acre Minimum (R-A-20) **REQUEST:** The Change of Zone proposes to amend the existing zone of Residential Agricultural - 20 Acre Minimum (R-A-20) to Wine Country-Winery (WC-W) Zone. - APN: 966380021 (100% Deposit Based Fee funds, ongoing)

(continued on next page)

Steve Weiss

Steve Weiss, AICP
Planning Director

Juan Perez

Juan Perez,
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: Deposit based funds				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

BY: *Tina Grande*
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

FORM APPROVED COUNTY COUNSEL
BY: *Karin L. Watts-Brican*
DATE: *8/23/16*

Departmental Concurrence

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

16-1

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,
2. **APPROVE CHANGE OF ZONE NO. 7910**, amending the zoning classification for the subject properties from R-A-20 Zone to WC-W Zone, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,
3. **ADOPT ORDINANCE NO. 348.4843** amending the zoning in the Rancho California Area shown on Map No. 2.2399 Change of Zone No. 7910 attached hereto and incorporated herein by reference.

BACKGROUND:

Summary:

The project site is within the Winery District of the Temecula Valley Wine Country Policy Area. The proposed zone of Wine Country – Winery (WC-W) Zone will establish General Plan and Zoning consistency. This change of zone will allow the applicant to pursue development that is consistent with the Temecula Valley Wine county Policy Area and WC-W Zone.

The site has an existing one-family dwelling unit. There are no issues of concern for this item. The site is within the Winery District identified in General Plan Amendment No. 1077 which was analyzed by certified Environmental Impact Report No. 524 (EIR No. 524). There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 524. Any future entitlement project will comply with the applicable regulations, the California Environmental Quality Act Guidelines if new or significant changes are identified, and all applicable conditions will apply as part of any Conditions of Approval.

The project was presented to Planning Commission for recommendation on August 3, 2016. The Planning Commission recommended approval of the project by a vote of 4-0, with Commissioner Hake absent.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process.

ATTACHMENTS:

- A. **Ordinance No. 348. 4843**
- B. **August 3, 2016 Planning Commission Agenda Item 4.2 Minutes and Staff Report**

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



54 FROM: TLMA Planning Department

SUBMITTAL DATE:
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SUBJECT: CHANGE OF ZONE NO. 7910, ORDINANCE NO. 348.4843 - No new environmental documentation is required - Applicant: Mohsen and Gilda Tavoussi - Engineer/Representative: Shahriar Etemadi - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural Residential (R-RR) - Temecula Valley Wine Country Policy Area - Winery District (10 Acre Minimum) - Location: Northwest corner of the Los Caballos Road and Santa Rita Road intersection - 20 Gross Acres - Zoning: Residential Agricultural - 20 Acre Minimum (R-A-20) REQUEST: The Change of Zone proposes to amend the existing zone of Residential Agricultural - 20 Acre Minimum (R-A-20) to Wine Country-Winery (WC-W) Zone - APN: 966380021 (100% Deposit Based Fee funds, ongoing)

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BACKGROUND:

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Deposit Base Funds			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: [CEO use]

BACKGROUND:

Summary

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



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The project was presented to Planning Commission for recommendation on August 3, 2016. The Planning Commission recommended approval of the project by a vote of 4-0, with Commissioner Hake absent

Impact on Residents and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process.

ATTACHMENTS:

- A. Ordinance No. 348.4843**
- B. August 3, 2016 Planning Commission Agenda Item 4.2 Minutes and Staff Report**

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
August 9, 2016

SUBJECT: CHANGE OF ZONE NO. 7910, ORDINANCE NO. 348.4843 - No new environmental documentation is required - Applicant: Mohsen and Gilda Tavoussi - Engineer/Representative: Shahriar Etemadi - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural Residential (R-RR) - Temecula Valley Wine Country Policy Area - Winery District (10 Acre Minimum) - Location: Northwest corner of the Los Caballos Road and Santa Rita Road intersection - 20 Gross Acres - Zoning: Residential Agricultural - 20 Acre Minimum (R-A-20) **REQUEST:** The Change of Zone proposes to amend the existing zone of Residential Agricultural - 20 Acre Minimum (R-A-20) to Wine Country-Winery (WC-W) Zone. - APN: 966380021 (100% Deposit Based Fee funds, ongoing)

(continued on next page)

Steve Weiss

Steve Weiss, AICP
Planning Director

Juan Perez

Juan Perez,
TLMA Director

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COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: Deposit based funds				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Prev. Agn. Ref.:

District:3/3

Agenda Number:

FORM APPROVED COUNTY COUNSEL
BY: Karin L. Watts-Biglan 8/23/16 DATE

Departmental Concurrence

- A-30
- 4/5 Vote
- Positions Added
- Change Order

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Change of Zone No. 7910

DATE: August 9, 2016

PAGE: Page 2 of 2

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,
2. **APPROVE CHANGE OF ZONE NO. 7910**, amending the zoning classification for the subject properties from R-A-20 Zone to WC-W Zone, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,
3. **ADOPT ORDINANCE NO. 348.4843** amending the zoning in the Rancho California Area shown on Map No. 2.2399 Change of Zone No. 7910 attached hereto and incorporated herein by reference.

BACKGROUND:

Summary:

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The site has an existing one-family dwelling unit. There are no issues of concern for this item. The site is within the Winery District identified in General Plan Amendment No. 1077 which was analyzed by certified Environmental Impact Report No. 524 (EIR No. 524). There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 524. Any future entitlement project will comply with the applicable regulations, the California Environmental Quality Act Guidelines if new or significant changes are identified, and all applicable conditions will apply as part of any Conditions of Approval.

The project was presented to Planning Commission for recommendation on August 3, 2016. The Planning Commission recommended approval of the project by a vote of 4-0, with Commissioner Hake absent.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process.

ATTACHMENTS:

- A. **Ordinance No. 348. 4843**
- B. **August 3, 2016 Planning Commission Agenda Item 4.2 Minutes and Staff Report**

1 ORDINANCE NO. 348.4843

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
6 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.
8 2.2399, Change of Zone Case No. 7910" which map is made a part of this ordinance.
9

10 Section 2. This ordinance shall take effect 30 days after its adoption.

11 BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA

13 By: _____
14 Chairman, Board of Supervisors

15 ATTEST:
16 KECIA HARPER-IHEM
17 Clerk of the Board

18
19 By: _____

20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 August 16, 2016

25 By: 
26 MICHELLE CLACK
27 Deputy County Counsel

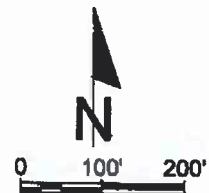
28 MPC:sk
8/9/16

RANCHO CALIFORNIA AREA
SECTION 13, T.8S., R.2W.



WC-W

WINE COUNTRY - WINERY



MAP NO. 2.2399
CHANGE OF OFFICIAL ZONING PLAN
AMENDING

MAP NO.2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7910
ADOPTED BY ORDINANCE NO. 348.4843
DATE: SEPTEMBER 13, 2016

RIVERSIDE COUNTY BOARD OF SUPERVISORS

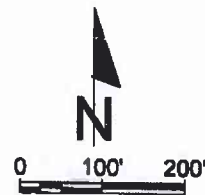
ASSESORS PARCEL NO. 966 - 380 - 021 - 3

RANCHO CALIFORNIA AREA
SECTION 13, T.8S., R.2W.



WC-W

WINE COUNTRY - WINERY



MAP NO. 2.2399
CHANGE OF OFFICIAL ZONING PLAN
AMENDING

MAP NO.2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7910
ADOPTED BY ORDINANCE NO. 348.4843
DATE: SEPTEMBER 13, 2016

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESORS PARCEL NO. 966 - 380 - 021 - 3



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 3, 2016**

I. AGENDA ITEM 4.2

CHANGE OF ZONE NO. 7910 – No new environmental documentation is required – Applicant: Mohsen and Gilda Tavoussi – Engineer/Representative: Shahriar Etemadi – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (R-RR)– Temecula Valley Wine Country Policy Area – Winery District (10 acre minimum) – Location: Northwest corner of the Santa Rita Road and Los Caballos Road intersection – 20 Gross Acres – Zoning: Residential Agricultural – 20 acre minimum (R-A-20). (Legislative)

II. PROJECT DESCRIPTION:

Change of zone to Wine Country – Winery (WC-W) Zone

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Phayvanh Nanthavongdouangsy at 951-955-6573 or email pnanthav@rctlma.org

- Mohsen Tavoussi, Applicant, 35010 Santa Rita RD. Temecula 92592, (714) 608-4106 is in favor of the proposed project.

No one spoke in opposition to the proposed project.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: CLOSED

Motion by Commissioner Berger, 2nd by Commissioner Valdivia

A vote of 4-0 (Commissioner Hake absent)

RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED**; and,


TENTATIVELY APPROVE CHANGE OF ZONE NO. 7910

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

4 . 2

Agenda Item No.:
Area Plan: Southwest Area Plan
Zoning Area: Rancho California Area
Supervisorial District: Third/Third
Project Planner: Phayvanh Nanthavongdouangsy
Planning Commission: August 3, 2016

CHANGE OF ZONE NO. 7910
No Further Environmental Documentation
Required
Applicant: Mohsen and Gilda Tavoussi
Engineer/Representative: Shahriar Etemadi


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7910 proposes to change the site's zoning from Residential Agricultural - 20 acre minimum (R-A-20) Zone to Wine Country - Winery (WC-W) Zone. This change of zone will allow the applicant to pursue development that is consistent within the Temecula Valley Wine Country Policy Area and Wine Country - Winery Zone.

This site is located northwest of Los Caballos Road and Santa Anita Road intersection at 35010 Santa Rita Road Temecula CA 92592.

BACKGROUND:

The project site is located within the Wine Country – Winery District of the Temecula Valley Wine Country Policy Area. This Change of Zone request is to establish General Plan and Zoning consistency.

The site has an existing one-family dwelling unit. There are no issues of concern for this item. The site is within the Winery District identified in General Plan Amendment No. 1077 which was analyzed by certified Environmental Impact Report No. 524 (EIR No. 524). There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 524. Any future entitlement project will comply with the applicable regulations, the California Environmental Quality Act Guidelines if new or significant changes are identified, and all applicable conditions will apply as part of any Conditions of Approval.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural: Rural Residential (R-RR), Temecula Valley Wine Country Policy Area - Winery District (10-acre min.)
2. Surrounding General Plan Land Use (Ex. #5): Agriculture: Agriculture (AG-AG), Temecula Valley Wine Country Policy Area - Winery District (10-acre min.) to the north and east; Rural: Rural Residential (R-RR), Temecula Valley Wine Country Policy Area – Winery District (10-acre min.) the the west; Rural: Rural Residential (R-RR), Temecula Valley Wine Country Policy Area – Equestrian District (10-acre min.) and Rural: Rural

- | | |
|-----------------------------------|--|
| 3. Existing Zoning (Ex. #3): | Residential (R-RR) (5 acre min.) to the south
Residential Agricultural 20-acre min. (R-A-20) Zone |
| 4. Proposed Zoning (Ex. #3): | Wine Country - Winery (WC-W) Zone |
| 5. Surrounding Zoning (Ex. #3): | Residential Agricultural 20-acre min. (R-A-20) Zone to the west, Light Agriculture 20-acre min. Zone (A-1-20) to the east, Wine Country – Equestrian (WC-E) and Rural Residential (R-R) Zones to the south |
| 6. Existing Land Use (Ex. #1): | Single family dwelling unit |
| 7. Surrounding Land Use (Ex. #1): | Vineyards to the east, citrus groves and single family residents to the north, south and west |
| 8. Project Data: | Total Acreage: 20 gross acres |
| 9. Environmental Concerns: | No Further Environmental Documentation Required pursuant to CEQA Guidelines Section 15162 |

RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 524** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7910, amending the zoning classification for the subject property from R-A-20 Zone to WC-W Zone, in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Rural: Rural Residential (R-RR) within the Temecula Valley Wine Country Policy Area - Winery District (10-acre min.) of the Southwest Area Plan.
2. The existing use, a single family dwelling unit, is consistent with the Temecula Valley Wine Country Policy Area - Winery District.
3. The existing zoning for the project site is Residential Agricultural 20-acre min. (R-A-20) Zone.
4. The project site is surrounded to the north, west and east by properties that are designated AG: Agriculture (AG-AG) and Rural: Rural Residential (R-RR) within the Temecula Valley Wine Country Policy Area - Winery District (10-acre min.); the properties located to the south are

CHANGE OF ZONE NO. 7910

Planning Commission Staff Report: August 3, 2016

Page 3 of 4

designated Rural: Rural Residential (R-RR) within the Temecula Valley Wine country Policy Area – Equestrian District (10 acre min.) and R-RR (5-acre min.).

5. The proposed zoning for the subject site is Wine Country - Winery (WC-W) Zone.
6. The proposed Change of Zone will make the zoning consistent with the General Plan. This zone change proposal does not specifically authorize any construction or permit any structures on the site. Any future land use permit such as a revised plot plan or new use permit will comply with all applicable regulations and the California Environmental Quality Act.
7. The project site is surrounded by properties which are zoned Light Agriculture 10- and 20-acre min. (A-1-10 and A-1-20), Residential Agricultural 20-acre min. (R-A-20), Rural Residential (R-R), and Wine Country-Equestrian (WC-E).
8. The Project site is surrounded by similar residential units and agricultural uses.
9. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.
10. This project is not within the City Sphere of Influence of Temecula.
11. Change of Zone No. 7910 is required to make the subject property's zoning classification consistent with the County's General Plan as amended by General Plan Amendment No. 1077. The certified Environmental Impact Report No. 524 (EIR No. 524) analyzed the potential environmental impacts of General Plan Amendment No. 1077 and Ordinance No. 348.4729, which included the Temecula Valley Wine Country Policy Area and the Wine Country-Winery Zone, respectively. Minor modifications to the Wine Country Zones were subsequently approved by the Board through adoption of Ordinance No. 348.4818 to improve the implementation of the Community Plan. In compliance with CEQA an addendum to the EIR No. 524 was considered for the modifications and the Board approved Ordinance No. 348.4818 on December 15, 2015.
12. In accordance with State CEQA Guidelines Section 15162, Change of Zone No. 7910 will not result in any new significant environmental impacts not identified in certified EIR No. 524. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:
 - a. Change of Zone No. 7910 is changing the property's zoning classification to Wine Country - Winery Zone to be consistent with the approved Temecula Valley Wine Country Policy Area; and,
 - b. The subject site was included within the project boundary analyzed in EIR No. 524; and,
 - c. The Wine Country - Winery Zone was included in Ordinance No. 348.4729, which was analyzed in EIR No. 524; and,
 - d. There are no changes to the mitigation measures included in EIR No. 524; and

CHANGE OF ZONE NO. 7910

Planning Commission Staff Report: August 3, 2016

Page 4 of 4

- e. Change of zone No. 7910 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved Wine Country - Winery Zone analyzed in EIR No. 524.

CONCLUSIONS:

1. The proposed project is in conformance with the Temecula Valley Wine Country Policy Area and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Wine Country - Winery (WC-W) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is clearly compatible with the present and future logical development of the area.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

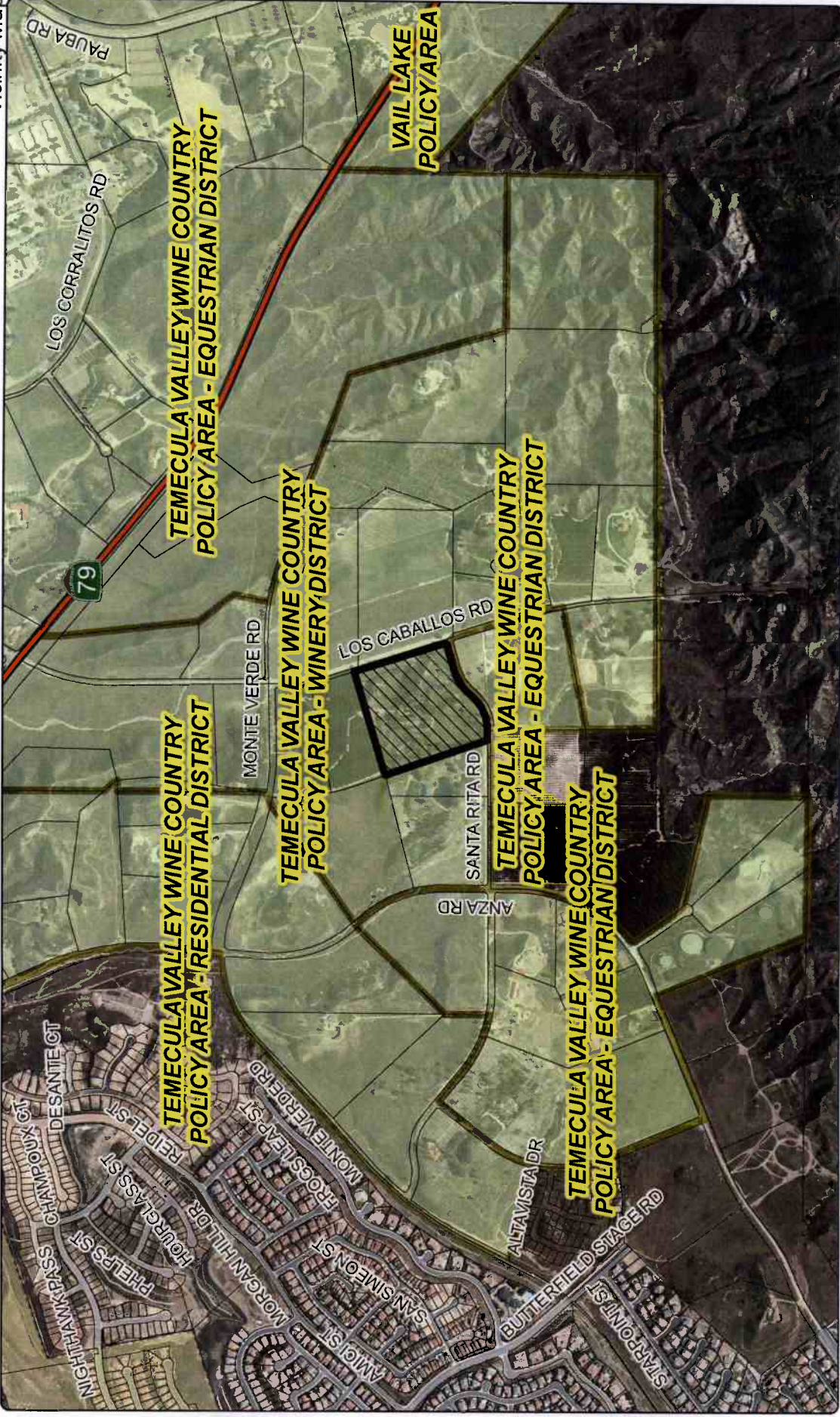
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. The city of Temecula sphere of influence;
 - b. A Special Flood Hazard Area or dam inundation area;
 - c. A MSHCP Core Reserve Area;
 - d. Within an Area Drainage Plan boundary; and,
 - e. County Service Area;
3. The project site is located within:
 - a. The boundaries of the Temecula Valley Wine Country Policy Area;
 - b. The boundaries of the Temecula Valley Unified School District;
 - c. A County Fault Zone and fault line;
 - d. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - e. Paleontological Sensitive area;
 - f. An area that is susceptible to subsidence;
 - g. Within a very low liquefaction potential area; and,
 - h. Zone A, 13.20 Miles from Mt. Palomar Observatory;
4. The subject site is currently designated as Assessor's Parcel Number: 966-380-021.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07910
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 05/18/2016
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2015, the County of Riverside adopted a new General Plan. The new General Plan may vary in different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 261-8277 (Ext. 2000) or Website: <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07910

PROPOSED ZONING

Supervisor: Washington

District 3

Date Drawn: 05/17/2016

Exhibit 3



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.mtba.org>

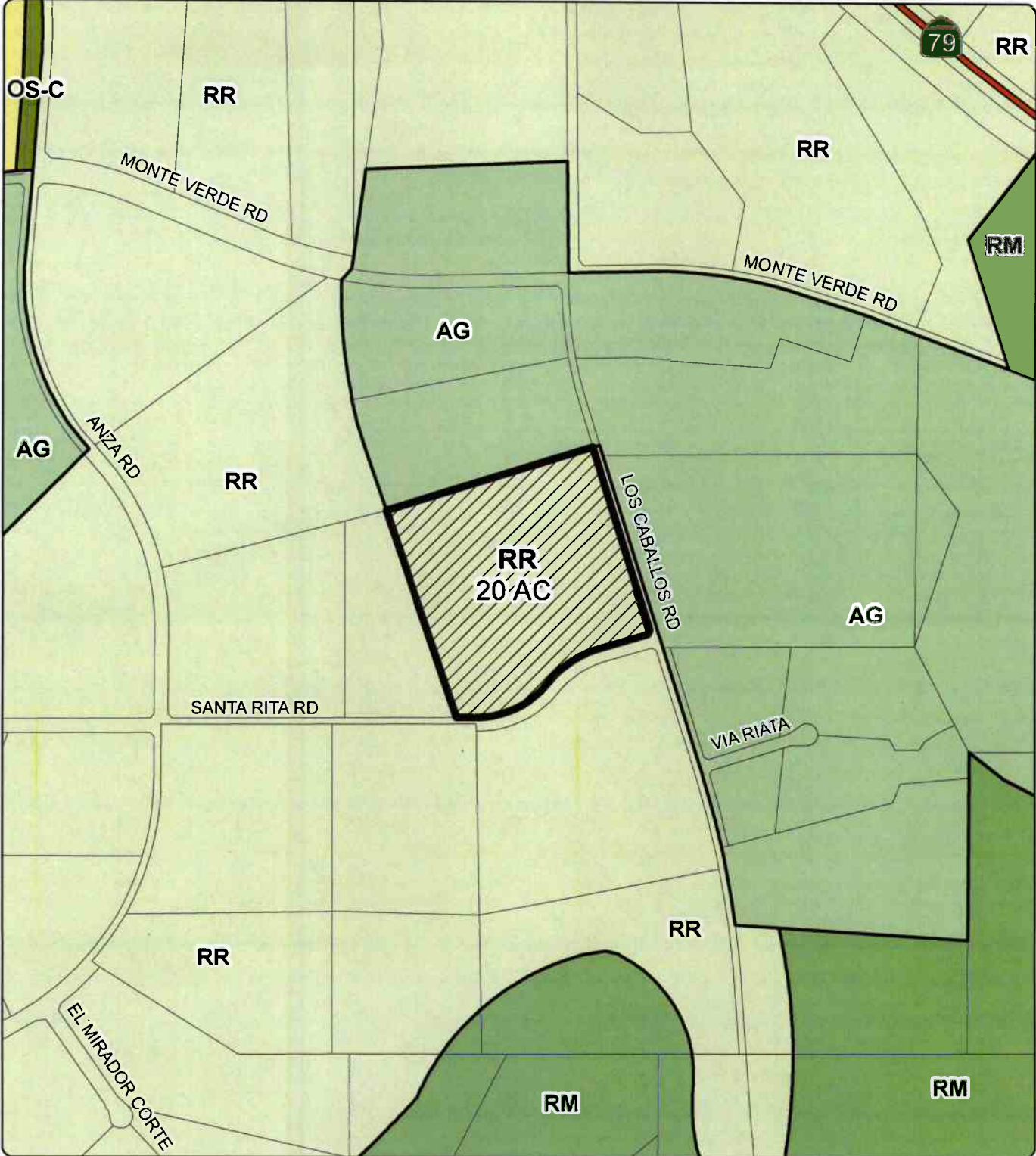
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07910

Supervisor: Washington
District 3

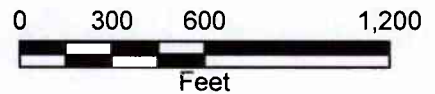
EXISTING GENERAL PLAN

Date Drawn: 05/17/2016
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07910

LAND USE

Supervisor: Washington
District 3

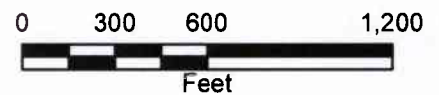
Date Drawn: 05/17/2016

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE: _____

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ 07910 DATE SUBMITTED: 4-25-16

APPLICATION INFORMATION

Applicant's Name: Dr. Mohsen Tavoussi E-Mail: parowestate@gmail.com

Mailing Address: 35010 Santa Rita Road

Temecula	<small>Street</small> CA	92592
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (714) 608-4106 Fax No: (_____) _____

Engineer/Representative's Name: Shahriar Etemadi E-Mail: Etemadi.sts@gmail.com

Mailing Address: 6449 Red Keel

Columbia	<small>Street</small> MD	21044
<small>City</small>	<small>State</small>	<small>ZIP</small>

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

Property Owner's Name: Dr. Mohsen & Dr. Gilda V. Tavoussi E-Mail: parowestate@gmail.com

Mailing Address: 35010 Santa Rita Road

Temecula	<small>Street</small> CA	92592
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (714) 608-4106 Fax No: (_____) _____

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

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

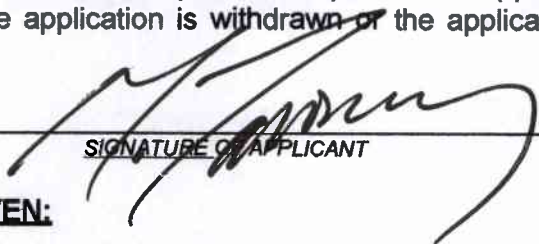
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Dr. Mohsen Tavoussi

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Dr. Mohsen Tavoussi

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Dr. Gilda V. Tavoussi

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 966380021-3

Section: 13 Township: T8S Range: R2W

Approximate Gross Acreage: 20

General location (nearby or cross streets): North of Santa Rita Road, South of _____, East of _____, West of Los Caballos Road.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 2001, Page 980, B2

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

The property is currently zoned Residential Agricultural (R-A-20) and the proposed zoning change is to "Wine Country" to conform to County's General Plan Amendment No. 1077.

Related cases filed in conjunction with this request:

NONE



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



Juan C. Perez
Agency Director

Carolyn Syms Luna
Director,
Planning Department

Juan C. Perez
Director,
Transportation Department

Mike Lara
Director,
Building & Safety Department

Code
Enforcement
Department

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

TO BE COMPLETED BY APPLICANT:

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

and Dr. Mohsen Tavoussi hereafter "Applicant" and Dr. Mohsen and Dr. Gilda V. Tavoussi Property

Owner". Description of application/permit use:

Change of zone from Residential Agricultural (R-A-20) to "Wine Country" to conform to County's General Plan Amendment No. 1077.

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): 966380021-3

Property Location or Address:

35010 Santa Rita Road, Temecula, CA 92592

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Dr. Mohsen and Dr. Gilda V. Tavoussi Phone No.: (714) 608-4106

Firm Name: Property Email: parowestate@gmail.com

Address: 35010 Santa Rita Road
Temecula, CA 92592


3. APPLICANT INFORMATION:

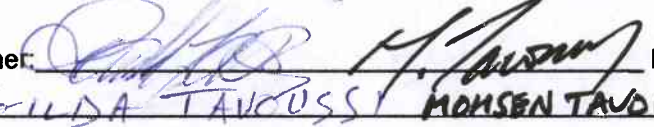
Applicant Name: Dr. Mohsen Tavoussi Phone No.: (714) 608-4106

Firm Name: Parow Estate Email: parowestate@gmail.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 04/08/16
Print Name and Title: MOHSEN TAVOUSSI (OWNER)

Signature of Property Owner:  Date: 04/08/16
Print Name and Title: GILDA TAVOUSSI MOHSEN TAVOUSSI

Signature of the County of Riverside, by _____ Date: _____
Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: _____

Set #: _____ Application Date: _____

Recording Requested By
 First American Title Company
 Riverside Resale

AND WHEN RECORDED MAIL TO:

Mohsen Tavoussi
 2001 Cahuna Terrace
 Corona Del Mar, CA 92625

DOC # 2005-0946310
 11/15/2005 08:00A Fee:37.00
 Page 1 of 1 Doc T Tax Paid
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	BMF	MISC.
									I-TP
									AA
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Title Order No.: 2091699

TRA# 094-027

GRANT DEED

952-250-031-9

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$1,650.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area **AND**

T
AA
37

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Joseph M. Phelps and Louise F. Phelps, Husband and Wife as Joint Tenants

hereby GRANT(s) to:

Mohsen Tavoussi and Gilda Tavoussi, Husband and Wife as Joint Tenants

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

PARCEL 24 OF PARCEL MAP 5136, AS SHOWN BY MAP ON FILE IN BOOK 11 PAGES 48 AND 49 OF PARCEL MAP, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 952-250-031-9

DATED October 3, 2005

STATE OF CALIFORNIA
 COUNTY OF

On Riverside 10/17/05 Joseph M. Phelps
~~Joseph M. Phelps & Louise F. Phelps~~ Joseph M. Phelps

Before me, R. Siliga
 A Notary Public in and for said State, personally appeared
Joseph M. Phelps & Louise F. Phelps
F. Phelps Louise F. Phelps

personally known to me (or 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.

WITNESS my hand and official seal.



Signature

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

2091699-30

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 April 25, 2016, PROPERTY OWNER filed an application for Change of Zone No. 7910 (“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 and Gilda Tavoussi
35010 Santa Rita Road
Temecula, CA 92592

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.

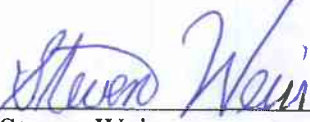
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange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

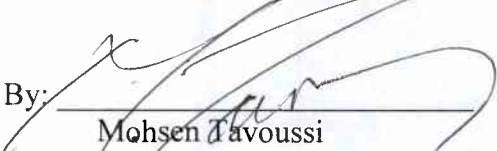
IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

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

By: 
Steven Weiss
Riverside County Planning Director

Dated: 7/22/16

PROPERTY OWNER:
Mohsen Tavoussi and Gilda Tavoussi

By: 
Mohsen Tavoussi

Dated: 07/06/16

By: 
Gilda Tavoussi

Dated: 06/29/16

FORM APPROVED COUNTY COUNSEL
BY:  7/19/16
MICHELLE CLACK 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 July 6, 2016 before me, Susan W. Manrow, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Mohsen Tavousi
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 Susan W. Manrow
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: 7-6-16
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

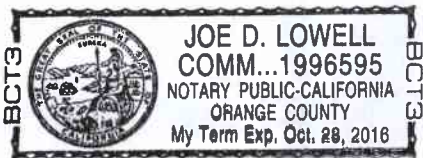
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)
On June 29, 2016 before me, Joe D. Lowell, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Gilda Tavoroussi
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 [Handwritten Signature]
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: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

INDEMNIFICATION AGREEMENT

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WITNESSETH:

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

WHEREAS, on April 25, 2016, PROPERTY OWNER filed an application for Change of Zone No. 7910 (“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.

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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 and Gilda Tavoussi
35010 Santa Rita Road
Temecula, CA 92592

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.

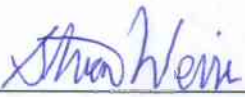
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange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

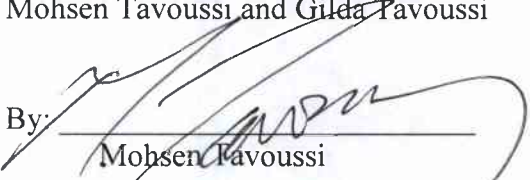
IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

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

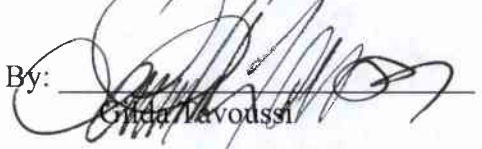
By: 
Steven Weiss
Riverside County Planning Director

Dated: 7/21/16

PROPERTY OWNER:
Mohsen Tavoussi and Gilda Tavoussi

By: 
Mohsen Tavoussi

Dated: 6/20/16

By: 
Gilda Tavoussi

Dated: 06/27/16


FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE 7/19/16

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 July 6, 2016 before me, Susan W. Manrow, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Mohsen Tavoussi
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 Susan W. Manrow
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: 7-6-16
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

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

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

Printed at: 10:51 am
On: Tuesday, Jul 05, 2016

Ad #: 0010179474
Order Taker: neller

THE PRESS-ENTERPRISE

Classified Advertising Proof

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

Account Information

Phone #: 951-955-5132
Name: TLMA/COUNTY OF RIVERSIDE
Address: PO BOX 1605
RIVERSIDE, CA 92502

Account #: 1100143932
Client:
Placed By: Mary C. Stark
Fax #:

Ad Information

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

Start Date: 07/12/2016
Stop Date: 07/12/2016
Insertions: 1 print / 1 online

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

Size: 2 X 88 Li
Bill Size: 176.00

Amount Due: **\$211.20**

Ad Copy:

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County Planning Commission** to consider the project shown below:

CHANGE OF ZONE NO. 7910 - No New Environmental Documentation Required - Applicant: Mohsen and Gilda Tavoussi - Engineer/Representative: Shahriar Etemad - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (R-RR) (10-Acre Minimum) - Temecula Valley Wine Country Policy Area - Winery District - Location: Northerly of Santa Rita Road, southerly of Monte Verde Road, easterly of Anza Road and westerly of Los Caballos Road - 20 Gross Acres - Zoning: Residential Agricultural - 20 Acre Minimum (R-A-20) - **REQUEST:** Change of Zone to Wine Country - Winery (WC-W) Zone.

TIME OF HEARING: 9:00 AM or as soon as possible thereafter.
DATE OF HEARING: AUGUST 3, 2016
PLACE OF HEARING: CITY OF PERRIS
CITY COUNCIL CHAMBER
101 N. D STREET
PERRIS, CA 92570

For further information regarding this project, please contact Project Planner, Phayvanh Nanthavongdouangsy at (951) 955-6573 or e-mail pranthav, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission 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 Commission, and the Planning Commission will consider such comments. In addition to any oral testimony, before making a decision on the proposed project.

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Phayvanh Nanthavongdouangsy
P.O. Box 1409, Riverside, CA 92502-1409

7/12

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/17/2016.

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

APN (s) or case numbers CZ07910 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

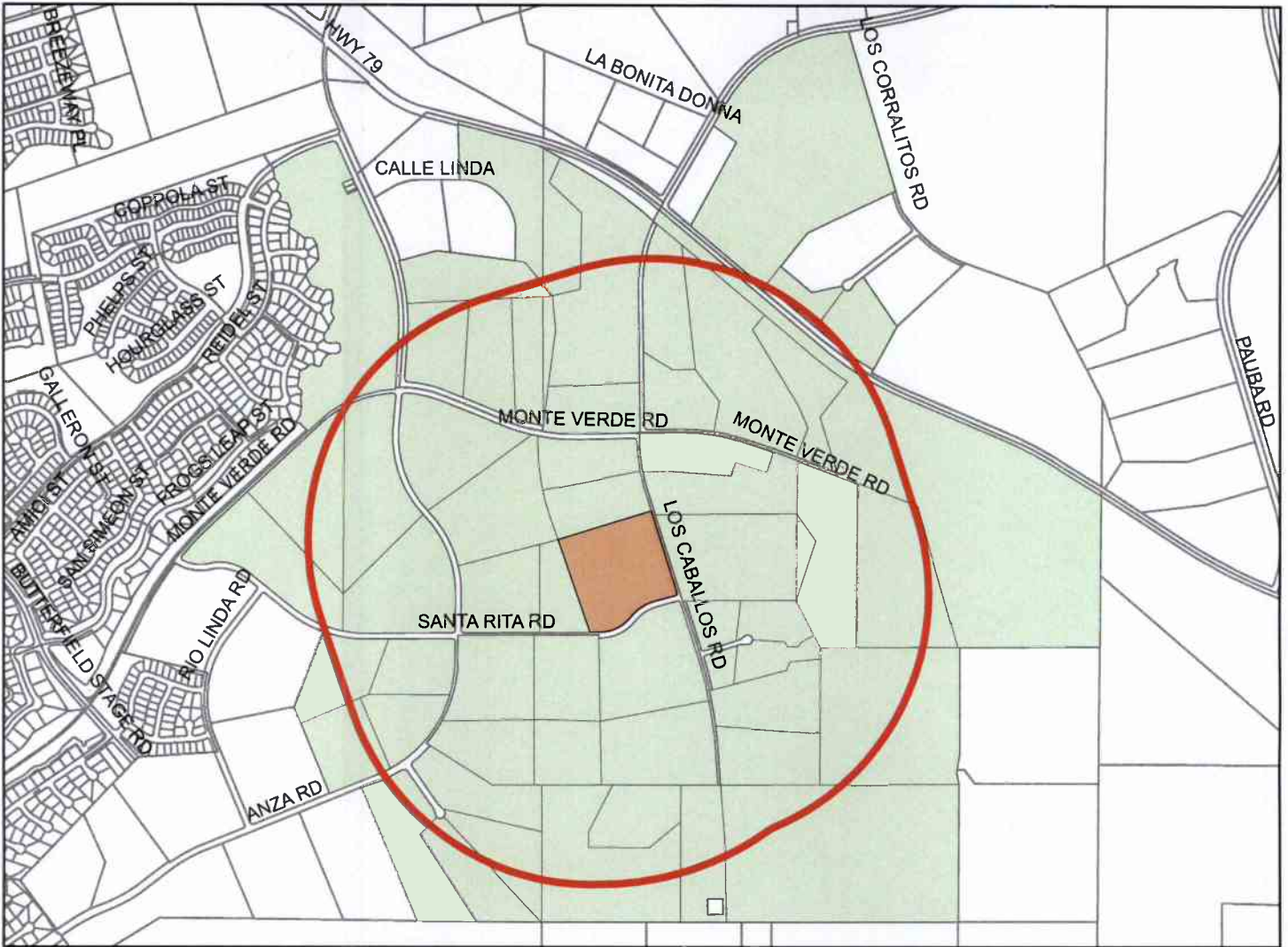
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

LABELS GOOD
T:K 11/17/2016

CZ07910 (2400 feet buffer)



Selected Parcels

966-380-014	966-380-015	927-600-006	966-380-013	927-180-020	966-380-017	966-380-018	927-160-039	927-180-006	927-180-013
927-180-014	927-180-015	927-180-021	966-380-028	966-380-029	966-380-030	966-380-031	966-380-032	927-180-034	927-600-010
966-380-024	966-380-026	917-110-012	927-180-002	927-610-004	966-380-023	966-380-022	927-600-007	927-610-005	966-380-025
927-600-008	927-600-009	966-380-016	966-380-021	966-380-036	966-380-037	966-380-020	927-160-023	966-380-033	966-380-035
917-110-017	917-110-018	917-110-020	917-110-021	966-380-034	966-380-027	927-180-028	927-180-029	927-180-030	927-180-031
966-380-019	966-170-040	927-180-026	927-160-042	927-180-012	927-180-007	927-180-033	927-180-035	927-610-001	927-610-002



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

ASMT: 917110020, APN: 917110020
REGENTS OF THE UNIVERSITY OF CALIF
1111 FRANKLIN ST 6TH FL
OAKLAND CA 94612

ASMT: 927180020, APN: 927180020
EFFIE GEORGANTOPOULOS, ETAL
31581 AQUACATE RD
SAN JUAN CAPISTRANO CA 92675

ASMT: 927160023, APN: 927160023
ELLA STEINBROOK, ETAL
44140 MAGGIE WEED LANE
TEMECULA CA 92592

ASMT: 927180021, APN: 927180021
KYUNG YOO, ETAL
16450 LA DONA CIR
HUNTINGTON BEACH CA 92649

ASMT: 927160039, APN: 927160039
GEORGE FORTIN
44129 MAGGIE WEED LN
TEMECULA CA 92592

ASMT: 927180026, APN: 927180026
LAURA TURNBOW, ETAL
34200 MADERA DE PLAYA
TEMECULA CA 92592

ASMT: 927160042, APN: 927160042
LINDA PAINE, ETAL
43750 LOS CABALLOS
TEMECULA, CA. 92592

ASMT: 927180031, APN: 927180031
ROBIN CHISHOLM
35255 BEACH RD
CAPISTRANO BEACH CA 92624

ASMT: 927180006, APN: 927180006
ASSOC, ETAL
37812 DOROTHY CT
TEMECULA CA 92592

ASMT: 927180034, APN: 927180034
LORI SAPPINGTON, ETAL
35355 VIA RIATA
TEMECULA CA 92592

ASMT: 927180007, APN: 927180007
RHONDA CORNELL, ETAL
45240 LOS CABALLOS RD
TEMECULA CA 92592

ASMT: 927180035, APN: 927180035
LAURA REAMES, ETAL
35450 VIA RIATA
TEMECULA, CA. 92592

ASMT: 927180012, APN: 927180012
SUSANNE CAMPBELL, ETAL
22536 LAKE FOREST LN
LAKE FOREST CA 92630

ASMT: 927600007, APN: 927600007
LINDA MARTIN, ETAL
34860 MONTE VERDE RD
TEMECULA, CA. 92592



ASMT: 927600009, APN: 927600009
THATSANARY SOUBANNARATH, ETAL
32099 CAMINO RABAGO
TEMECULA CA 92592

ASMT: 966380016, APN: 966380016
KATHLEEN SPANO, ETAL
34670 SANTA RITA RD
TEMECULA CA 92592

ASMT: 927600010, APN: 927600010
JUDITH SPERLING, ETAL
9996 GILLETTE RD
LE GRAND CA 95333

ASMT: 966380018, APN: 966380018
DIANE YOUNT
34970 SANTA RITA RD
TEMECULA, CA. 92592

ASMT: 927610002, APN: 927610002
HSI CHAN, ETAL
P O BOX 3163
MANHATTAN BEACH CA 90266

ASMT: 966380019, APN: 966380019
SOONTAREE NEMEC
41 ROCKY KNOLL
IRVINE CA 92715

ASMT: 927610005, APN: 927610005
LINDA MARTIN, ETAL
34860 MONTE VERDE
TEMECULA CA 92592

ASMT: 966380020, APN: 966380020
RAKSHANDA AHMED, ETAL
36035 CORTE LISBOA
MURRIETA CA 92562

ASMT: 966170040, APN: 966170040
STANDARD PACIFIC CORP
15360 BARRANCA PKWY
IRVINE CA 92618

ASMT: 966380021, APN: 966380021
GILDA TAVOUSSI, ETAL
35010 SANTA RITA RD
TEMECULA, CA. 92592

ASMT: 966380013, APN: 966380013
CHUXIANG WANG
C/O ROBERT THOMAS ORMOND
2001 6TH AVE STE 2022
SEATTLE WA 98121

ASMT: 966380022, APN: 966380022
BRADLEY CAPEN, ETAL
31874 VIA BARRAZA
TEMECULA CA 92592

ASMT: 966380015, APN: 966380015
ALI POURDASTAN
48 VIA ALCAMO
SAN CLEMENTE CA 92673

ASMT: 966380023, APN: 966380023
KENNETH SMITH
44040 JERAMIE DR
TEMECULA CA 92592



ASMT: 966380024, APN: 966380024
SUSAN HARRISON, ETAL
34725 SANTA RITA RD
TEMECULA, CA. 92592

ASMT: 966380035, APN: 966380035
RANCHO CALIFORNIA WATER DIST
P O BOX 9017
TEMECULA CA 92589

ASMT: 966380025, APN: 966380025
JILL LITTEN, ETAL
45031 ANZA RD
TEMECULA, CA. 92592

ASMT: 966380037, APN: 966380037
MONTE VERDE ROAD
2700 PCH 2ND FL
TORRANCE CA 90505

ASMT: 966380026, APN: 966380026
ROBB WALLEN, ETAL
C/O ELIZABETH A VIETS
45201 ANZA RD
TEMECULA, CA. 92592

ASMT: 966380027, APN: 966380027
SARAJANE KIRBY, ETAL
34555 SANTA RITA RD
TEMECULA, CA. 92592

ASMT: 966380032, APN: 966380032
BEDHAWK INV, ETAL
3112 BOSTONIAN
LOS ALAMITOS CA 90720

ASMT: 966380033, APN: 966380033
RANCHO CALIF WATER DIST
42135 WINCHESTER RD
TEMECULA CA 92590

ASMT: 966380034, APN: 966380034
JINGWEI HOPKINS, ETAL
399 E STATE ST
PLEASANT GROVE UT 84062

Sens de
changement

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Dr. Moshen and Dr. Gilda Tavoussi
35010 Santa Rita Road
Temecula, CA 92592

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Temecula, CA 92592

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35010 Santa Rita Road
Temecula, CA 92592

Shahriar Etemadi
6449 Red Keel
Columbia, MD 21044

Shahriar Etemadi
6449 Red Keel
Columbia, MD 21044

Shahriar Etemadi
6449 Red Keel
Columbia, MD 21044



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

Change of Zone No. 7910 (CZ7910)

Project Title/Case Numbers

Phayvanh Nanthavongdouangsy

County Contact Person

951-955-6573

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Mohsen and Gilda Tavoussi

Project Applicant

35010 Santa Rita Road Temecula CA 92592

Address

North of Santa Rita Road, South of Monte Verde Road, East of Anza Road and West of Los Caballos Road - 35010 Santa Rita Road, Temecula CA 92592

Project Location

Change of Zone No. 7910 proposes to change the existing zoning of Rural Residential (RR) zone to Wine Country-Winery (WC-W) zone. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No. 524 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report findings and conclusions for this project, which is incorporated herein by reference. CZ7910 will not result in any new significant environmental impacts not identified in the certified EIR No. 524. CZ7910 will not result in a substantial increase in the severity of previously identified significant effects, does not propose and substantial changes which will require major revisions to EIR No. 524, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: CZ7910 is changing the property's zoning classification to WC-W Zone to be consistent with the approved Temecula Valley Wine Country Policy Area, the subject site was included within the project boundary analyzed in EIR No. 524, the WC-W Zone was included in Ordinance 348.4729, which was analyzed in EIR No. 524, there are no changes to the mitigation measures included in EIR No. 524, and CZ7910 does not propose any changes to the approved Temecula Valley Wine Country Policy Area or the approved WC-W Zone analyzed in EIR No. 524.

Project Description

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

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

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 5/19/2016

Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA ZCFG06080

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1608392

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

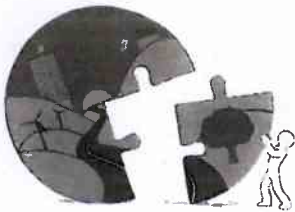
Received from: TAVOUSSI MOHSEN AND GILDA \$50.00
paid by: CASH
paid towards: CFG06298 CALIF FISH & GAME: DOC FEE
CFG FOR CZ07910
at parcel #: 35010 SANTA RITA RD TEM
appl type: CFG3

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!

Additional info at www.rctlma.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

RIVERSIDE COUNTY

MAR 13 2014

LARRY WARD, CLERK

M. Meyer
Deputy

38686 El Cerrito Road
Palm Desert, California 92211

Juan C. Perez
TLMA Director/
Interim Planning Director

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

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

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

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

Phayvanh Nanthavongdouangsy
County Contact Person

951-955-6573
Phone Number

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

County of Riverside TLMA-Planning Department
Project Applicant

4080 Lemon St. 12th Floor Riverside Ca 92501-1409
Address

Southwest portion of the unincorporated Riverside County, approximately three miles north of the border with San Diego County, covering approximately 18,005 acres of land located east of the City of Temecula, south of Lake Skinner, and northwest of Vail Lake. 33° 31' 25.6" / 177° 5' 35.6". See attached map.
Project Location

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

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

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

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

Signature

TLMA Director / Interim Planning Director
Title

March 11, 2014
Date

Date Received for Filing and Posting at OPR: _____

COU
Filed per
BOS

3-28
MAR 11 2014

FOR COUNTY CLERK'S USE ONLY

Removed: 9.15.14
By: [Signature]
County of Riverside

MAR 13 2014

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

Receipt #: 201400140

State Clearinghouse # (if applicable): 2009121076

Lead Agency: COUNTY PLANNING Date: 03/13/2014

County Agency of Filing: Riverside Document No: 201400140

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

Project Applicant Name: COUNTY PLANNING - TLMA PLANNING DEPT Phone Number: 951 955-6573

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

Project Applicant: Local Public Agency

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report	<u>3029.75</u>
<input type="checkbox"/> Negative Declaration	<u> </u>
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	<u> </u>
<input type="checkbox"/> Project Subject to Certified Regulatory Programs	<u> </u>
<input checked="" type="checkbox"/> County Administration Fee	<u>\$50.00</u>
<input type="checkbox"/> Project that is exempt from fees (DFG No Effect Determination (Form Attached))	<u> </u>
<input type="checkbox"/> Project that is exempt from fees (Notice of Exemption)	<u> </u>
Total Received	<u>3079.75</u>

Signature and title of person receiving payment: 

Notes: