



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

9:00 AM

APRIL 20, 2016

PLANNING COMMISSIONERS 2016

1st District

Charissa Leach
Chairman

2nd District

Aaron Hake
Vice Chairman

3rd District

Ruthanne Taylor
Berger

4th District

Bill Sanchez

5th District

Mickey Valdivia

Planning Director
Steven Weiss, AICP

Legal Counsel
Michelle Clack
Deputy
County Counsel

Phone
951 955-3200

Fax
951 955-1811

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •
RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER
FIRST FLOOR BOARD CHAMBERS
4080 LEMON STREET
RIVERSIDE, CA 92501

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Hearing Secretary. 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).

Should an applicant or any interested party wish to present a PowerPoint presentation, or electronic or digital material, it must be provided by the Project Planner 48-hours in advance of the meeting.

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

CALL TO ORDER - ROLL CALL SALUTE TO THE FLAG

1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

- 1.1 **FIRST EXTENSION OF TIME – TENTATIVE TRACT MAP NO. 28957** – Applicant: Brian Woods – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac) – Location: Northerly of Spring St. and easterly of Garfield Ave. – 8.86 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule A subdivision of 8.86 acres into 36 lots – **REQUEST: EXTENSION OF TIME** to January 11, 2017 – First Extension. Project Planner: Tim Wheeler at (951) 955-6060 or email twheeler@rctlma.org.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

PLANNING COMMISSION

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

2.1 **NONE**

3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:

3.1 **NONE**

PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:

4.1 **REMOVED FROM THE AGENDA**

4.2 **ORDINANCE NO. 348.4835** – CEQA Exempt - is a Countywide amendment to Riverside County Ordinance No. 348, modifying Article XIXe of Ordinance No. 348 to clarify where sober living homes, residential care and residential health facilities may operate in the County of Riverside and the type of use permit, if any, is required for such uses consistent with State law. Ordinance No. 348. 4835 also adds reasonable accommodation provisions to Ordinance No. 348 and updates definitions to clarify and remove any inconsistencies that may result from the revisions made to Article XIXe. Project Planner: Larry Ross at 951-955-9294 or e-mail lross@rctlma.org.

4.3 **CONDITIONAL USE PERMIT NO. 3743** – CEQA Exempt – Applicant: Middle Ridge, Inc. – Engineer/Representative: Chris and Melody Johnston – Third Supervisorial District – Idyllwild Zoning District: REMAP Area Plan: Community Development: Commercial Retail (CR) – Location: 54301 North Circle Drive – 0.37 Net Acres – Zoning: Commercial Scenic Highway (C-P-S) **REQUEST:** The project proposes to permit the winetasting and sales of Middle Ridge Winery wines and associated art gallery. Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org.

5.0 WORKSHOPS:

5.1 **NONE**

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA


7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS

1.1

Agenda Item No.
Area Plan: Highgrove
Zoning District: University
Supervisory District: Second
Project Planner: Tim Wheeler
Planning Commission Hearing: April 20, 2016

TENTATIVE TRACT MAP NO. 28957
FIRST EXTENSION OF TIME
Applicant: Brian Woods


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for recordation of a final map. Unless specifically requested by the EOT applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 28957

BACKGROUND:

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of seventeen (17) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Flood Control Department is recommending the addition of (4) conditions of approval, the Environmental Health Department is recommending the addition of (1) conditions of approval, the Environmental Programs Department is recommending the addition of (2) conditions of approval, and the Building Safety Department (Grading Division) is recommending the addition of (10) conditions of approval.

The Extension of Time applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval and the correspondence from the Extension of Time applicant dated February 25, 2016 indicating the acceptance of the seventeen (17) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become January 11, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 28957, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 11, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.


Extension of Time Environmental Determination

Project Case Number: TR28957
 Original E.A. Number: EA37700
 Extension of Time No.: First
 Original Approval Date: January 11, 2006
 Project Location: North of Spring St. and East of Garfield Ave

Project Description: Divide 8.86 acres into 36 residential lots

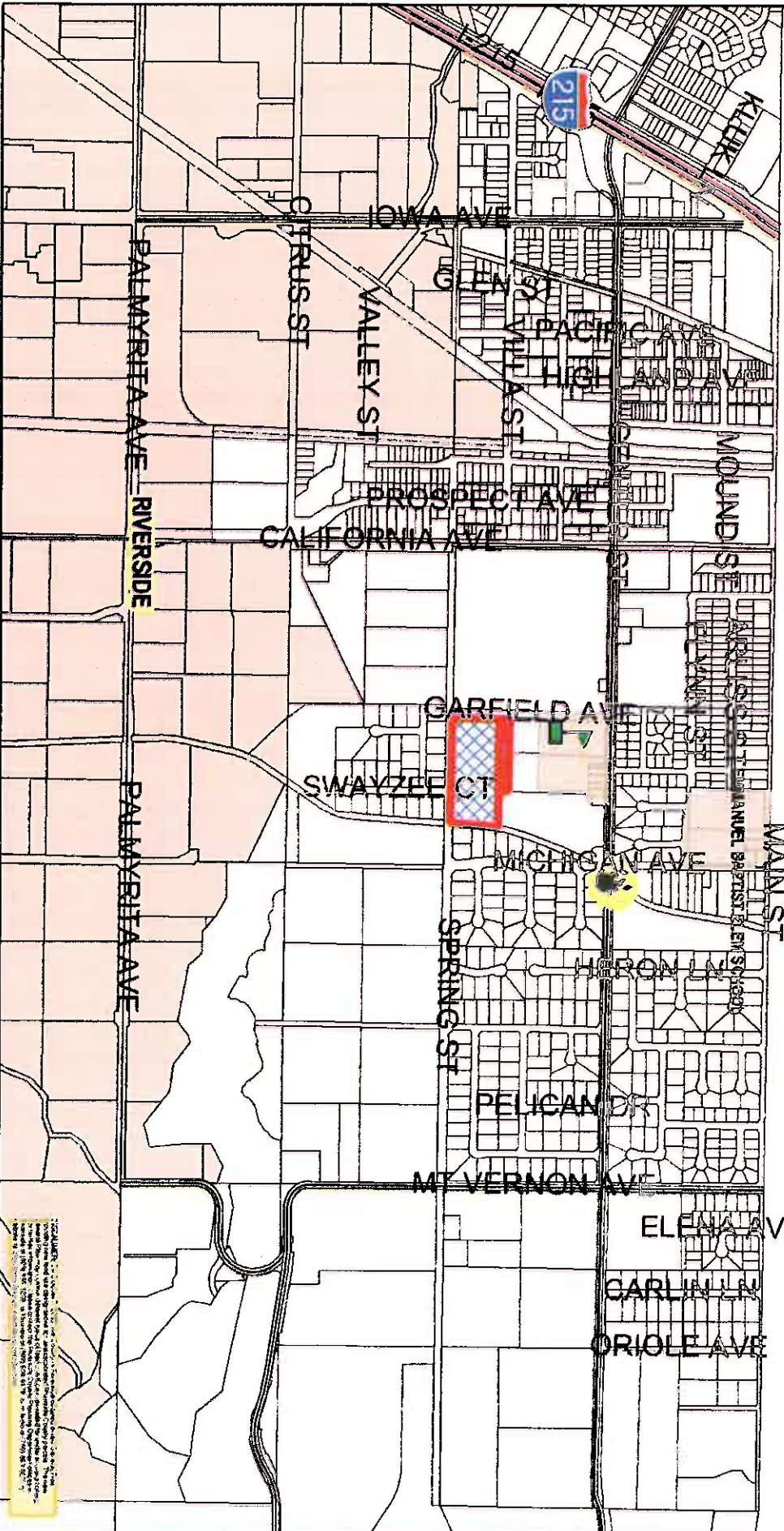
On January 11, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature:  Date: April 11, 2016
 Tim Wheler, Interim Urban Regional Planner II For Steve Weiss, AICP, Planning Director

TR28957
VICINITY MAP

SAN BERNARDINO COUNTY



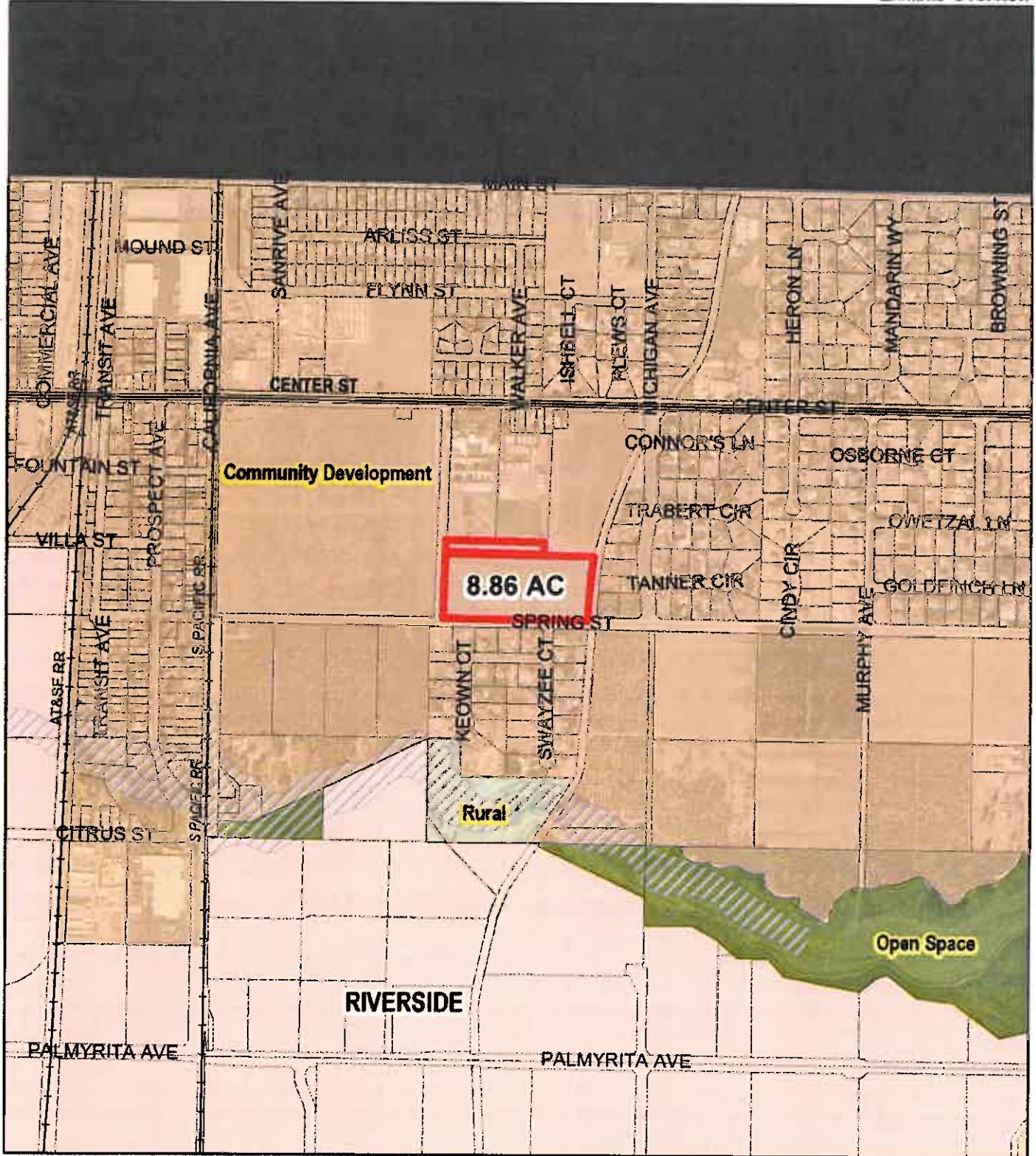
RIVERSIDE COUNTY PLANNING DEPARTMENT



Zone: University
District: T2SR4W
Township/Range: T2SR4W
Section: 8

ASSESSORS BK. PG. 255-06
THOMAS 646 D6
BROS. PG.

NOT A MAP: This is a vicinity map and does not show lot boundaries or other details that would be shown on a map. It is intended to provide a general location of the subject property. The user should refer to the official map for all details. This map is not to be used for legal purposes. The user should refer to the official map for all details. This map is not to be used for legal purposes.

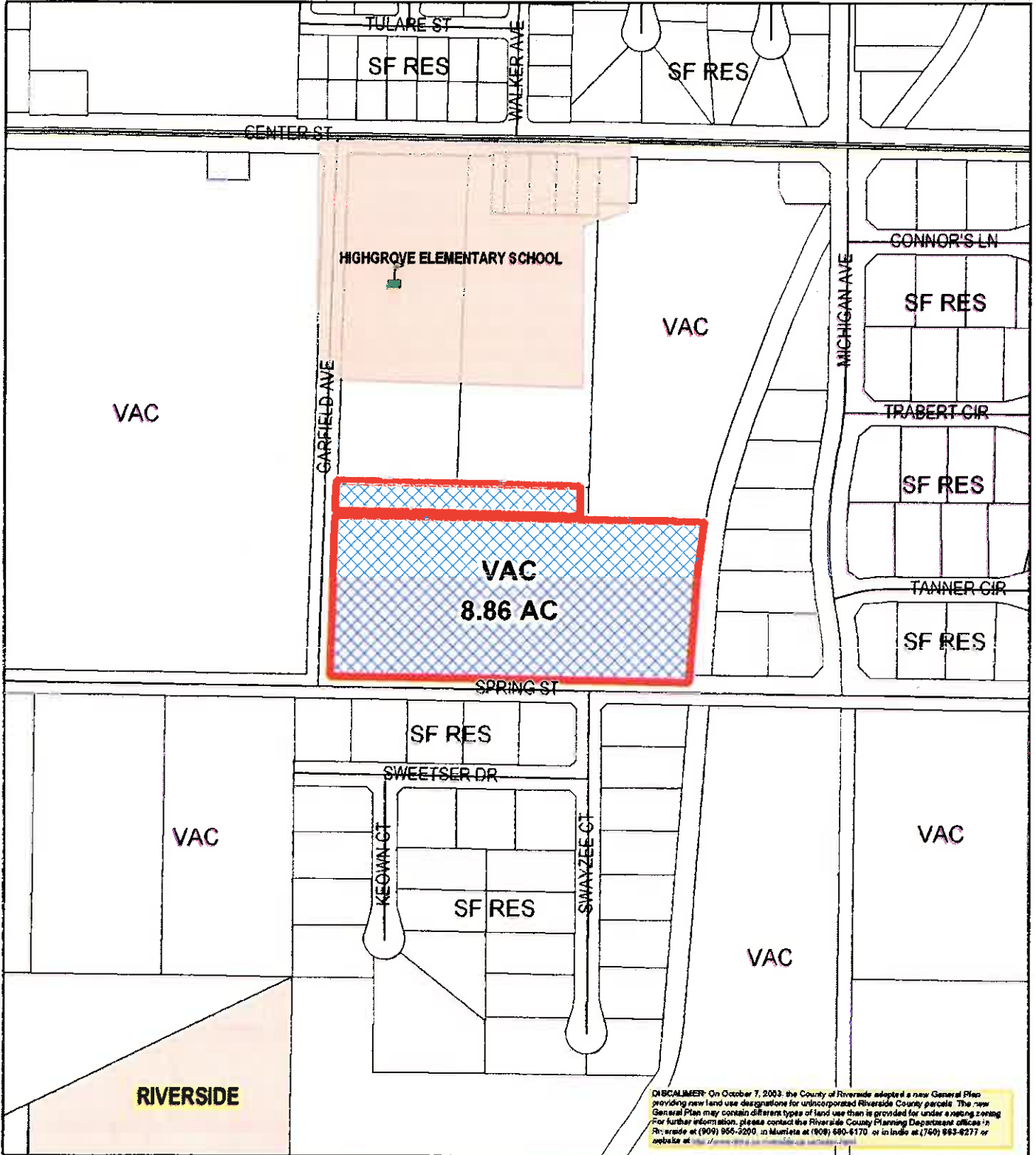


RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: **University**
Township/Range: T2SR4W
SECTION: 8



ASSESSORS 255-06
BK. PG.
THOMAS 646 D6
BROS.PG



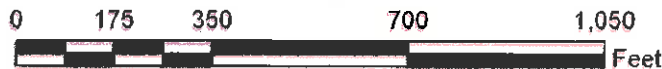
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under a zoning zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-2200, in Murietta at (909) 680-6170, or in Indio at (760) 963-6277 or website at <http://www.riverside.ca.gov/planning/plan.htm>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **University**

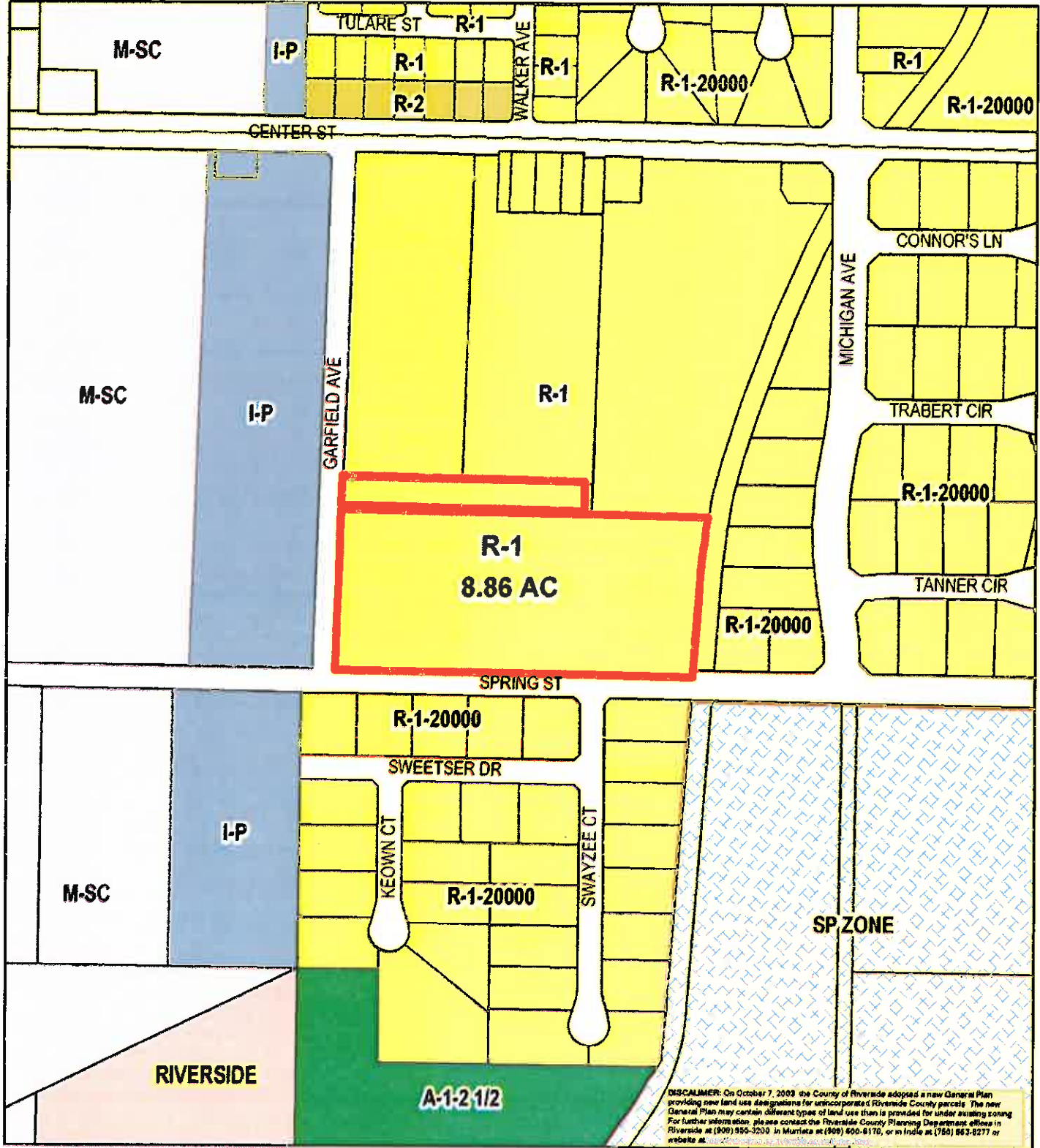
Township/Range: **T2SR4W**

Section : **8**



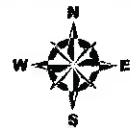
ASSESSORS **255-06**
BK. PG.

THOMAS **646 D6**
BROS.PG

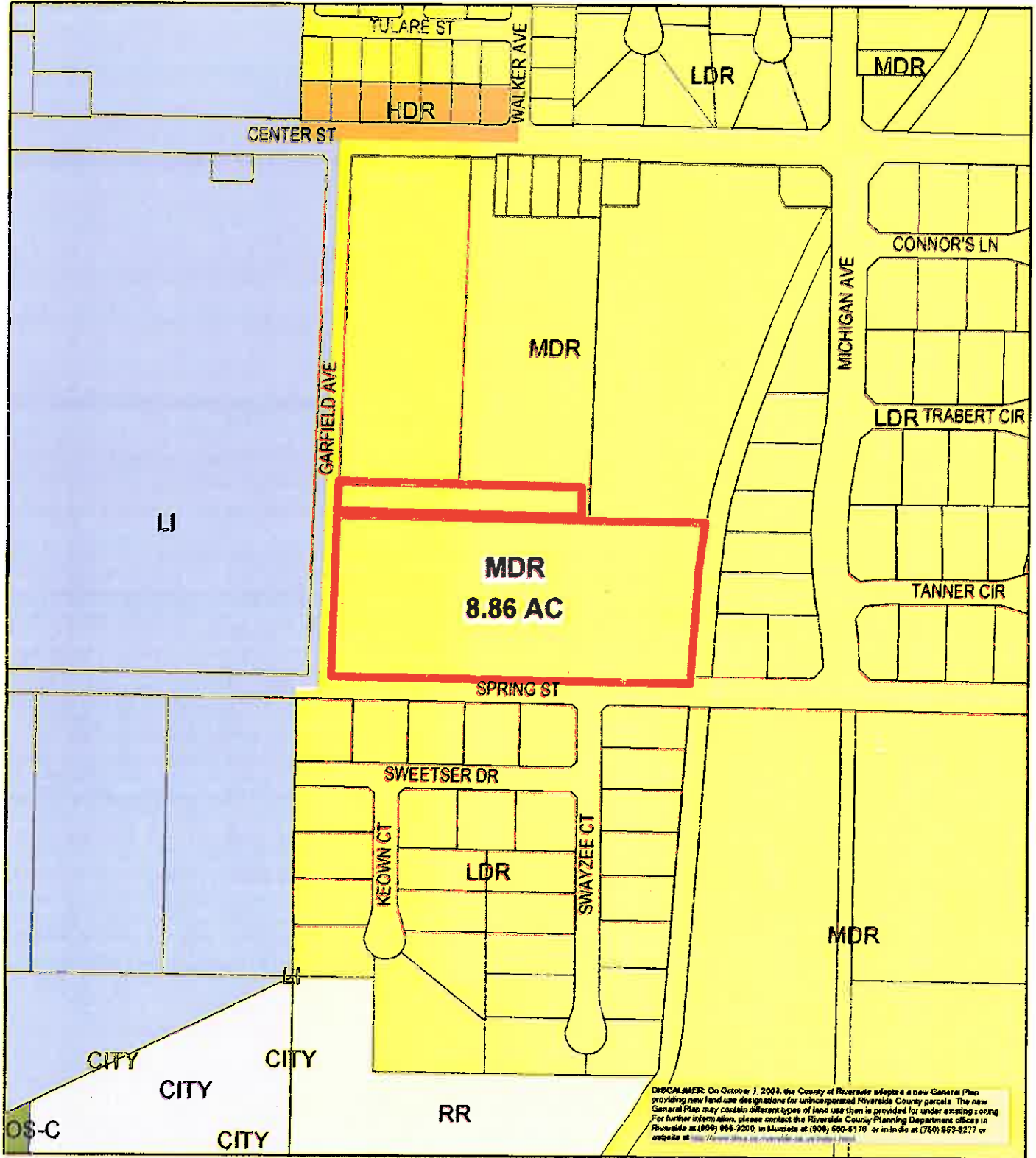


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **University**
 Township/Range: T2SR4W
 Section : 8



ASSESSORS
 BK. PG. 255-06
 THOMAS
 BROS.PG 646 D6



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **University**
Township/Range: T2SR4W
Section : 8



ASSESSORS
BK. PG. 255-06
THOMAS
BROS.PG 646 D6

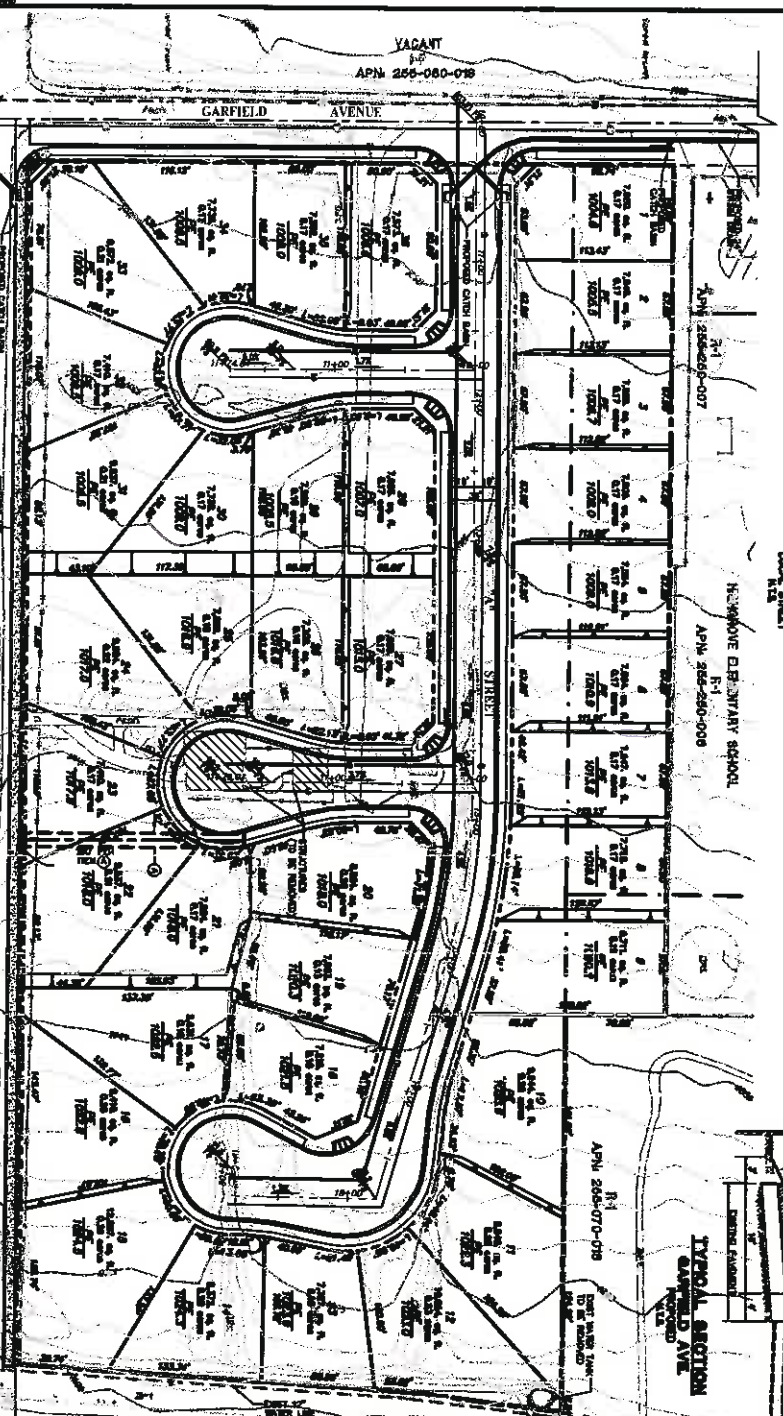
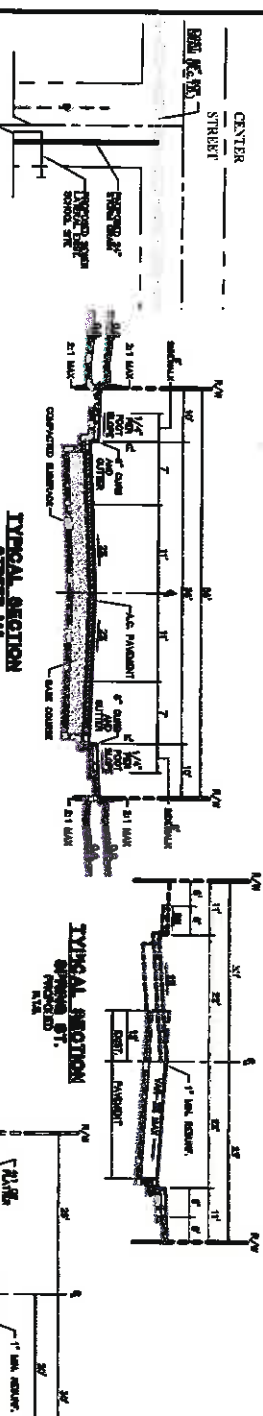
TENTATIVE TRACT NO. 28957

DATE: 01/15/2010
 TIME: 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]

THIS PLAN IS THE PROPERTY OF [Company Name] AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF [Company Name]. ALL RIGHTS ARE RESERVED. THIS PLAN IS A TENTATIVE PLAN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. IT IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT AUTHORIZED BY [Company Name].

1. ASSUMED: PUBLIC: [Details]
2. GENERAL PROVISIONS: [Details]
3. [Details]
4. [Details]
5. [Details]
6. [Details]
7. [Details]
8. [Details]
9. [Details]
10. [Details]
11. [Details]
12. [Details]

APN: 289-070-009
 APN: 289-070-010
 APN: 289-070-011
 APN: 289-070-012
 APN: 289-070-013
 APN: 289-070-014
 APN: 289-070-015
 APN: 289-070-016
 APN: 289-070-017
 APN: 289-070-018
 APN: 289-070-019
 APN: 289-070-020
 APN: 289-070-021
 APN: 289-070-022
 APN: 289-070-023
 APN: 289-070-024
 APN: 289-070-025
 APN: 289-070-026
 APN: 289-070-027
 APN: 289-070-028
 APN: 289-070-029
 APN: 289-070-030
 APN: 289-070-031
 APN: 289-070-032
 APN: 289-070-033
 APN: 289-070-034
 APN: 289-070-035
 APN: 289-070-036
 APN: 289-070-037
 APN: 289-070-038
 APN: 289-070-039
 APN: 289-070-040



APN: 289-070-006
 APN: 289-070-007
 APN: 289-070-008
 APN: 289-070-009
 APN: 289-070-010
 APN: 289-070-011
 APN: 289-070-012
 APN: 289-070-013
 APN: 289-070-014
 APN: 289-070-015
 APN: 289-070-016
 APN: 289-070-017
 APN: 289-070-018
 APN: 289-070-019
 APN: 289-070-020
 APN: 289-070-021
 APN: 289-070-022
 APN: 289-070-023
 APN: 289-070-024
 APN: 289-070-025
 APN: 289-070-026
 APN: 289-070-027
 APN: 289-070-028
 APN: 289-070-029
 APN: 289-070-030
 APN: 289-070-031
 APN: 289-070-032
 APN: 289-070-033
 APN: 289-070-034
 APN: 289-070-035
 APN: 289-070-036
 APN: 289-070-037
 APN: 289-070-038
 APN: 289-070-039
 APN: 289-070-040

NOTE
 ALL DIMENSIONS IN FEET AND INCHES.
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE SHOWN.
 ALL DIMENSIONS TO BE VERIFIED BY THE SURVEYOR.
 ALL DIMENSIONS TO BE VERIFIED BY THE SURVEYOR.
 ALL DIMENSIONS TO BE VERIFIED BY THE SURVEYOR.
 ALL DIMENSIONS TO BE VERIFIED BY THE SURVEYOR.
 ALL DIMENSIONS TO BE VERIFIED BY THE SURVEYOR.
 ALL DIMENSIONS TO BE VERIFIED BY THE SURVEYOR.
 ALL DIMENSIONS TO BE VERIFIED BY THE SURVEYOR.

VICTORIA HOMES, INC.
 TENTATIVE TRACT NO. 28957
 PROPOSED RESIDENTIAL DEVELOPMENT
 DATE SUBMITTED: 01/15/2010

Scale: 1" = 40'
 North Arrow

Wheeler, Timothy

From: Wheeler, Timothy
Sent: Thursday, February 25, 2016 10:17 AM
To: 'brian@foremostcompanies.com'; 'jo@alcasainc.com'
Cc: Ross, Larry
Subject: First EOT - recommended conditions
Attachments: TR28957 EOT#1 recommended COA.pdf

Attn: Brian Woods
Sr. VP of Land Development
4590 MacArthur Blvd. Suite 600
Irvine, CA 92660

RE: TENATIVE TRACT MAP NO. 28957 – FIRST EXTENSION OF TIME REQUEST

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on January 21, 2016. The LDC has determined it necessary to recommend the addition of seventeen (17) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

10 Flood #17	60 BS Grade #13	90 BS Grade #3
50 E Health #6	60 EPD #1	90 BS Grade #4
50 Flood #10	60 EPD #2	90 BS Grade #5
60 BS Grade #10	60 Flood #9	90 BS Grade #6
60 BS Grade #11	80 BS Grade #4	90 Flood #3
60 BS Grade #12	80 BS Grade #5	

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for . County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Tim Wheeler
Interim Urban/Regional Planner II
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

Wheeler, Timothy

From: Jo Faris <jo@alcasainc.com>
Sent: Tuesday, March 01, 2016 1:12 PM
To: Wheeler, Timothy
Cc: brian@foremostcompanies.com; Ross, Larry
Subject: Re: First EOT - recommended conditions

Categories: Green Category

Tim,

The additional conditions are acceptable. Please move the item to hearing as soon as possible.

Thank you!

On Thu, Feb 25, 2016 at 10:16 AM, Wheeler, Timothy <TWHEELER@rctlma.org> wrote:

Attn: Brian Woods

Sr. VP of Land Development

4590 MacArthur Blvd. Suite 600

Irvine, CA 92660

RE: TENATIVE TRACT MAP NO. 28957 – FIRST EXTENSION OF TIME REQUEST

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on January 21, 2016. The LDC has determined it necessary to recommend the addition of seventeen (17) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

10 Flood #17

60 BS Grade #13

90 BS Grade #3

50 E Health #6	60 EPD #1	90 BS Grade #4
50 Flood #10	60 EPD #2	90 BS Grade #5
60 BS Grade #10	60 Flood #9	90 BS Grade #6
60 BS Grade #11	80 BS Grade #4	90 Flood #3
60 BS Grade #12	80 BS Grade #5	

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for . County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Tim Wheeler

Interim Urban/Regional Planner II

4080 Lemon St - 12th floor

Riverside, CA 92501

[951-955-6060](tel:951-955-6060)

TRACT MAP Tract #: TR28957

Parcel: 255-060-008

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 17 MAP EOT1 WQMP CONDITIONS RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT1- WATER & SEWER WILL SERVE RECOMMND

A current "Will-Serve" letter is required from the agency providing water and sewer service.

FLOOD RI DEPARTMENT

50.FLOOD RI. 10 MAP EOT1 WQMP CONDITIONS RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 10 MAP -EOT1 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop

TRACT MAP Tract #: TR28957

Parcel: 255-060-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 10 MAP -EOT1 NPDES/SWPPP (cont.) RECOMMND

and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 11 MAP -EOT1 APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 MAP-EOT1 BMP CONST NPDES PERMI RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 13 MAP -EOT1 SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

TRACT MAP Tract #: TR28957

Parcel: 255-060-008

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 2

EPD - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading

TRACT MAP Tract #: TR28957

Parcel: 255-060-008

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD - MBTA SURVEY (cont.) RECOMMND

permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

FLOOD RI DEPARTMENT

60.FLOOD RI. 9 MAP EOT1 WQMP CONDITIONS RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 4 MAP-EOT1 BMP CONST NPDES PERMI RECOMMND

Prior to the issuance of a building permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

TRACT MAP Tract #: TR28957

Parcel: 255-060-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 5 MAP -EOT1 ROUGH GRADE APPROVAL RECOMMND

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 Soils Compaction 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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 MAP -EOT1 WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP

TRACT MAP Tract #: TR28957

Parcel: 255-060-008

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 MAP -EOT1 WQMP BMP INSPECTION (cont.) RECOMMND

treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 4 MAP -EOT1 WQMP BMP CERT REQ'D RECOMMND

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

90.BS GRADE. 5 MAP -EOT1 BMP GPS COORDINATES RECOMMND

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

90.BS GRADE. 6 MAP -EOT1 WQMP BMP REGISTRATIO RECOMMND

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 3 MAP EOT1 WQMP CONDITIONS RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: TR28957 DATE SUBMITTED: December 7, 2015

Assessor's Parcel Number(s): 255-250-008; 255-060-088

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map N/A Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: January 11, 2006

Applicant's Name: Brian Woods, Sr. VP of Land Development E-Mail: brian@foremostcompanies.com

Mailing Address: 4590 MacArthur Boulevard, Suite 600

Newport Beach Street CA 92660
City State ZIP

Daytime Phone No: (949) 748-6714 Fax No: (949) 748-8488

Property Owner's Name: _____ E-Mail: stevec@foremostcompanies.com

Mailing Address: 4590 MacArthur Boulevard, Suite 600

Newport Beach Street CA 92660
City State ZIP

Daytime Phone No: (949) 748-6714 Fax No: (949) 748-8488

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

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

APPLICATION FOR EXTENSION OF TIME

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.

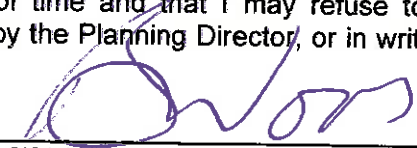
All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Brian Woods, Sr. VP of Land Development

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.

Stephen C. Cameron, President

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)


PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, 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.

Agenda Item No.:
 Area Plan: Countywide
 Zoning All Zoning Areas and Zones
 Supervisorial District: All Districts
 Planning Commission: April 20, 2016

Ordinance No. 348.4835
 CEQA Exempt
 Applicant: County of Riverside



Steve Weiss, AICP
 Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Pursuant to the Board of Supervisors' direction on June 30, 2015, Ordinance No. 348.4835 modifies Article XIXe of Ordinance No. 348, per State law, clarifying where sober living homes, residential care and health facilities may operate in the County and the type of use permit, if any, is required for the use. Ordinance No. 348.4835 also adds reasonable accommodation provisions to Ordinance No. 348, and updates definitions to clarify and remove any inconsistencies that may result from the revisions made to Article XIXe.

BACKGROUND:

In the past several years, counties and cities throughout the State, including Riverside County, have experienced an increase in single family dwellings being used as sober living homes within their jurisdictions. As a result of this increase, it is necessary to further refine provisions within Ordinance No. 348 related to where sober living homes and other group facilities may operate in the County.

Federal and State laws have long established the intent to provide persons with physical and developmental disabilities, and other special needs, the opportunity to live in residential surroundings where they can experience independence and participate in community life while also receiving services and care. Additionally, Federal and State Fair Housing laws were enacted to promote housing opportunities for all persons and prohibit discrimination against individuals with disabilities.

In compliance with Federal and State law, this Amendment's purpose is to preserve the peace, quiet and quality of life intended for residential neighborhoods, to clarify where licensed residential group and health facilities may operate in the County, to provide criteria for the establishment of sober living homes and to provide individuals with disabilities reasonable accommodations to ensure equal access to housing. These specific uses are described below.

1. State Licensed Residential Group and Health Facilities with 6 or Fewer Persons

State law, including the Community Care Facilities Act and the Lanterman Act, require local governments to treat State licensed residential care facilities serving six or fewer person as a residential use. This means that all licensed facilities serving 6 or fewer persons must be regulated like one family dwellings. One family dwellings would include single family dwellings and units in multi-family dwellings, including apartments, mobilehomes, condominiums and townhouses.

This Amendment provides the following:

- defines the various types of residential care and health facilities

- allows these State licensed facilities to operate without requiring a use permit in all zone classifications where residential dwellings (one family dwellings and multiple family dwellings) are allowed
- requires these State licensed facilities to comply with the same zoning development standards as required for residential dwellings, and applicable health and safety regulations such as the Building and Fire Code requirements.

Enforcement

For State licensed residential group and health facilities serving 6 or fewer persons, the facility needs to comply with the following:

- State license requirements
- zone development standards
- all applicable Federal, State and local health and safety regulations such as Fire, Building and Noise regulations.

State license violations would be remedied by the appropriate State Department, which may include the Department of Social Services, the Department of Alcohol and Drug Programs or the Department of Health Services.

The County's Code Enforcement Department will pursue violations related to the County's development standards and compliance with County ordinances such as, but not limited to, Ordinance No. 457 (building requirements) and Ordinance No. 847 (noise regulations).

Both the State and County would be able to pursue actions against a facility operating without a license when a State license is required for the use. For the County, this would include a land use violation of Ordinance No. 348.

2. State Licensed Residential Group and Health Facilities with 7 or more Persons

The County may regulate State licensed residential group and health facilities serving 7 or more persons by requiring a use permit for these facilities, establishing where they can operate and requiring compliance with specific development standards.

This Amendment provides the following:

- requires a conditional use permit
- establishes the zone classifications where the facilities may operate with an approved conditional use permit
- sets forth the development standards for the facilities

Enforcement

For State licensed residential group and health facilities serving 7 or more persons, the facility needs to comply with the following:

- State license requirements
- County use permit requirements
- zone development standards
- all applicable Federal, State and local health and safety regulations such as Fire, Building and Noise regulations.

State license violations would be remedied by the appropriate State Department, which may include the Department of Social Services, the Department of Alcohol and Drug Programs or the Department of Health Services.

The County's Code Enforcement Department will pursue violations related to the County's development standards and compliance with County ordinances such as, but not limited to, Ordinance No. 348, Ordinance No. 457 and Ordinance No. 847.

Both the State and County would be able to pursue actions against a facility operating without a license when a State license is required for the use. For the County, this would include a land use violation of Ordinance No. 348.

3. Sober Living Homes

Sober Living Homes provide a substance free, mutually supporting living environment for persons recovering from alcohol and drug addiction. In contrast to Alcohol or Drug Abuse Treatment facilities, Sober Living Homes do not provide on-site care or services; therefore, a State license is not required for a Sober Living Home. Since there is no State license requirement, State statutes applicable to residential care facilities do not apply to Sober Living Homes.

However, certain Federal and State Fair Housing laws do apply because individuals recovering from alcohol and drug addiction are considered disabled and are protected from housing discrimination. This means that a local government cannot discriminate on the basis of the disability, and Sober Living Homes need to be treated as similar uses in residential zones. In accordance with the Fair Housing Act Amendments of 1988, local governments cannot discriminate against the disabled by establishing a bedroom/per occupant rule, imposing distance requirements between facilities or prohibiting Sober Living Homes from operating in residential neighborhoods.

This Amendment provides the following:

- defines a Sober Living Home
- considers a Sober Living Home a residential use of the property
- establishes characteristics for Sober Living Homes
- establishes where Sober Living Homes may operate without requiring a use permit

Enforcement

For Sober Living Homes, the home needs to comply with the following:

- the Sober Living Home definition
- zone development standards
- all of the Sober Living Home characteristics
- all applicable Federal, State and local health and safety regulations such as Fire, Building and Noise regulations.

One of the characteristics for a Sober Living Home is that it maintains current membership in a recognized nonprofit organization of sober living homes. Membership in these organizations identifies the homes as being safe, clean, well-managed and sets forth standards for the homes. Locally, the Riverside County Sober Living Coalition is a member of the Sober Living Network. The Sober Living Network requires, among others, that member homes be maintained in a manner consistent with other homes in the neighborhood, be responsive to neighbors' complaints, enforce a drug and alcohol free environment and cooperate in regular inspections. These local coalitions can be a tool to ensure Sober Living Homes are being good neighbors and are maintained properly.

The County's Code Enforcement Department will also pursue violations related to the County's development standards and compliance with County ordinances such as, but not limited to, Ordinance No. 457 and Ordinance No. 847.

4. Reasonable Accommodations

Federal and State Fair Housing laws prohibit discrimination against individuals with disabilities in housing and require local governments to provide flexibility in the application of land use, zoning and building regulations to individuals with disabilities or developers of housing for persons with disabilities. In regards to land use, zoning and building regulations, reasonable accommodations are appropriate modifications and adjustments to the regulations to ensure all people have equal access to housing opportunities. As provided in this amendment, the reasonable accommodations provisions of this amendment will provide this flexibility and provide relief from land use and building regulations that have the effect of discriminating against individuals with disabilities. Additionally, these provisions assist the County in complying with Government Code section 65583(c)(3) which requires the County's Housing Element to address governmental constraints to the development of housing for persons with disabilities.

5. Definitions

This amendment also revises the definitions of Boarding House, Family, Half Way House and Parolee-Probationer Home. A definition of Single Housekeeping Unit is added to Ordinance No. 348, and the existing definitions for Congregate Care Facility and State Residential Care Facility are deleted from Ordinance No. 348. These revisions are being made to ensure there are no inconsistencies within Ordinance No. 348 and the revisions proposed by this amendment.

RECOMMENDATIONS:

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

FIND that the proposed amendment is exempt from CEQA pursuant to State CEQA Guidelines sections 15061(b)(3), 15301 (existing facilities) and 15303 (new construction or conversion of small structures) based on the findings set forth herein and the conclusion that the project will not have a significant effect on the environment; and,

ADOPT Ordinance No. 348.4835 based upon the findings and conclusions incorporated in the staff report.

FINDINGS:

1. The proposed amendment applies to all unincorporated areas of Riverside County.
2. Federal and State Fair Housing laws, including the Fair Housing Act and the California Fair Employment and Housing Act, prohibit enforcement of zoning regulations that discriminate against equal housing opportunities for the handicapped.
3. Federal and State Fair Housing laws prohibit discrimination against individuals with disabilities in housing and require local governments to provide flexibility in the application of land use, zoning and building regulations to individuals with disabilities or developers of housing for persons with disabilities.

4. State law, including the Community Care Facilities Act and the Lanterman Developmental Disabilities Act, provides that whether or not unrelated persons are living together, residential care and health facilities that serves six or fewer persons shall be considered a residential use of property and that no conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility that serves six or fewer persons that is not required of a family dwelling of the same type in the same zone.
5. Pursuant to Article XI, Section 7 of the California Constitution, a county may make and enforce within its limits all local, police, sanitary and other ordinances and regulations not in conflict with general laws.
6. Ordinance No. 348.4835 is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines sections 15061(b)(3), 15301 (existing facilities) and 15303 (new construction or conversion of small structures). CEQA Guidelines Section 15301 exempts from CEQA the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures or facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency determination. Additionally, State CEQA Guidelines section 15303 exempts from CEQA the construction or conversion of small structures. Examples of this exemption include, but are not limited to, one single-family residence in a residential zone, a duplex or similar multi-family residential structure totaling no more than four dwelling units and a store, office or similar structure not exceeding 2500 square feet in floor area. At this time, it is not known specifically where in the County's unincorporated area sober living homes or residential group and health facilities for six or fewer persons will operate. However, these uses are considered residential uses, and will most likely operate in existing or new one family or multiple family dwellings. Therefore, these residential uses are exempt from CEQA because they will involve the construction of small structures or will be located in existing structures or facilities.

Additionally, Ordinance No. 348.4835 does not permit residential group and health facilities serving more than 6 people as a use by right. It only establishes what zones these facilities are allowed in and that a conditional use permit is required for the use. As a result, no new land disturbance or development projects are associated with Ordinance No. 348.4835. Additionally, the reasonable accommodation provisions of the proposed amendment only establish the procedures to request reasonable accommodations in land use and zoning regulations for persons with disabilities. Therefore, the proposed amendment is also exempt from CEQA pursuant to State CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

CONCLUSIONS:

1. The proposed project is in conformance with the Land Use Designations of the unincorporated area of Riverside County, and with all other elements of the Riverside County General Plan.
2. The proposed ordinance amendment is consistent with the zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.

4. The proposed project will not have a significant effect on the environment.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

ORDINANCE NO. 348. 4835
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348
RELATING TO ZONING

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

Section 1. Article XIXe of Ordinance No. 348 is deleted in its entirety and replaced with the following:

“Article XIXe

COMMUNITY CARE FACILITIES

Section 19.100 GROUP FACILITIES

A. Residential Facility. A State licensed home, group care facility or similar facility for 24 hour nonmedical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.

1. As provided in California Health and Safety Code section 1566.3, residents and operators of a Residential Facility that serves six or fewer persons shall be considered a family and the Residential Facility shall be considered a residential use of property.
2. A Residential Facility that serves six or fewer persons shall be allowed as a use by right in the following zoning classifications: R-R, R-R-O, R-1, R-1A, R-A, R-2, R-2A, R-3, R-3A, R-4, R-6, R-T,

1 R-T-R, A-D, A-P, A-1, A-2, C-V, WC-W, WC-WE,
2 WC-R, WC-E, W-2, W-2-M, R-D and N-A.

3 3. A Residential Facility that serves six or fewer
4 persons shall comply with the development
5 standards for one family or multiple family
6 dwellings, as applicable, located within the same
7 zone.

8 4. A Residential Facility that serves six or fewer
9 persons shall comply with all applicable Federal,
10 State and local health and safety regulations
11 including, but not limited to, Fire and Building
12 Code regulations.

13 5. A Residential Facility that serves seven or more
14 persons is allowed in the following zoning
15 classifications with an approved conditional use
16 permit in accordance with Section 18.28 of this
17 ordinance: R-R, R-R-O, R-1, R-1A, R-A, R-2, R-
18 2A, R-3, R-3A, R-4, R-6, R-T, R-T-R, A-D, A-P,
19 A-1, A-2, C-V, WC-W, WC-WE, WC-R, WC-E,
20 W-2, W-2-M, R-D, N-A, C-1, C-P-S, C-R and C-O.

21 6. A Residential Facility that serves seven or more
22 persons shall comply with the following:

23 a. Conform to the development standards for
24 the zoning classification in which it is
25 located.

26 b. Except for foster family homes, be separated
27 from another licensed Residential Facility
28

1 by a minimum of three hundred feet (300')
2 measured lot line to lot line.

- 3 c. In addition to the zoning classification's
4 requirements, provide landscaping in
5 compliance with Ordinance No. 859.
- 6 d. Provide outdoor lighting in compliance with
7 Ordinance No. 915 and Ordinance No. 655.
- 8 e. Conduct indoor and outdoor activities in
9 compliance with Ordinance No. 847.
- 10 f. All applicable Federal, State and local health
11 and safety regulations including, but not
12 limited to, Fire and Building Code
13 regulations.

14 B. Residential Care Facility. A State licensed place, building
15 or similar facility for persons with a chronic, life-
16 threatening illness who are eighteen years of age or older or
17 are emancipated minor, and for family units as provided in
18 Health and Safety Code Section 1568.01.

- 19 1. As provided in California Health and Safety Code
20 section 1568.0831, residents and operators of a
21 Residential Care Facility that serves six or fewer
22 persons shall be considered a family and the
23 Residential Care Facility shall be considered a
24 residential use of property.
- 25 2. A Residential Care Facility that serves six or fewer
26 persons shall be allowed as a use by right in the
27 following zoning classifications: R-R, R-R-O, R-1,
28

1 R-1A, R-A, R-2, R-2A, R-3, R-3A, R-4, R-6, R-T,
2 R-T-R, A-D, A-P, A-1, A-2, C-V, WC-W, WC-WE,
3 WC-R, WC-E, W-2, W-2-M, R-D and N-A.

4 3. Residential Care Facility that serves six or fewer
5 persons shall comply with the development
6 standards for one family or multiple family
7 dwellings, as applicable, located within the same
8 zone.

9 4. A Residential Care Facility that serves six or fewer
10 persons shall comply with all applicable Federal,
11 State and local health and safety regulations
12 including, but not limited to, Fire and Building
13 Code regulations.

14 5. A Residential Care Facility that serves seven or
15 more persons is allowed in the following zoning
16 classifications with an approved conditional use
17 permit in accordance with section 18.28 of this
18 ordinance: C R-R, R-R-O, R-1, R-1A, R-A, R-2, R-
19 2A, R-3, R-3A, R-4, R-6, R-T, R-T-R, A-D, A-P,
20 A-1, A-2, C-V, WC-W, WC-WE, WC-R, WC-E,
21 W-2, W-2-M, R-D, N-A, C-1, C-P-S, C-R and C-O.

22 6. A Residential Care Facility that serves seven or
23 more persons shall comply with the following:

24 a. Conform to the development standards for
25 the zoning classification in which it is
26 located.

- b. Be separated from another licensed Residential Care Facility by a minimum of three hundred feet (300') measured lot line to lot line.
- c. In addition to the zoning classification's requirements, provide landscaping in compliance with Ordinance No. 859.
- d. Provide outdoor lighting in compliance with Ordinance No. 951 and Ordinance No. 655.
- e. Conduct indoor and outdoor activities in compliance with Ordinance No. 847.
- f. All applicable Federal, State and local health and safety regulations including, but not limited to, Fire and Building Code regulations.

C. Residential Care Facility for the Elderly. A State licensed housing arrangement chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels and intensities of care and supervision, protective supervision or personal care, or health-related services are provided, based upon their varying needs.

- 1. As provided in California Health and Safety Code section 1569.85, residents and operators of a Residential Care Facility for the Elderly that serves six or fewer persons shall be considered a family

1 and the Residential Care Facility for the Elderly
2 shall be considered a residential use of property.

3 2. A Residential Care Facility for the Elderly which
4 serves six or fewer person shall be allowed as a use
5 by right in the following zoning classifications: R-
6 R, R-R-O, R-1, R-1A, R-A, R-2, R-2A, R-3, R-3A,
7 R-4, R-6, R-T, R-T-R, A-D, A-P, A-1, A-2, C-V,
8 WC-W, WC-WE, WC-R, WC-E, W-2, W-2-M, R-
9 D and N-A.

10 3. A Residential Care Facility for the Elderly which
11 serves six or fewer person shall comply with the
12 development standards for one family or multiple
13 family dwellings, as applicable, located in the same
14 zoning classification.

15 4. A Residential Care Facility for the Elderly that
16 serves six or fewer persons shall comply with all
17 applicable Federal, State and local health and safety
18 regulations including, but not limited to, Fire and
19 Building Code regulations.

20 5. A Residential Care Facility for the Elderly that
21 serves seven or more persons is allowed in the
22 following zoning classifications with an approved
23 conditional use permit in accordance with section
24 18.28 of this ordinance: R-R, R-R-O, R-1, R-1A, R-
25 A, R-2, R-2A, R-3, R-3A, R-4, R-6, R-T, R-T-R, A-
26 D, A-P, A-1, A-2, C-V, WC-W, WC-WE, WC-R,

1 WC-E, W-2, W-2-M, R-D, N-A, C-1, C-P-S, C-R
2 and C-O.

3 6. A Residential Care Facility for the Elderly that
4 serves seven or more persons shall comply with the
5 following:

6 a. Conform to the development standards for
7 the zoning classification in which it is
8 located.

9 b. In addition to the zoning classification's
10 requirements, provide landscaping in
11 compliance with Ordinance No. 859.

12 c. Provide outdoor lighting in compliance with
13 Ordinance No. 915 and Ordinance No. 655.

14 d. Conduct indoor and outdoor activities in
15 compliance with Ordinance No. 847.

16 e. All applicable Federal, State and local health
17 and safety regulations including, but not
18 limited to, Fire and Building Code
19 regulations.

20 D. Alcohol or Drug Abuse Treatment Facility. A State
21 licensed premises, place or building that provides 24 hour
22 residential non-medical services to adults who are
23 recovering from problems related to alcohol, drug or
24 alcohol and drug misuse or abuse, and who need alcohol,
25 drug or alcohol and drug recovery treatment or
26 detoxification services.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

1. As provided in California Health and Safety Code section 11834.23, residents and operators of an Alcohol or Drug Abuse Treatment facility shall be considered a family and the Alcohol or Drug Abuse Treatment facility shall be considered a residential use of property.
2. An Alcohol or Drug Abuse Treatment facility which serves six or fewer persons shall be allowed as a use by right in the following zoning classifications: R-R, R-R-O, R-1, R-1A, R-A, R-2, R-2A, R-3, R-3A, R-4, R-6, R-T, R-T-R, A-D, A-P, A-1, A-2, C-V, WC-W, WC-WE, WC-R, WC-E, W-2, W-2-M, R-D and N-A.
3. An Alcohol or Drug Abuse Treatment Facility which serves six or fewer persons shall comply with the development standards for one family or multiple family dwellings, as applicable, located within the same zoning classification.
4. An Alcohol or Drug Abuse Treatment Facility that serves six or fewer persons shall comply with all applicable Federal, State and local health and safety regulations including, but not limited to, Fire and Building Code regulations.
5. An Alcohol or Drug Abuse Treatment Facility that serves seven or more persons is allowed in the following zoning classifications with an approved conditional use permit in accordance with section

1 18.28 of this ordinance: R-R, R-R-O, R-1, R-1A, R-
2 A, R-2, R-2A, R-3, R-3A, R-4, R-6, R-T, R-T-R,
3 A-D, A-P, A-1, A-2, C-V, WC-W, WC-WE, WC-R,
4 WC-E, W-2, W-2-M, R-D and N-A, C-1, C-P-S, C-
5 R and C-O.

6 6. An Alcohol or Drug Abuse Treatment Facility that
7 serves seven or more persons shall comply with the
8 following.

- 9 a. Conform to the development standards for
10 the zoning classification in which it is
11 located.
- 12 b. Be separated from another licensed Alcohol
13 or Drug Abuse Treatment Facility by a
14 minimum of three hundred feet (300')
15 measured lot line to lot line.
- 16 c. In addition to the zoning classification's
17 requirements, provide landscaping in
18 compliance with Ordinance No. 859.
- 19 d. Provide outdoor lighting in compliance with
20 Ordinance No. 915 and Ordinance No. 655.
- 21 e. Conduct indoor and outdoor activities in
22 compliance with Ordinance No. 847.
- 23 f. All applicable Federal, State and local health
24 and safety regulations, including but not
25 limited to, Fire and Building Code
26 regulations.
- 27
28

1 E. Sober Living Home. A dwelling or other similar facility
2 not requiring a State license for a group living arrangement
3 for persons recovering from alcoholism or drug addiction
4 where the facility provides no onsite care, services or
5 supervision.

6 1. A Sober Living Home shall be considered a
7 residential use of property.

8 2. A Sober Living Home shall be allowed as a use by
9 right in the following zoning classifications: R-R,
10 R-R-O, R-1, R-1A, R-A, R-2, R-2A, R-3, R-3A, R-
11 4, R-6, R-T, R-T-R, A-D, A-P, A-1, A-2, C-V, WC-
12 W, WC-WE, WC-R, WC-E, W-2, W-2-M, R-D and
13 N-A.

14 3. A Sober Living Home shall comply with the
15 development standards for one family or multiple
16 family dwellings, as applicable, located within the
17 same zone.

18 4. A Sober Living Home shall demonstrate all of the
19 following characteristics:

20 a. The Sober Living Home is being used as a
21 residence for persons recovering from
22 alcohol and/or drug misuse or abuse and
23 participating in recovery programs;

24 b. The Sober Living Home observes and
25 promotes a zero tolerance policy regarding
26 the consumption or possession of alcohol
27 and controlled substances, except for
28

1 prescription medications obtained and used
2 under direct medical supervision;

3 c. The Sober Living Home has a written policy
4 dealing with the use of drugs or alcohol;

5 d. There are no on-site services such as, but not
6 limited to, educational counseling,
7 counseling sessions, treatment or recovery
8 planning or detoxification;

9 e. The Sober Living Home maintains current
10 membership in a recognized nonprofit
11 organization of sober living homes that
12 provides a credible quality assurance service
13 for applicants or members or has received a
14 sober living home certificate from the State
15 of California Department of Alcohol and
16 Drug Programs;

17 f. Owners, managers, operators and residents
18 ensure that the Sober Living Home and its
19 use comply with all applicable State and
20 local laws.

21 Section 19.101 HEALTH FACILITIES

22 A. Developmentally Disabled Care Facility. A State licensed
23 facility that includes intermediate care
24 facilities/developmentally disabled, intermediate care
25 facilities/developmentally disabled-habilitative and
26 intermediate care facilities/developmentally disabled-
27 nursing, as further defined in Health and Safety Code
28

1 section 1250, which provides twenty-four (24) hour
2 personal care, habilitation, developmental and supportive
3 health services to developmentally disabled persons who
4 have intermittent recurring needs for nursing services.

5 1. As provided in California Health and Safety Code
6 section 1267.8, a Developmentally Disabled Care
7 Facility which serves six or fewer persons shall be
8 considered a residential use of property and allowed
9 as a use by right in the following zoning
10 classifications: R-R, R-R-O, R-1, R-1A, R-A, R-2,
11 R-2A, R-3, R-3A, R-4, R-6, R-T, R-T-R, A-D, A-P,
12 A-1, A-2, C-V, WC-W, WC-WE, WC-R, WC-E,
13 W-2, W-2-M, R-D and N-A.

14 2. A Developmentally Disabled Care Facility which
15 serves six or fewer persons shall comply with the
16 development standards for one family or multiple
17 family dwellings, as applicable located in the same
18 zoning classification.

19 3. A Developmentally Disabled Care Facility that
20 serves six or fewer persons shall comply with all
21 applicable Federal, State and local health and safety
22 regulations including, but not limited to, Fire and
23 Building Code regulations.

24 4. A Developmentally Disabled Care Facility that
25 serves seven or more persons are allowed in the
26 following zoning classifications with an approved
27 conditional use permit in accordance with section
28

1 18.28 of this ordinance: R-R, R-R-O, R-1, R-1A, R-
2 A, R-2, R-2A, R-3, R-3A, R-4, R-6, R-T, R-T-R,
3 A_D, A-P, A-1, A-2, C-V, WC-W, WC-WE, WC-
4 R, WC-E, W-2, W-2-M, R-D and N-A, C-1, C-P-S,
5 C-R and C-O.

6 5. A Developmentally Disabled Care Facility that
7 serves seven or more persons shall comply with the
8 following.

- 9 a. Conform to the development standards for
10 the zoning classification in which it is
11 located.
- 12 b. Be separated from another licensed
13 Developmentally Disabled Care Facility by
14 a minimum of three hundred feet (300')
15 measured lot line to lot line.
- 16 c. In addition to the zoning classification's
17 requirements, provide landscaping in
18 compliance with Ordinance No. 859.
- 19 d. Provide outdoor lighting in compliance with
20 Ordinance No. 915 and Ordinance No. 655.
- 21 e. Conduct indoor and outdoor activities in
22 compliance with Ordinance No. 847.
- 23 f. All applicable Federal, State and local health
24 and safety regulations, including but not
25 limited to, Fire and Building Code
26 regulations.
- 27
28

1 B. Congregate Living Health Facility. A State licensed
2 facility with a non-institutional, home-like environment
3 with no more than eighteen (18) beds which provides
4 inpatient care, including the following basic services:
5 medical supervision, twenty-four hour skilled nursing and
6 supportive care, pharmacy, dietary, social recreation and at
7 least one type of service specified in Section 1250(i)(2) of
8 the Health and Safety Code, as may be amended from time
9 to time.

10 1. As provided in California Health and Safety Code
11 section 1267.16, a Congregate Living Health
12 Facility which serves six or fewer persons shall be
13 considered a residential use of property and allowed
14 as a use by right in the following zoning
15 classifications: R-R, R-R-O, R-1, R-1A, R-A, R-2,
16 R-2A, R-3, R-3A, R-4, R-6, R-T, R-T-R, A-D, A-P,
17 A-1, A-2, C-V, WC-W, WC-WE, WC-R, WC-E,
18 W-2, W-2-M, R-D and N-A.

19 2. A Congregate Living Health Facility which serves
20 six or fewer persons shall comply with the
21 development standards for one family or multiple
22 family dwellings, as applicable, located in the same
23 zoning classification.

24 3. A Congregate Living Health Facility that serves six
25 or fewer persons shall comply with all applicable
26 Federal, State and local health and safety
27
28

1 regulations including, but not limited to, Fire and
2 Building Code regulations.

3 4. A Congregate Living Health Facility of more than
4 six beds for persons who are terminally ill or who
5 are catastrophically and severely disabled is allowed
6 in the following zoning classifications with an
7 approved conditional use permit in accordance with
8 section 18.28 of Ordinance No. 348: C-1, C-P-S, C-
9 R and C-O.

10 5. A Congregate Living Health Facility of more than
11 six beds for persons who are terminally ill or who
12 are catastrophically and severely disabled shall
13 comply with the following:

14 a. Conform to the development standards for
15 the zoning classification in which it is
16 located.

17 b. Be separated from another licensed
18 Congregate Living Health Facility by a
19 minimum of one thousand feet (1,000')
20 measured lot line to lot line.

21 c. In addition to the zoning classification's
22 requirements, provide landscaping in
23 compliance with Ordinance No. 859.

24 d. Provide outdoor lighting in compliance with
25 Ordinance No. 915 and Ordinance No. 655.

26 e. Conduct indoor and outdoor activities in
27 compliance with Ordinance No. 847.
28

1 f. All applicable Federal, State and local health
2 and safety regulations including, but not
3 limited to, Fire and Building Code
4 regulations.”

5 Section 2. A new Section 1.12 is added to Article I of Ordinance No. 348 to read as
6 follows:

7 “Section 1.12

8 A. REASONABLE ACCOMMODATION. This section provides a
9 procedure to request reasonable accommodations in land use and
10 zoning regulations for persons with disabilities seeking equal
11 access to housing under the Federal Fair Housing Act and the
12 California Fair Employment and Housing Act.

13 1. A request for reasonable accommodation may be made by
14 any person with a disability as defined by the Federal Fair
15 Housing Act and the California Fair Employment and
16 Housing Act, their representative, or developer of housing
17 for individuals with disabilities when the application of a
18 requirement of this ordinance acts as a barrier to fair
19 housing opportunities.

20 2. A request for reasonable accommodation shall be submitted
21 on an application form provided by the Planning
22 Department.

23 3. A request for reasonable accommodation may include a
24 modification or exception to the requirements or standards
25 for the siting, development and use of housing or housing
26 related facilities that would eliminate a regulatory barrier
27
28

1 and provide a person with a disability equal opportunity to
2 housing of their choice.

3 4. A reasonable accommodation is granted to the household
4 that needs the accommodation and does not apply to
5 successors in interest to the site.

6 5. A reasonable accommodation does not affect an
7 individual's obligation to comply with other applicable
8 regulations not at issue in the requested accommodation.

9 6. The Planning Director, with consultation with the Office of
10 County Counsel, shall review a reasonable accommodation
11 request within forty-five (45) days of the request being
12 deemed complete and approve, conditionally approve or
13 deny the request based on the following:

14 a. Whether the housing in the request will be used by
15 an individual considered disabled under the Federal
16 Fair Housing Act and the California Fair
17 Employment and Housing Act;

18 b. Whether the request for reasonable
19 accommodations is necessary to make specific
20 housing available to an individual considered
21 disabled;

22 c. Whether the request would impose an undue
23 financial or administrative burden on the County;

24 d. Whether the request would require a fundamental
25 alteration in the nature of a County program or law;
26 including but not limited to land use and zoning;

27 e. Potential impact on surrounding uses;
28

- 1 f. Physical attributes of the property and structures;
2 and
3 g. Other reasonable accommodations that may provide
4 an equivalent level of benefit.

5 7. The Planning Director shall provide a copy of an approved
6 reasonable accommodation request to the Department of
7 Building and Safety Department and the Code Enforcement
8 Department.

9 B. NOTICE OF DETERMINATION. The Planning Director's
10 determination shall be mailed to the applicant and to any person
11 who has made a written request for a copy of the determination.
12 The Planning Director's determination is final unless the
13 determination is appealed pursuant to subsection (C) set forth
14 below.

15 C. APPEAL.

- 16 1. Within ten (10) calendar days of the date of the Planning
17 Director's determination, an applicant may appeal the
18 determination.
19 2. Appeals shall be made in writing on the form provided by
20 the Planning Department along with the required filing fee.
21 The written appeal shall include a statement of facts
22 supporting the appeal.
23 3. Upon timely receipt of an appeal, a hearing shall be set for
24 a date not less than ten (10) calendar days, but not more
25 than thirty (30) calendar days from the date the appeal was
26 received. Written notice of the hearing shall be sent to the
27
28

1 Planning Director and applicant appealing the Planning
2 Director's determination.

3 4. The County Hearing Officer appointed by the Board of
4 Supervisors pursuant to Ordinance No. 643 shall preside
5 over the hearing.

6 5. At the hearing, the County Hearing Officer shall receive
7 testimony and evidence from the Planning Director, the
8 applicant, or their representatives, and any other concerned
9 persons who may desire to speak at the hearing. The
10 County Hearing Officer shall not be limited to the technical
11 rules of evidence and may continue the hearing from time
12 to time.

13 6. Within thirty (30) calendar days of concluding the hearing,
14 the County Hearing Officer shall make his decision and
15 provide it in writing to the applicant, Planning Director,
16 Code Enforcement Department and the Building and Safety
17 Department.

18 7. The decision of the County Hearing Officer shall be final.”

19 Section 3. Section 18.29.a.(4) of Ordinance No. 348 is deleted in its entirety and
20 replaced with the following:

21 “Any hospital or other facility that is licensed by the California Department of Public
22 Health, or by the California Department of Mental Hygiene, not including a family care,
23 foster home, Residential Facility, Residential Care Facility, Residential Care Facilities for
24 the Elderly, Alcohol or Drug Abuse Treatment Facility or Congregate Living Health
25 Facility that serves six or fewer persons.”

26 Section 4. Section 18.29.a.(5) of Ordinance No. 348 is deleted in its entirety.
27
28

1 Section 5. Sections 18.29.a.(6) and 18.29.a.(7) are renumbered 18.29.a.(5) and
2 18.29.a.(6) respectively.

3 Section 6. Section 21.12 of Ordinance No. 348 is deleted in its entirety and replaced
4 with the following:

5 “BOARDING, ROOMING OR LODGING HOUSE. A residence or dwelling unit, or part
6 thereof, where a room or rooms are rented under two or more separate written or oral rental
7 agreements, leases, subleases or combination thereof, whether or not the owner, agent or
8 rental manager resides within the residence, on a monthly or greater basis. A Boarding,
9 Rooming or Lodging House does not include Sober Living Homes or Residential
10 Facilities, Residential Care Facilities, Residential Care Facilities for the Elderly and
11 Alcohol or Drug Abuse Treatment Facilities serving six (6) or fewer persons.”

12 Section 7. Section 21.23a of Ordinance No. 348 is deleted in its entirety.

13 Section 8. Section 21.34 of Ordinance No. 348 is deleted in its entirety and replaced
14 with the following:

15 “FAMILY. One or more persons living together as a single housekeeping unit in a single
16 dwelling unit.”

17 Section 9. Section 21.37 of Ordinance No. 348 is deleted in its entirety and replaced
18 with the following:

19 “HALF WAY HOUSE. A rehabilitation center for treatment, counseling, rooming and
20 boarding of persons. A half way house shall not include Residential Facilities, Residential
21 Care Facilities, Residential Care Facilities for the Elderly, Alcohol or Drug Abuse
22 Treatment Facilities, Sober Living Homes or rehabilitation centers for parolees,
23 probationers, or persons released to post release community supervision under the “Post-
24 release Community Supervision Action of 2011” (Penal Code Section 3450 et seq.).”

25 Section 10. Section 21.56d. of Ordinance No. 348 is deleted in its entirety and replaced
26 with the following:

1 "PAROLEE-PROBATIONER HOME. Any residential building, or portion thereof,
2 owned or operated by any person which houses two (2) or more parolee-probationers
3 unrelated by blood, marriage, or legal adoption, in exchange for monetary or non-monetary
4 consideration given or paid by the parolee-probationers, or given or paid by any person on
5 behalf of the parolee-probationers, excluding any Residential Facility, Residential Care
6 Facility, Residential Care Facility for the Elderly or Alcohol or Drug Abuse Treatment
7 Facility serving six (6) or fewer persons. As used herein, the term parolee-probationers
8 includes parolees, probationers, and/or persons released to post-release community
9 supervision under the 'Post-release Community Supervision Act of 2011' (Penal Code
10 Section 3450 et seq.). In determining whether a Residential Facility, Residential Care
11 Facility, Residential Care Facility for the Elderly or Alcohol or Drug Abuse Treatment
12 Facility serving six (6) or fewer persons, the licensee, members of the licensee's family
13 and persons employed as facility staff shall not be counted."

14 Section 11. Section 21.62g of Ordinance No. 348 is deleted in its entirety and replaced
15 with the following:

16 "SINGLE HOUSEKEEPING UNIT. Any household whose members are a group of
17 persons jointly occupying a single dwelling unit, including the joint use and responsibility
18 for common areas, and sharing household activities and responsibilities such as meals,
19 chores and expenses and where, if the unit is rented, all adult residents have chosen to
20 jointly occupy the entire premises of the dwelling unit with joint use and responsibility for
21 the premises, and the makeup of the household occupying the unit is determined solely by
22 the residents of the unit rather than the landlord or property manager."

23 Section 12. The existing Sections 21.62g, 21.62h and 21.62i of Ordinance No. 348 are
24 renumbered 21.62h, 21.62i and 21.62j respectively.

25 Section 13. Section 21.64a. of Ordinance No. 348 is deleted in its entirety.

26 Section 14. If any provision, clause, sentence or paragraph of this ordinance or the
27 application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the
28

1 other provisions of this ordinance which can be given effect without the invalid provision or application,
2 and to this end, the provisions of this ordinance are hereby declared to be severable.

3 Section 15. This ordinance shall take effect thirty (30) days after its adoption.
4

5 BOARD OF SUPERVISORS OF THE COUNTY
6 OF RIVERSIDE, STATE OF CALIFORNIA

7 By: _____
8 Chairman, Board of Supervisors

9 ATTEST:
10 CLERK OF THE BOARD

11
12 By: _____
13 Deputy

14
15
16 (SEAL)
17

18
19
20
21 APPROVED AS TO FORM
22 April __, 2016

23 By: _____
24 Michelle P. Clack
25 Deputy County Counsel
26

Ordinance No. 348.4835

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Planning Commission of Riverside County, California, on the 1st Floor Board Chambers, Country Administrative Center, 4080 Lemon Street, Riverside, on Wednesday, April 20, 2016 at 9:00 A.M. or as soon as possible thereafter, to consider the following project:

Ordinance No. 348.4835 is a Countywide amendment to Riverside County Ordinance No. 348 modifying Article XIXe of Ordinance No. 348 to clarify where sober living homes, residential care and residential health facilities may operate in the County of Riverside and the type of use permit, if any, is required for such uses consistent with State law. Ordinance No. 348. 4835 also adds reasonable accommodation provisions to Ordinance No. 348 and updates definitions to clarify and remove any inconsistencies that may result from the revisions made to Article XIXe.

The Riverside County Planning Department has determined that Ordinance No. 348.4835 is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15061(b)(3), 15301 (existing facilities) and 15303 (new construction or conversion of small structures).

Ordinance No. 348.4835 may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

For further information regarding this ordinance, please contact the project planner, Larry Ross at 951-955-9294 or e-mail lross@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>


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

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Planning Commission may amend, in whole or in part, the ordinance.

Please send all written correspondence to:
Riverside County Planning Department
Attn: Larry Ross
P.O. Box 1409, Riverside CA 92502-1409

Agenda Item No.: 4.3
Area Plan: REMAP
Zoning District: Idyllwild
Supervisory District: Third
Project Planner: Larry Ross
Planning Commission: April 20, 2016

CONDITIONAL USE PERMIT NO. 3743
CEQA Exempt
Applicant: Wild Ridge, Inc.
Engineer/Representative: Chris and Melody Johnston



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3743 proposes to permit winetasting and associated retail sales with an ancillary art gallery.

The project is located at: 54301 North Circle Drive, Idyllwild, CA 92549

BACKGROUND:

The proposed project will be located in an existing commercial building in Idyllwild. This existing building will now be used for the proposed project and no interior or exterior improvements are proposed.

The Scenic Highway Commercial (C-P-S) zone classification does not specifically list art galleries or wine tasting and wine sales as a permitted use. However, the zone does allow any use that is not specifically listed to be considered a permitted or conditionally permitted use if the use is substantially the same in character and intensity as a listed use and is processed in the same manner as the listed use. Art galleries are similar in character and intensity to many of the uses permitted in the C-P-S zone with an approved plot plan including art studios, bakery shops, photography studios and clothing stores. Winetasting and the selling of wine are similar to delicatessens, restaurants and liquor stores which are allowed with an approved plot plan and conditional use permit, respectively, in the C-P-S zone. These uses have similar attributes including the hours of operation, number of customers, and traffic generated.

A conditional use permit is also required for the project because it is proposing to sell wine for off-site consumption. Pursuant to Section 18.48 of Ordinance No. 348, the sale of alcoholic beverages for off-premise consumption is allowed in the C-P-S zone with an approved conditional use permit. The applicant currently has a Type 02 winery license from the State Department of Alcohol Beverage Control (ABC) for wine produced in the City of Temecula. ABC allows the holder of the Type 02 winery license to duplicate his or her license at another location with restrictions. The project proposal is to allow for the tasting and sale of wines associated only with this 02 winery license and no other wines or alcoholic beverages are permitted to be sold or tasted.

No finding of public convenience or necessity will be required per ABC, see the attached correspondence from ABC.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Commercial Retail (CR)
2. Surrounding General Plan Land Use (Ex. #5): Commercial Retail to the north, east and west. Medium Density Residential (MDR) to the south.
3. Existing Zoning (Ex. #2): Scenic Highway Commercial (C-P-S)
4. Surrounding Zoning (Ex. #2): Scenic Highway Commercial (C-P-S) to the north, east and west. Village Tourist Residential (R-3A) to the south.
5. Existing Land Use (Ex. #1): Commercial Building
6. Surrounding Land Use (Ex. #1): Commercial uses
7. Project Data: Total Acreage: .37 acres
8. Environmental Concerns: Exempt from CEQA pursuant to State CEQA Guidelines Sections 15301(existing facilities)

RECOMMENDATIONS:

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

APPROVE **CONDITIONAL USE PERMIT NO. 3743**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Commercial Retail (CR) and located within the Village Tourist Policy Area on the REMAP Area Plan.
2. The proposed use, wine tasting and art gallery, is consistent with the Commercial Retail (CR) designation.
3. The proposed use does not with conflict with the Village Tourist Policy Area. REMAP 2.1 states that the maximum density for hotel and motel uses is 15 units per acre. The proposed project is not a hotel or motel. REMAP 2.2 states that any proposal to extract or bottle water for consumption would have a significant effect on the environmental as defined by the California Environmental Quality Act. The project does not propose to extract or bottle water for consumption.
4. The project site is surrounded by properties which are designated Commercial Retail to the north, east and west. Medium Density Residential (MDR) to the south.
5. The zoning for the subject site is Scenic Highway Commercial (C-P-S).

6. The Scenic Highway Commercial (C-P-S) zone does specifically permit art galleries, winetasting and wine sales, however, Section 9.50.e. of Ordinance No. 348, provides the following:

“Any use that is not specifically listed in Subsections a. and b. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated Subsections. Such a use is subject to the permit process which governs the category in which it falls.”

7. Art galleries are similar in character and intensity to many of the uses permitted in the C-P-S zone with an approved plot plan including art studios, bakery shops, photography studios and clothing stores. Winetasting and the selling of wine are similar to bars and cocktail lounges, delicatessens, restaurants and liquor stores which are allowed with an approved plot plan and conditional use permit, respectively, in the C-P-S zone. These uses have similar attributes including the hours of operation, number of customers, and traffic generated.
8. Additionally, a conditional use permit is required for the project because it is proposing to sell wine for off-site consumption. Pursuant to Section 18.48 of Ordinance No. 348, the sale of alcoholic beverages for off-premise consumption is allowed in the C-P-S zone with an approved conditional use permit.
9. Based on the above, the proposed use, winetasting and wines sales with the associated art gallery, is permitted in the C-P-S zone with approved conditional use permit.
10. The proposed use is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone. More specifically:

Minimum Lot Size: There is no minimum lot size for a project within the C-P-S zoning classification.

- The project site is .37 acres, which meets the no minimum lot size requirement.

Setbacks: There are no yard requirements for buildings which do not exceed 35 feet in height.

- The existing building is approximately 24 feet in height at the peak of the roof; therefore there are no setback requirements for the site.

Height: No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of ordinance no. 348.

- The existing building is approximately 24 in height at the peak of the roof; therefore it is in compliance of the height requirement.

Parking: Automobile storage space shall be provided as required by Section 18.12. of ordinance no. 348.

- The project site has 18 parking spaces. General Retail requires 1 parking space per 200 square feet, the building is 2,800 square feet, which would set the parking requirement to 14 parking spaces; therefore the project is in compliance with the parking requirement.

Roof Mounted Equipment: All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

- The building has no roof mounted equipment; therefore it is in compliance with this requirement.
11. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) to the north, east and west. Village Tourist Residential (R-3A) to the south.
 12. The path of travel for vehicle traffic from the project site to a school, church, public park or playground is more than 1000 feet, therefore that the project site is not situated in a manner expected to cause a potential hazard to a school, church, public park or playground.
 13. The project has been noticed for 1,000 feet per the requirements of No. 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
 14. Based on the above, the proposed complies with the development standards of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
 15. Commercial uses have been constructed and are operating in the project vicinity.
 16. The proposed project is located within the Idyllwild Historic Preservation District, however, no changes are proposed to the exterior of the building.
 17. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
 18. The proposed project is exempt from CEQA per section 15301 of the State CEQA Guidelines. Section 15301 (Existing Facilities) provides the following: Class I consists of 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. The proposed project will be utilizing an existing building and will not be making any physical changes to the building's exterior, interior or footprint.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
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. City sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - d. California Gnatcatcher, Quino Checkerspot Butterfly habitat; or,
 - e. A Recreation and Parks District.
3. The project site is located within:
 - a. The boundaries of the Hemet Unified School District; and,
 - b. The Idyllwild Historic Preservation District.
4. The subject site is currently designated as Assessor's Parcel Number 563-292-002.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03743
VICINITY/POLICY AREAS**

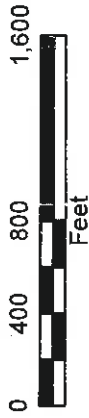
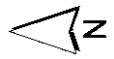
Supervisor: Washington
District 3

Date Drawn: 04/04/2016
Vicinity Map



Zoning Dist: Idyllwild

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan and the associated designations for incorporation into the County Planning Department's vicinity maps. The new County Plan designations have been incorporated into the vicinity maps under making zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)950-2600 (We have County) or in San Bern Co. (909)463-2777 (Public County) or website: <http://www.planning.ctinfo.com>

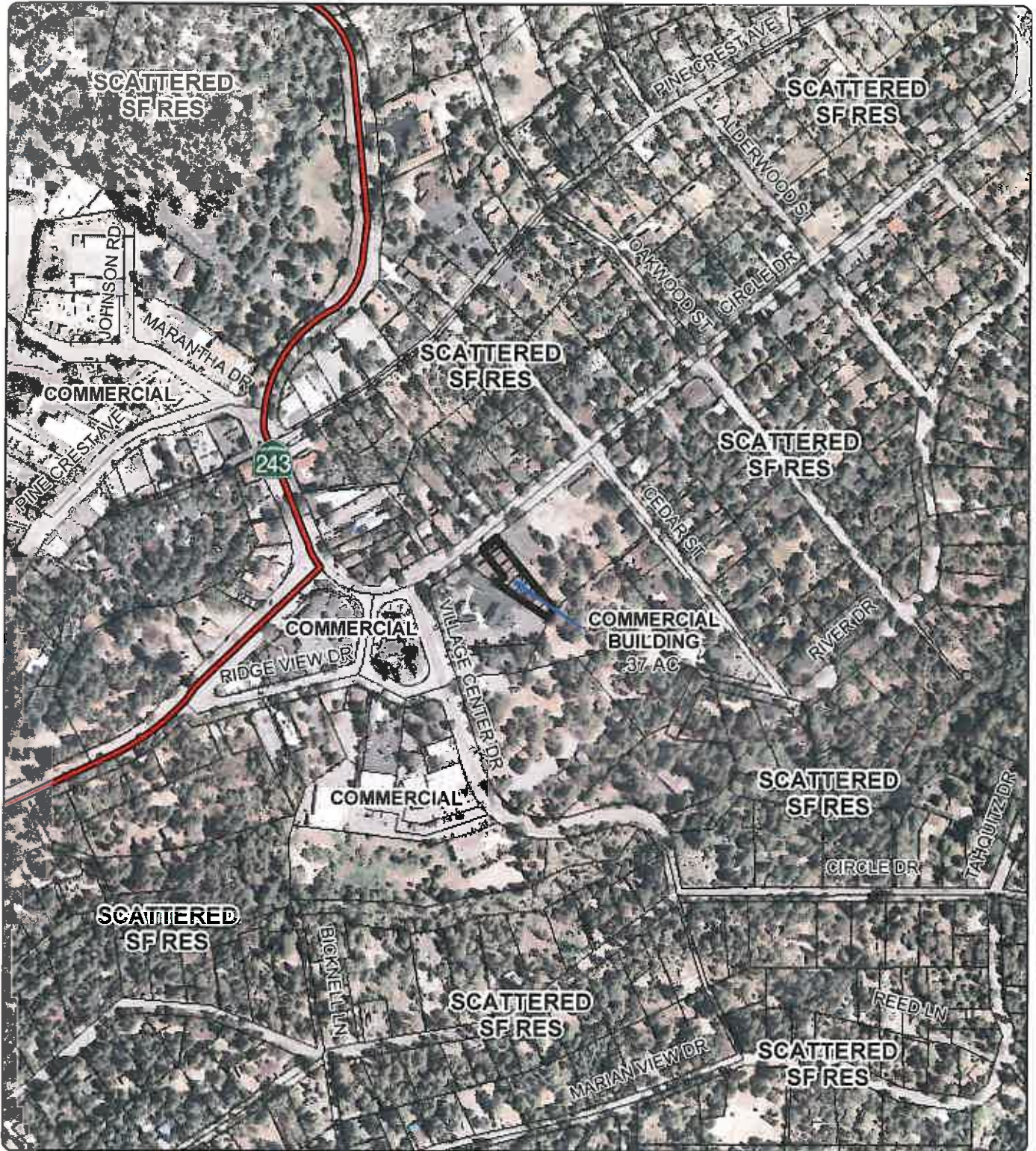
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03743

LAND USE

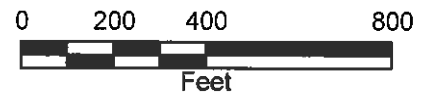
Supervisor: Washington
District 3

Date Drawn: 04/04/2016
Exhibit 1



Zoning Dist: Idyllwild

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>

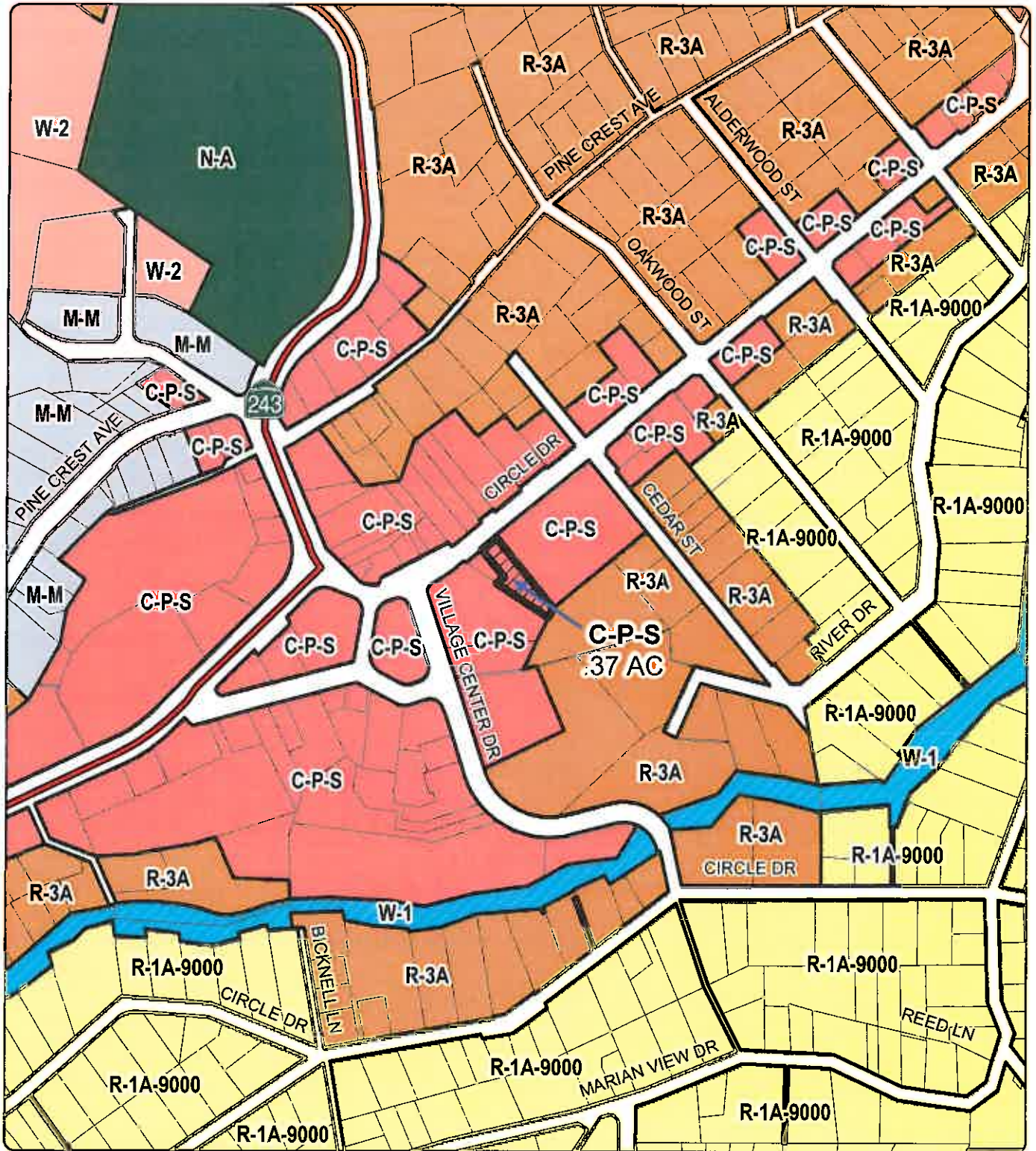
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03743

EXISTING ZONING

Supervisor: Washington
District 3

Date Drawn: 04/04/2016
Exhibit 2



Zoning Dist: Idyllwild

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)869-8277 (Eastern County) or Website <http://planning.ctrha.org>

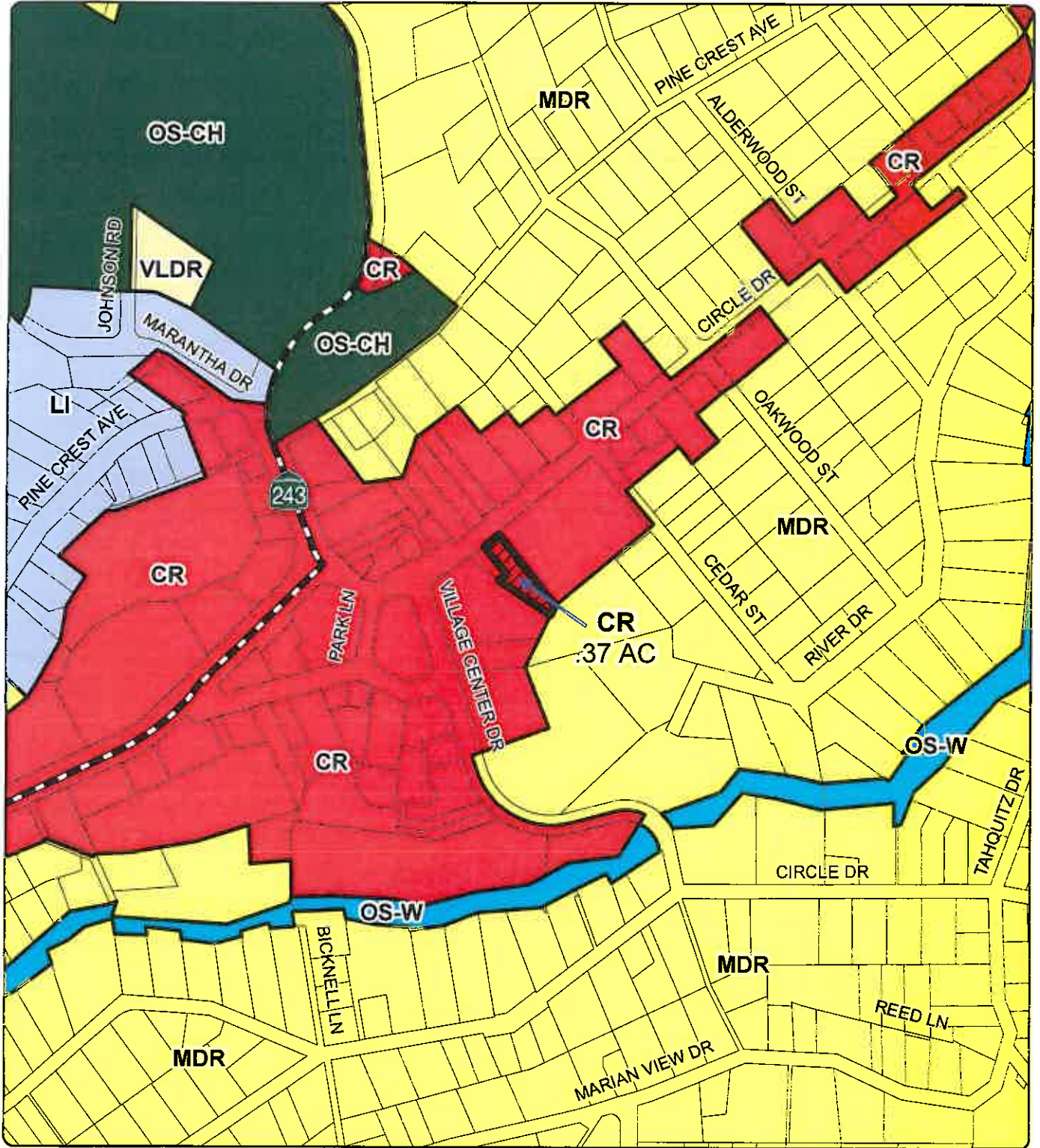
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03743

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 04/04/2016
Exhibit 5



Zoning Dist: Idyllwild

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, 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>

CASE: CUP03743
 EXHIBIT A (Site Plan)
 DATE: 4/7/16
 PLANNER: LROSS



PLOT PLAN

54901 N. CIRCLE
 IDYLLWILD, CA

APN: 563-292-01-7
 PARCEL 1 OF PM. 59/24-25

OWNER: GERALD VANZANTEN
 PO BOX 2332
 IDYLLWILD, CA 92519
 951-659-9644

UTILITIES: IDYLLWILD WATER DIST.
 SOUTHERN CALIF. Edison
 PROPANE (PRIVATE)
 WARNER CABLE
 VERIZON

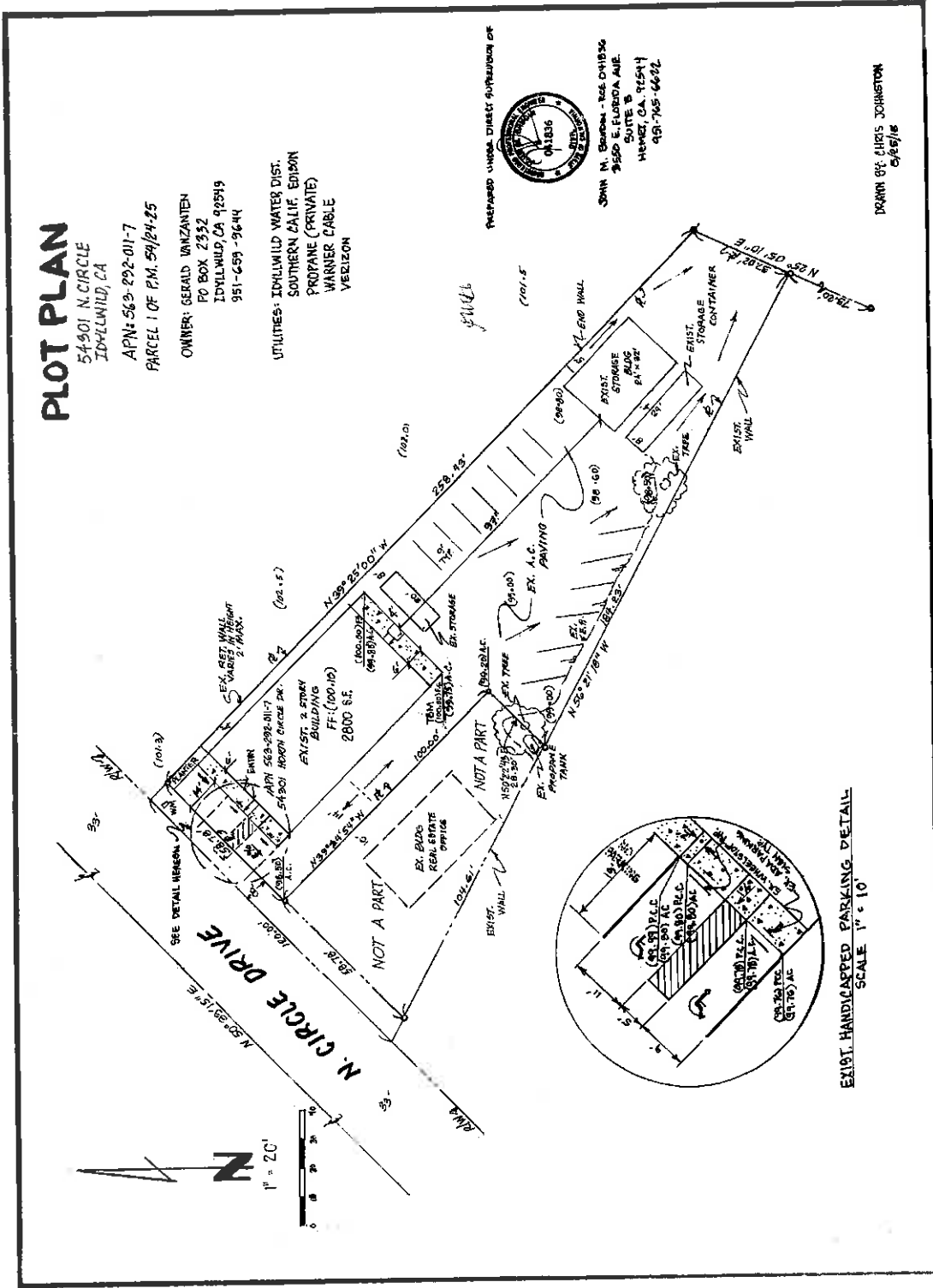
PREPARED UNDER DIRECT SUPERVISION OF



JOHN M. SURDEN - REG. D11836
 3650 E. FLORIDA AVE.
 SUITE B
 HEMET, CA 92343
 951-765-6622

DRAWN BY: CHRIS JOHNSTON
 5/6/16

APPLICANT



EXIST. HAND-DRAWN PARKING DETAIL
 SCALE: 1" = 10'



CASE: CUP03743
EXHIBIT B-1 (1 of 3)
DATE: 4/7/16
PLANNER: LROSS





CASE: CUP03743
EXHIBIT B-2 (2 of 3)
DATE: 4/7/16
PLANNER: LROSS





CASE: CUP03743
EXHIBIT B-3 (3 of 3)
DATE: 4/7/16
PLANNER: LROSS



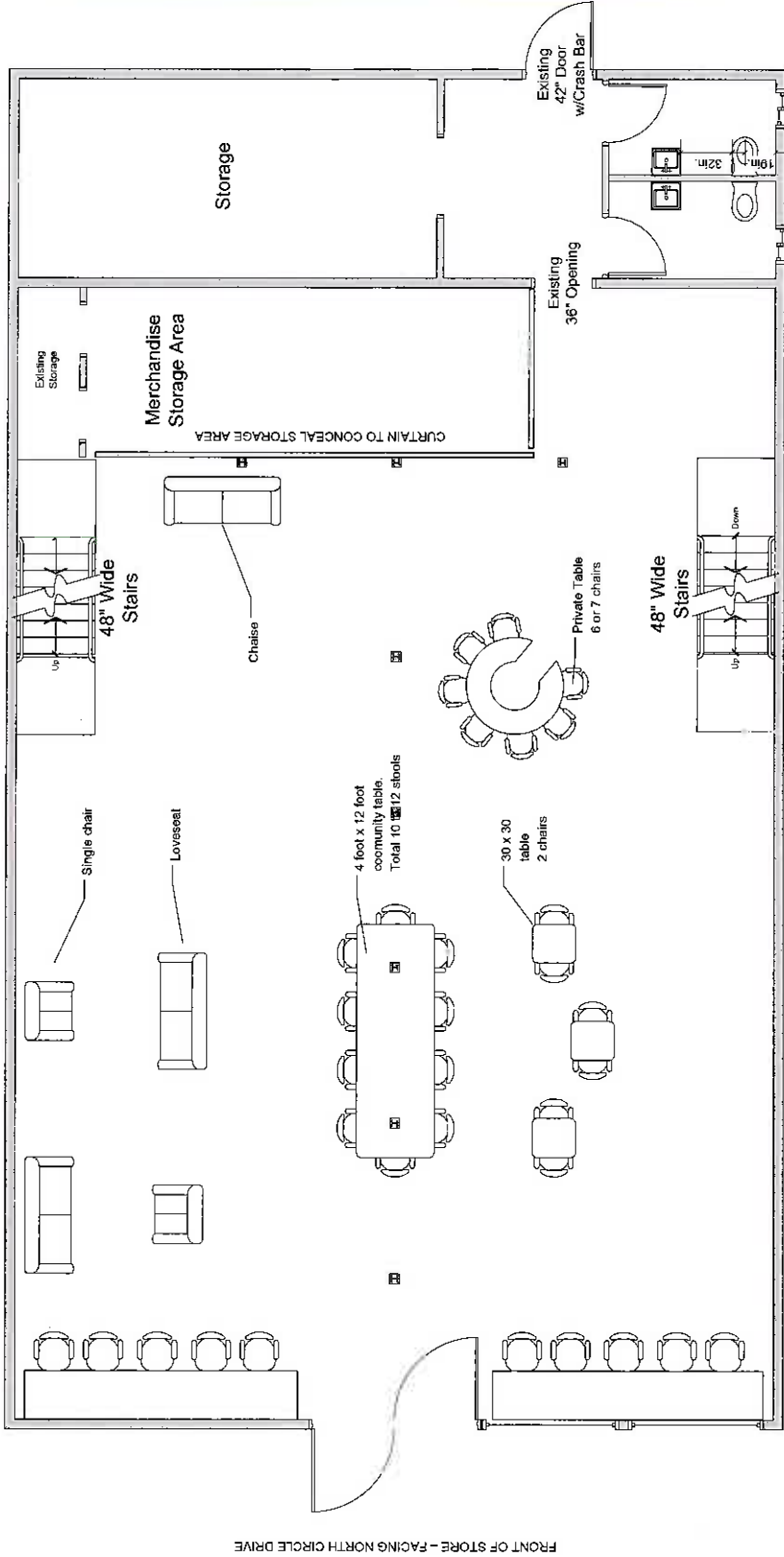
CASE: CUP03743
 EXHIBIT C-1 (1 of 2)
 DATE: 4/7/16
 PLANNER: LROSS



Items in this drawing are for discussion purposes only.
 Some things may or may not get placed.

LEGEND:
 Pillar (Structural)
 Electrical Outlet

Water Meter is out in planter area in front of building.

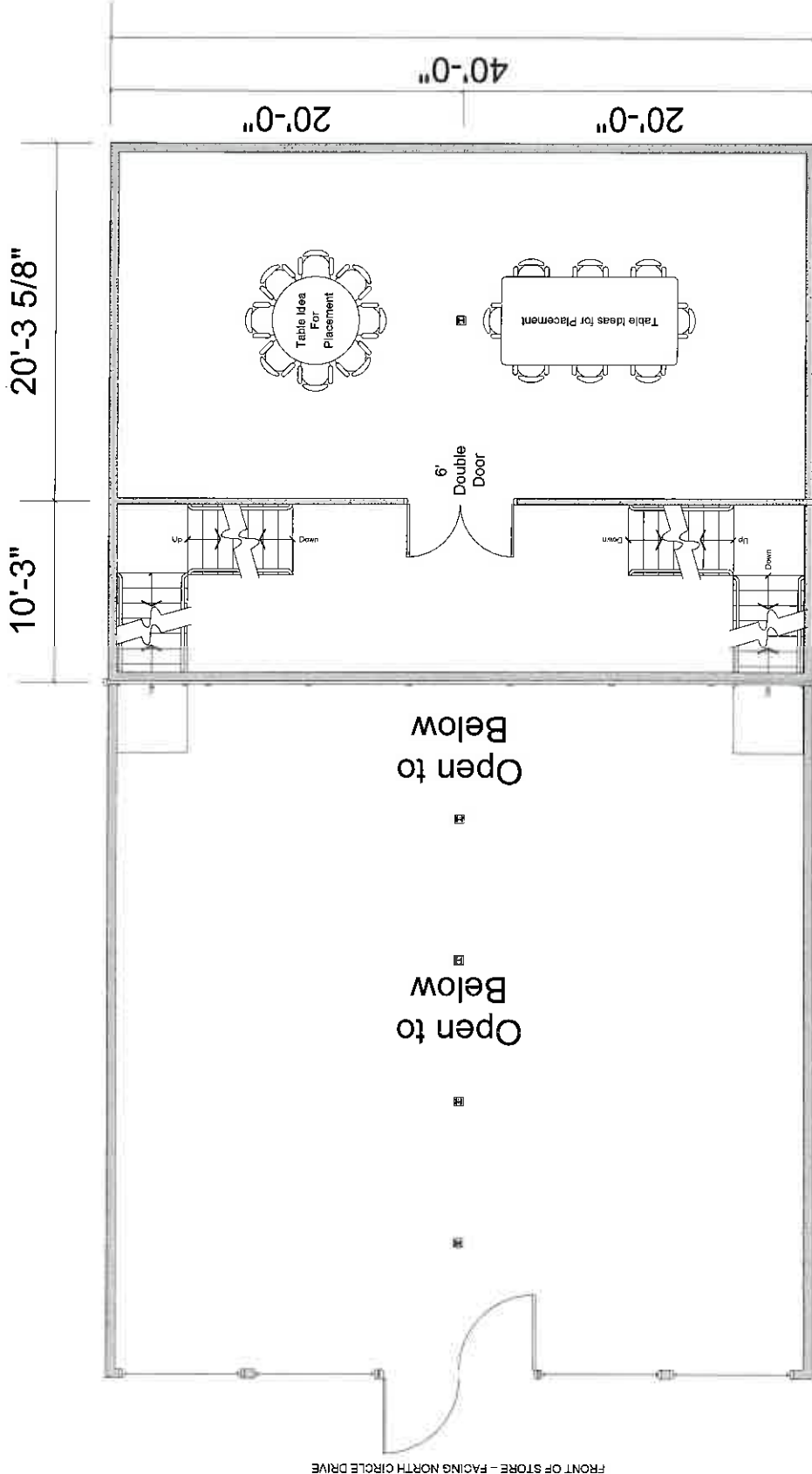



FRONT OF STORE - FACING NORTH CIRCLE DRIVE

Chris Johnston P.O. Box 4157 Idyllwild, CA 92549 Cell: 714-306-5746		Middle Ridge Tasting Room and Gallery	
DATE: 9 Nov 15	SCALE: 1/4" = 1'-0"	SHEET: 3 OF 8	
BY: Chris Johnston	DATE: 9 Nov 15	SCALE: 1/4" = 1'-0"	SHEET: 3 OF 8
Main Floor Layout		Middle Ridge Tasting Room and Gallery	

54301 N Circle Dr
 Idyllwild, CA 92549

Items in this drawing are for discussion purposes only.
Some things may or may not get placed.




 CASE: CUP03743
 EXHIBIT C-2 (2 of 2)
 DATE: 4/7/16
 PLANNER: LROSS

Chris Johnston P.O. Box 4157 Idyllwild, CA 92549 Cell: 714-306-5746		Middle Ridge Tasting Room and Gallery	
By: Chris Johnston		Loft Dimensions	
DATE	SCALE	DATE	SCALE
9-Nov-15	1/4" = 1'-0"		

54301 N Circle Dr
Idyllwild, CA 92549

Ross, Larry

From: Hogan, Donna@ABC <Donna.Hogan@abc.ca.gov>
Sent: Thursday, February 11, 2016 12:17 PM
To: Ross, Larry
Subject: RE: Middle Ridge Winery -- copy of 02 license

No, we will not need a PCN for an 02

If you have any questions regarding the above, feel free to contact me at any time.

*Donna Hogan
Licensing Representative JJ
34-160 Gateway Dr
Ste 120
Palm Desert, CA 92211
760-324-2654 Desk
760-324-2632 Fax
760-324-2027 Office*

From: Ross, Larry [<mailto:LROSS@rctlma.org>]
Sent: Thursday, February 11, 2016 12:10 PM
To: Hogan, Donna@ABC
Subject: RE: Middle Ridge Winery -- copy of 02 license

Yes, but it caused more questions, not resolutions. Does the over concentration up in Idyllwild impact this project or the type 02 license? Will you need a finding by our Board of Supervisors for Public Necessity and Convenience?

From: Hogan, Donna@ABC [<mailto:Donna.Hogan@abc.ca.gov>]
Sent: Thursday, February 11, 2016 11:43 AM
To: Ross, Larry
Subject: FW: Middle Ridge Winery -- copy of 02 license

*Good Morning,
Can you tell me if the applicant has provided all the requested documents?*

If you have any questions regarding the above, feel free to contact me at any time.

*Donna Hogan
Licensing Representative JJ
34-160 Gateway Dr
Ste 120
Palm Desert, CA 92211
760-324-2654 Desk*

STATE OF CALIFORNIA
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
ALCOHOLIC BEVERAGE LICENSE
WINEGROWER

VALID FROM

Jul 01, 2015

MIDDLE RIDGE INC
PO BOX 4157
IDYLLWILD, CA 92549

EXPIRES

Jun 30, 2016

TYPE NUMBER DUP

02 476079

AREA CODE

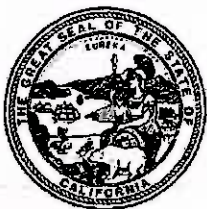
3322 07

RENEWAL

BUSINESS ADDRESS (IF DIFFERENT) DBA: MIDDLE RIDGE WINERY
27495 DIAZ RD
TEMECULA, CA 92590-3414

CONDITIONS

OWNERS: MIDDLE RIDGE INC



IMPORTANT INFORMATION

EFFECTIVE PERIOD: This license is effective only for the operating period shown above. A new license will be sent 4 to 6 weeks after the expiration date on your license if payment is timely. Your license status will remain in good standing for 60 days after the expiration date if the renewal payment was received timely. To check the status of your license, visit <http://www.abc.ca.gov/datport/LQSMenu.html>

RENEWAL NOTICES: Renewal notices are sent to premises address unless a specific mailing address is requested. If a notice is not received 30 days before expiration date shown above, contact the nearest ABC office. To assure receipt of notices, advise your local ABC office of any change in address.

RENEWAL DATES: It is the licensee's responsibility to pay the required renewal fee by the expiration date shown above.

A Penalty is charged for late renewal and the license can be automatically revoked for failure to pay.

RENEWAL PAYMENTS: Renewal payments can be made in person by visiting your local office or sent by mail to ABC Headquarters, 3927 Lennane Drive, Suite 100, Sacramento, CA 95834. If you do not have your renewal notice, your license number and the reason for payment (ex. "renewal") must be clearly indicated on the check. You can contact your local ABC office for your renewal fee amount.

SEASONAL LICENSES: It is the licensee's responsibility to pay the required renewal fee prior to the next operating period.

POSTING: Cover this license with glass or other transparent material and post it on premises in a conspicuous place.

CONDITIONS: A copy of all applicable conditions must be kept on premises.

LICENSEE NAME: Only 10 names will be printed on each license. If there are more names associated with the license, they will be indicated by "AND XX OTHERS". All names are on file and available upon request from your local ABC office.

DBA: If you change your business name please notify your local ABC office.

If you have any questions regarding this license, contact your local ABC office. You can find the contact information for each district office at <http://www.abc.ca.gov/distmap.html>.

NOTE: CONTACT YOUR LOCAL ABC OFFICE IF YOUR LICENSED PREMISES WILL BE TEMPORARILY CLOSED FOR MORE THAN 15 DAYS OR WILL BE PERMANENTLY CLOSED.

DEPARTMENT OF THE TREASURY
ALCOHOL AND TOBACCO TAX AND TRADE BUREAU (TTB)
WINE BOND

REGISTRY NUMBER

BWN-CA-16392

EFFECTIVE DATE

01/15/2009

(Print this form as a 2-sided document. Submit duplicate originals. See additional instructions on page 3.)

PRINCIPAL/OBLIGOR NAME AND PREMISES ADDRESS
(Number, Street, City, State, ZIP Code)

MIDDLE RIDGE, INC.
27495 DIAZ RD
TEMECULA, CA 92590

PRINCIPAL/OBLIGOR MAILING ADDRESS
(If different than Premises Address)

31 REMINGTON
IRVINE, CA 92620

BOND KIND (Select only one)

ORIGINAL STRENGTHENING SUPERSEDING

EIN: 26-0621706

BOND COVERAGE (Select applicable box(es))

OPERATIONS \$ 2,500.00 DEFERRAL \$ 2,500.00 TOTAL PENAL SUM* \$ 5,000.00

*(Total Penal Sum equals OPERATIONS plus DEFERRAL Coverage on this bond. Deposited collateral must also equal Total Penal Sum.)

BOND CATEGORY (Select only one category (i.e. 'Surety,' 'Cash,' or 'Treasury Note/Bond') and complete corresponding items to right of selection.)

SURETY: SURETY NAME STATE FARM FIRE AND CASUALTY COMPANY BOND NUMBER 92 W6 8854 7

CASH: CHECK NUMBER(S) (i.e. personal check, cashier's check, money order, etc.)

TREASURY NOTE/BOND** TREASURY NOTE/BOND CUSIP NO. _____ TREASURY NOTE/BOND INTEREST RATE _____ %
TREASURY NOTE/BOND MATURITY DATE _____ TREASURY NOTE/BOND ISSUE DATE _____

** This bond is secured by the Treasury collateral (T-Note) described above or by a T-Note resulting from reinvestment of the full proceeds from the T-Note described above. T-Note collateral reinvestment automatically will occur upon maturity, unless the obligor notifies TTB in writing at least 45 days prior to the maturity date that the T-Note proceeds should not be reinvested and the obligor requests this bond be terminated.

Witness our hands and seals this 15TH day of JANUARY, 2009. Signed, sealed, and delivered in the presence of -

CORPORATIONS/PARTNERSHIPS, OR LLCs:
State in which principal/obligor organized: CALIFORNIA

Impress principal/obligor's corporate or LLC seal or check the checkbox below.

The corporation/LLC has no seal.

By signing this document you acknowledge and agree to the terms and conditions described on page 2 of this form.

STATE FARM FIRE AND CASUALTY COMPANY

SURETY NAME

SURETY REPRESENTATIVE SIGNATURE

AMY C OGAN

SURETY REPRESENTATIVE PRINTED NAME AND TITLE

MIDDLE RIDGE, INC.

PRINCIPAL/OBLIGOR NAME

BY:

PRINCIPAL/OBLIGOR REPRESENTATIVE SIGNATURE

PRINCIPAL/OBLIGOR REPRESENTATIVE PRINTED NAME AND TITLE

SIGNATURE, WITNESS 1 (if no seal)

SIGNATURE, WITNESS 2 (if no seal)

DIRECTOR, NATIONAL REVENUE CENTER APPROVAL: ON BEHALF OF THE UNITED STATES, I APPROVE THE FOREGOING BOND WHICH HAS BEEN EXECUTED IN DUE FORM IN COMPLIANCE WITH THE APPLICABLE LAWS, REGULATIONS, AND INSTRUCTIONS.

SIGNATURE OF AUTHORIZED OFFICIAL, ALCOHOL AND TOBACCO TAX AND TRADE BUREAU

DATE APPROVED

Scott Cain

APR - 8 2009

BASIC PERMIT

(Under Federal Alcohol Administration Act)

1. PERMIT NUMBER
CA-W-16718

2. DATE OF PERMIT
APR - 8 2009

5. NAME AND ADDRESS OF PERMITTEE (Number and street, city or town, State and Zip Code)

MIDDLE RIDGE, INC.
dba MIDDLE RIDGE WINERY
27495 DIAZ ROAD
TEMECULA, CA 92590

3. REGISTRY NUMBER (if applicable)
BWN-CA-16392

4. DATE OF APPLICATION
DECEMBER 8, 2008



6. TRADE NAMES AUTHORIZED BY THIS PERMIT (Trade name approval does not constitute approval as a brand name for labeling purposes. If needed, list on reverse or use continuation sheet.)

LILY ROCK CELLARS

7. PERMIT GRANTED FOR (ONE TYPE OF OPERATION ONLY)

Pursuant to the application of the date indicated in item 4, you are authorized and permitted to engage, at the above address, in the business of:

- a. Distilled Spirits - distiller rectifier (processor) warehouseman and/or warehouseman and bottler and while so engaged, to sell, offer or deliver for sale, contract to sell or ship, in interstate or foreign commerce, the distilled spirits so distilled or rectified, or warehoused and bottled, or the wines so rectified,
- b. Wine - producer and blender blender and while so engaged, to sell, offer or deliver for sale, contract to sell or ship, in interstate or foreign commerce, the wine so produced or blended,
- c. Importer - importing into the United States the following alcoholic beverages: and
while so engaged, to sell, offer to deliver for sale, contract to sell or ship, in interstate or foreign commerce, the alcoholic beverages so imported,
- d. Wholesaler - Purchasing for resale at wholesale the following alcoholic beverages: and
while so engaged, to receive or to sell, offer or deliver for sale, contract to sell or ship, in interstate or foreign commerce, the alcoholic beverages so Purchased.

This Permit is conditioned upon your compliance with the Federal Alcohol Administration Act; the Twenty-first Amendment and laws relating to its enforcement; all other Federal laws relating to distilled spirits, wine, and malt beverages, including taxes with respect to them; the Federal Water Pollution Control Act; and, all applicable regulations made pursuant to law which are now, or may hereafter be, in force.

This basic permit is effective from the date shown above and will remain in force until suspended, revoked, annulled, voluntarily surrendered, or automatically terminated.

THIS PERMIT WILL AUTOMATICALLY TERMINATE THIRTY DAYS AFTER ANY CHANGE IN PROPRIETORSHIP OR CONTROL OF THE BUSINESS, unless an application for a new basic permit is made by the transferee or permittee within the thirty day period. If an application for a new basic permit is timely filed, the outstanding basic permit will continue in effect until the application is acted on by the District Director, Alcohol and Tobacco Tax and Trade Bureau.

THIS PERMIT IS NOT TRANSFERABLE. ANY CHANGE IN THE TRADE NAME, CORPORATE NAME, MANAGEMENT OR ADDRESS OF THE BUSINESS COVERED BY THIS PERMIT, OR ANY CHANGE IN STOCK OWNERSHIP (MORE THAN 10%) MUST BE REPORTED TO THE NATIONAL REVENUE CENTER OR PUERTO RICO FIELD OFFICE WITHOUT DELAY.

THIS IS AN	<input checked="" type="checkbox"/> ORIGINAL PERMIT	<input type="checkbox"/> AMENDED PERMIT
REASON FOR AMENDMENT	DATE OF AMENDMENT	

SIGNATURE AND TITLE OF AUTHORIZED TTB OFFICIAL
FOR JOHN J. MANFREDA, ADMINISTRATOR *Scott Cain*

CONDITIONAL USE PERMIT Case #: CUP03743

Parcel: 563-292-011

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for winetasting and associated retail sales with an ancillary art gallery.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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 CONDITIONAL USE PERMIT; 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 CONDITIONAL USE PERMIT, 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.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use

CONDITIONAL USE PERMIT Case #: CUP03743

Parcel: 563-292-011

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

Permit No. 3743 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3743, Exhibit A (Site Plan), dated 4-7-16.

APPROVED EXHIBIT B = Conditional Use permit No. 3743, Exhibit B-1, B-2, and B-3, dated 4-7-16.

APPROVED EXHIBIT C = Conditional Use permit No. 3743, Exhibit C-1, and C-2, dated 4-7-16.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

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 DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

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.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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 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.

CONDITIONAL USE PERMIT Case #: CUP03743

Parcel: 563-292-011

10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

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.

10.PLANNING. 17 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 18 USE - MAINTAIN LICENSING RECOMMND

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

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS RECOMMND

xterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, 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. he permit holder shall comply with the applicable standards of Ordinance No. 847.

CONDITIONAL USE PERMIT Case #: CUP03743

Parcel: 563-292-011

10. GENERAL CONDITIONS

10.PLANNING. 20 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 22 USE - CAUSES FOR REVOCATION RECOMMND

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.

10.PLANNING. 23 USE - CEASED OPERATIONS RECOMMND

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.

10.PLANNING. 27 USE - MT PALOMAR LIGHTING AREA RECOMMND

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

10.PLANNING. 29 USE - PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the

CONDITIONAL USE PERMIT Case #: CUP03743

Parcel: 563-292-011

10. GENERAL CONDITIONS

10.PLANNING. 29 USE - PERMIT SIGNS (cont.) RECOMMND

requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 32 USE - BUSINESS LICENSING RECOMMND

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 Transportation Department at <http://rctlma.org/trans/businessregistration>

10.PLANNING. 33 USE - FOOD RECOMMND

No restaurant or food service is permitted under this permit. Only food typically associated with wine tasting is allowed. Packaged food as part of the retail sales associated with wine tasting is permitted. Outside catering may be allowed as long as it is intermittent and not on a continuous basis. All food related items and activities must be permitted by Riverside County Department of Environmental Health.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 7 USE - EXPIRATION DATE-USE CASE RECOMMND

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use.

The Planning Director, at his/her, discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

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:

CONDITIONAL USE PERMIT NO. 3743 – CEQA Exempt – Applicant: Middle Ridge, Inc. – Engineer/Representative: Chris and Melody Johnston – Third Supervisorial District – Idyllwild Zoning District – REMAP Area Plan: Community Development: Commercial Retail - Location: 54301 North Circle Drive – .37 Net Acres – Zoning: Commercial Scenic Highway (C-P-S) **REQUEST:** Conditional Use Permit No. 3743 proposes to permit the winetasting and sales of Middle Ridge Winery wines and associated art gallery.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: April 20, 2016
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Larry Ross, Project Planner at 951-955-9294 or e-mail lross@rctlma.org, 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 the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). 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: Larry Ross
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/1/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CUP03743 For

Company or Individual's Name Planning Department

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

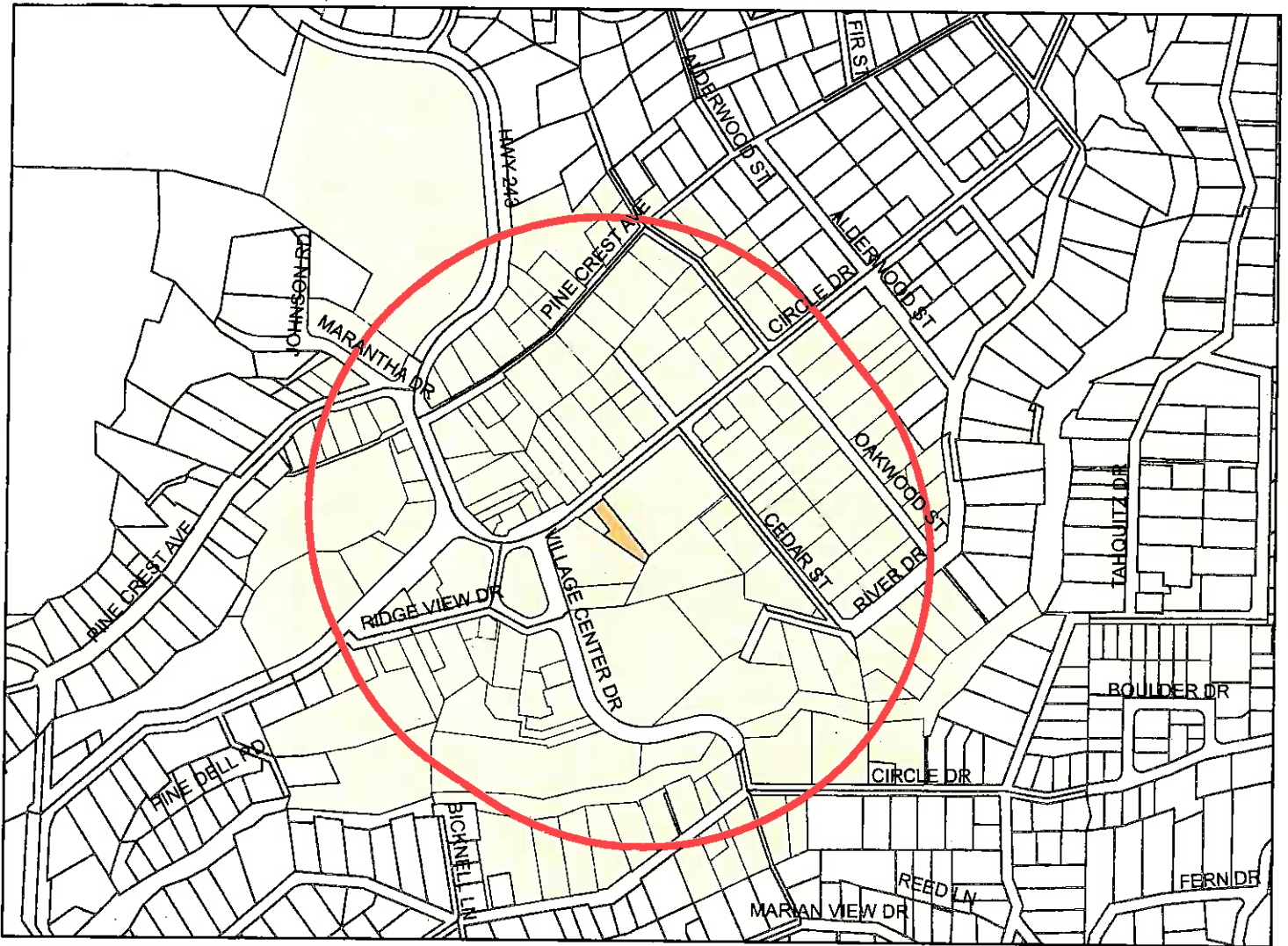
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CUP03743 (1000 feet buffer)



Selected Parcels

563-300-009	563-312-030	563-283-014	563-283-006	563-282-009	563-283-024	563-292-004	563-300-029	563-263-013	563-283-018
563-283-011	563-283-017	563-283-009	563-250-005	563-300-047	565-062-019	563-283-010	565-070-022	565-101-017	565-101-018
565-062-003	563-281-010	563-281-011	563-283-015	563-282-006	565-102-013	563-283-027	565-101-006	565-101-039	563-300-010
565-070-007	565-062-009	563-300-008	563-283-026	563-300-024	563-292-011	563-274-003	563-300-037	563-300-028	565-051-018
563-300-030	563-312-035	565-062-030	563-300-036	565-051-005	563-300-043	563-263-015	563-250-030	563-250-035	563-312-019
563-300-038	563-322-001	563-292-009	565-061-036	565-061-037	563-312-025	565-062-033	565-111-028	563-300-044	563-300-035
565-102-015	563-281-008	563-283-004	563-312-037	563-292-007	563-292-006	563-300-032	563-250-036	565-051-009	563-274-007
563-313-001	563-283-025	563-291-001	563-312-028	565-101-040	563-261-002	565-062-023	565-062-022	563-300-041	565-062-010
563-283-003	565-051-001	565-101-005	565-061-003	563-274-005	563-300-048	565-111-027	563-281-003	563-263-012	563-263-016
563-300-020	563-281-016	563-282-010	563-263-001	563-250-006	563-282-007	563-300-018	563-300-045	563-283-022	563-300-039
565-102-012	565-051-007	563-281-017	563-263-002	563-313-006	563-283-028	563-281-009	563-283-020	563-283-013	565-101-015
563-292-014	563-283-005	565-101-008	563-281-004	563-300-013	563-300-012	563-300-023	563-300-004	565-051-019	563-274-004

First 120 parcels shown



430 215 0 430 Feet

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: 563250005, APN: 563250005
SALLY LANGWELL, ETAL
44415 CAMINO LAVANADA
LA QUINTA CA 92253

ASMT: 563263001, APN: 563263001
MILDRED POMEROY
1023 LINDA AVE
ASHLAND OR 97520

ASMT: 563250006, APN: 563250006
MURIEL BALIAN
2326 CLAREMONT AVE
LOS ANGELES CA 90027

ASMT: 563263002, APN: 563263002
ELIZABETH SCHULTE, ETAL
8161 BEVER PL
STANTON CA 90680

ASMT: 563250009, APN: 563250009
CAROLYN THOMASON, ETAL
12631 BEACH ST
CERRITOS CA 90703

ASMT: 563263012, APN: 563263012
MARK GRADY
P O BOX 1984
IDYLLWILD CA 92549

ASMT: 563250014, APN: 563250014
USA DEPT OF AGRICULTURE
10845 RANCHO BERNARDO 200
SAN DIEGO CA 92127

ASMT: 563263013, APN: 563263013
LESLIE SCHELLY, ETAL
P O BOX 1805
IDYLLWILD CA 92549

ASMT: 563250035, APN: 563250035
IDYLLWILD BIBLE CHURCH INC
P O BOX 1029
IDYLLWILD CA 92549

ASMT: 563263015, APN: 563263015
IDYLLWILD AREA HISTORICAL SOCIETY
P O BOX 3320
IDYLLWILD CA 92549

ASMT: 563250036, APN: 563250036
VALERIE ELLIOT, ETAL
3750 E FLORIDA AVE NO D
HEMET CA 92544

ASMT: 563263016, APN: 563263016
MARK GRADY
P O BOX 00917287
SIOUX FALLS SD 57186

ASMT: 563261002, APN: 563261002
JULIE KOPPEL
P O BOX 1056
IDYLLWILD CA 92549

ASMT: 563274003, APN: 563274003
GRACE LOGAN
2315 N CAMERON AVE
COVINA CA 91724



ASMT: 563274004, APN: 563274004
ROGER HAYES
P O BOX 3550
IDYLLWILD CA 92549

ASMT: 563281008, APN: 563281008
JAMES HAGERTY
P O BOX 463
MORONGO VALLEY CA 92250

ASMT: 563274005, APN: 563274005
LEONA SIADEK
434 MONTECITO BLV
NAPA CA 94559

ASMT: 563281009, APN: 563281009
TRISHA DALY, ETAL
3560 TOMAHAWK LN
SAN DIEGO CA 92117

ASMT: 563274007, APN: 563274007
JHE INV
420 2TH ST NO 3400
BIRMINGHAM AL 35203

ASMT: 563281011, APN: 563281011
DENISE DIAMOND
PO BOX 10404
PALM DESERT CA 92255

ASMT: 563281001, APN: 563281001
ROMAN CATHOLIC BISHOP OF SB
1201 E HIGHLAND AVE
SAN BERNARDINO CA 92404

ASMT: 563281016, APN: 563281016
MARLENE FINLEY
11171 OAKWOOD DR NO 1306
LOMA LINDA CA 92354

ASMT: 563281002, APN: 563281002
RUTH BOND, ETAL
109 BALTIMORE RD
HOLLY SPRINGS NC 27540

ASMT: 563281017, APN: 563281017
PATRICIA MCCAUGHIN
P O BOX 1671
IDYLLWILD CA 92549

ASMT: 563281003, APN: 563281003
MARK DAVIS
PO BOX 887
IDYLLWILD CA 92549

ASMT: 563282007, APN: 563282007
NANCY LUNGREN
24 SAGE RIVER CIR
SACRAMENTO CA 95831

ASMT: 563281004, APN: 563281004
KATHY LEWIS, ETAL
25870 OAKWOOD ST
IDYLLWILD, CA. 92549

ASMT: 563282008, APN: 563282008
THEODORE IREDELL
22829 PORTAGE CIRCLE DR
TOPANGA CA 90290



ASMT: 563282009, APN: 563282009
BRUCE CAMPBELL, ETAL
C/O BRUCE CAMPBELL
1224 W MICHELTORENA ST
SANTA BARBARA CA 93101

ASMT: 563283009, APN: 563283009
CHRISTOPHER BRAUN
P O BOX 1010
IDYLLWILD CA 92549

ASMT: 563282010, APN: 563282010
MILDRED FOLEY
C/O JIM FOLEY
8048 PASEO ARRAYAN
CARLSBAD CA 92009

ASMT: 563283010, APN: 563283010
DANIELLE BARATY
P O BOX 953
IDYLLWILD CA 92549

ASMT: 563283002, APN: 563283002
KARLA KOTYCK, ETAL
P O BOX 1118
IDYLLWILD CA 92549

ASMT: 563283013, APN: 563283013
KATHLEEN ERLANDSON, ETAL
P O BOX 3112
IDYLLWILD CA 92549

ASMT: 563283003, APN: 563283003
LORI HECK, ETAL
33262 MESA VISTA DR
DANA POINT CA 92629

ASMT: 563283014, APN: 563283014
BRET MCCAUGHIN STRONG
P O BOX 4423
IDYLLWILD CA 92549

ASMT: 563283004, APN: 563283004
DOROTHY JESZENKA, ETAL
3315 W 188TH ST
TORRANCE CA 90504

ASMT: 563283015, APN: 563283015
DONNA BARUCZA
P O BOX 3733
IDYLLWILD CA 92549

ASMT: 563283005, APN: 563283005
KITTY BURNS, ETAL
1744 PACIFIC BEACH NO 2
SAN DIEGO CA 92109

ASMT: 563283016, APN: 563283016
ROBERTA GLASHEEN, ETAL
PO BOX 3684
IDYLLWILD CA 92549

ASMT: 563283006, APN: 563283006
CECILIA TEPEL, ETAL
P O BOX 1701
IDYLLWILD CA 92549

ASMT: 563283017, APN: 563283017
CHRIS SINGER
P O BOX 1171
IDYLLWILD CA 92549



ASMT: 563283019, APN: 563283019
NANCY HULL, ETAL
25812 VIA DEL REY
SAN JUAN CAPO CA 92675

ASMT: 563291001, APN: 563291001
RESTAURANT, ETAL
164 N STANLEY DR
BEVERLY HILLS CA 90211

ASMT: 563283020, APN: 563283020
CYNTHIA THOMPSON, ETAL
P O BOX 1130
IDYLLWILD CA 92549

ASMT: 563292004, APN: 563292004
CHAD ADAMSON
11100 SE PETROVITSKY RD AP
RENTON WA 98055

ASMT: 563283022, APN: 563283022
NOMAD VENTURES INC
405 W GRAND AVE
ESCONDIDO CA 92025

ASMT: 563292011, APN: 563292011
JANIS VANZANTEN, ETAL
P O BOX 2332
IDYLLWILD CA 92549

ASMT: 563283025, APN: 563283025
JIT
P O BOX 2184
IDYLLWILD CA 92549

ASMT: 563292014, APN: 563292014
REIMERS MARY ANN TRUST
C/O MARY ANN REIMERS
3634 S BARRINGTON AVE
LOS ANGELES CA 90066

ASMT: 563283026, APN: 563283026
GEORGE TURNQUIST
1703 PESCADORES AVE
SAN PEDRO CA 90732

ASMT: 563300007, APN: 563300007
SUSAN WHITE
360 UNION ST
ENCINITAS CA 92024

ASMT: 563283027, APN: 563283027
FIRST CHURCH OF CHRIST SCIENTIST
P O BOX 455
IDYLLWILD CA 92549

ASMT: 563300008, APN: 563300008
RENATE CAINE, ETAL
P O BOX 1847
IDYLLWILD CA 92549

ASMT: 563283028, APN: 563283028
SUZON CAPPARELLI, ETAL
P O BOX 3599
IDYLLWILD CA 92549

ASMT: 563300009, APN: 563300009
ALFRED DUNN
P O BOX 720
IDYLLWILD CA 92549



ASMT: 563300010, APN: 563300010
PATTY MCKEE, ETAL
P O BOX 794
IDYLLWILD CA 92549

ASMT: 563300029, APN: 563300029
GEORGE KRETSINGER, ETAL
P O BOX 911
IDYLLWILD CA 92549

ASMT: 563300013, APN: 563300013
VERONICA MUIR, ETAL
P O BOX 369
IDYLLWILD CA 92549

ASMT: 563300035, APN: 563300035
LAJUANA CROSS, ETAL
45500 STONEBROOK CT
LA QUINTA CA 92253

ASMT: 563300018, APN: 563300018
ELIZABETH MILLER, ETAL
P O BOX 4369
IDYLLWILD CA 92549

ASMT: 563300038, APN: 563300038
IDYLLWILD COMMUNITY PRESBYTERIAN CHURCH
P O BOX 537
IDYLLWILD CA 92549

ASMT: 563300019, APN: 563300019
C MAIN, ETAL
PO BOX 477
IDYLLWILD CA 92549

ASMT: 563300039, APN: 563300039
OSCAR PINEIRO
3080 W RAMSEY ST
BANNING CA 92220

ASMT: 563300020, APN: 563300020
MARIA MORGAN, ETAL
26548 DON JUAN CIR
HEMET CA 92544

ASMT: 563300041, APN: 563300041
KEN BLECHER
P O BOX 1428
IDYLLWILD CA 92549

ASMT: 563300023, APN: 563300023
YVONNE PALMER, ETAL
P O BOX 477
IDYLLWILD CA 92549

ASMT: 563300042, APN: 563300042
REBECCA RAY, ETAL
69411 RAMON RD NO 383
CATHEDRAL CY CA 92234

ASMT: 563300024, APN: 563300024
STERLING TRUST CO IRA, ETAL
P O BOX 786
IDYLLWILD CA 92549

ASMT: 563300043, APN: 563300043
IDYLLWILD ALL YEAR RESORT
P O BOX 147
IDYLLWILD CA 92549



ASMT: 563300044, APN: 563300044
MARLENE CARTER, ETAL
2608 LA COSTA AVE
CARLSBAD CA 92009

ASMT: 563312025, APN: 563312025
IDYLLWILD PINES
C/O JAMES MURDOCK
100 N HOPE AVE STE 1
SANTA BARBARA CA 93110

ASMT: 563300045, APN: 563300045
NELSON ROWEN
P O BOX 317
PALM DESERT CA 92261

ASMT: 563312028, APN: 563312028
TERESA FRIEMOTH, ETAL
P O BOX 567
IDYLLWILD CA 92549

ASMT: 563300047, APN: 563300047
COLOMBIERE RETREAT CENTER INC
P O BOX 676
IDYLLWILD CA 92549

ASMT: 563312030, APN: 563312030
WARREN LIPSON, ETAL
2542 ROYAL VIEW RD
ESCONDIDO CA 92027

ASMT: 563300048, APN: 563300048
SHIRLEY WOOD, ETAL
P O BOX 12
IDYLLWILD CA 92549

ASMT: 563312031, APN: 563312031
SANDERS CHASE
7809 MELROSE AVE
LOS ANGELES CA 90046

ASMT: 563312005, APN: 563312005
SUBURBAN PROPANE
P O BOX 206
WHIPPANY NJ 7981

ASMT: 563312037, APN: 563312037
JAY JOHNSON
P O BOX 322
IDYLLWILD CA 92549

ASMT: 563312019, APN: 563312019
IDYLLWILD CO WATER DIST
IDYLLWILD CO WATER DIST
UNKNOWN

ASMT: 563313001, APN: 563313001
JHY 243
P O BOX 3120
IDYLLWILD CA 92549

ASMT: 563312021, APN: 563312021
SOUTHERN CALIFORNIA EDISON CO
REAL PROPERTIES DEPT TRES JANE STONE
2131 WALNUT GROVE AV 2FLR
ROSEMEAD CA 91770

ASMT: 563313006, APN: 563313006
PAUL WHITAKER
P O BOX 1746
IDYLLWILD CA 92549



ASMT: 563313007, APN: 563313007
VILLAGE CENTER PARTNERS
3118 SYLVAN AVE
OAKLAND CA 92549

ASMT: 565061003, APN: 565061003
LEIF ROGERS
9735 WILSHIRE BL PENTHSE
BEVERLY HILLS CA 90212

ASMT: 563323005, APN: 563323005
PATRICIA PIETROK, ETAL
P O BOX 1215
IDYLLWILD CA 92549

ASMT: 565061037, APN: 565061037
IDYLLWILD INN INC
C/O JOSHUA B WHITE
P O BOX 515
IDYLLWILD CA 92549

ASMT: 563330004, APN: 563330004
STATE
STATE OF CALIF
P O BOX 1799
SACRAMENTO CA 95808

ASMT: 565062001, APN: 565062001
SUBURBAN PROPANE
240 RTE 10 WEST
WHIPPANY NJ 7981

ASMT: 565051001, APN: 565051001
KRISTEN DUBOIS, ETAL
2674 STEEPLECHASE WAY
NORCO CA 92860

ASMT: 565062003, APN: 565062003
DELOBO ENTERPRISES INC
P O BOX 2423
IDYLLWILD CA 92549

ASMT: 565051007, APN: 565051007
PATRICIA LITFIN
509 CLARK DR
SAN MATEO CA 94402

ASMT: 565062008, APN: 565062008
SHILOH CHRISTIAN MINISTRIES
P O BOX 1675
IDYLLWILD CA 92549

ASMT: 565051009, APN: 565051009
JEANNE BUCHANAN, ETAL
P O BOX 3325
IDYLLWILD CA 92549

ASMT: 565062010, APN: 565062010
CHERYL DAHLEEN, ETAL
P O BOX 1542
IDYLLWILD CA 92549

ASMT: 565051019, APN: 565051019
MYRA DUTTON, ETAL
P O BOX 1460
IDYLLWILD CA 92549

ASMT: 565062016, APN: 565062016
TENACITY
P O BOX 243
IDYLLWILD CA 92549



ASMT: 565062017, APN: 565062017
WILLIAM WAGSTAFF
P O BOX 69
IDYLLWILD CA 92549

ASMT: 565070022, APN: 565070022
LOIS BUTTERFIELD, ETAL
P O BOX 928590
SAN DIEGO CA 92192

ASMT: 565062019, APN: 565062019
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 565070025, APN: 565070025
SAN JACINTO MOUNTAIN COMMUNITY CENTE
P O BOX 1770
IDYLLWILD CA 92549

ASMT: 565062020, APN: 565062020
ZIEMKOWSKI ENTERPRISES
C/O JAME A ZIEMKOWSKI
211 MOSER AVE
BULLHEAD CITY AZ 86429

ASMT: 565101005, APN: 565101005
LEIF ROGERS
11458 LAURELCREST RD
STUDIO CITY CA 91604

ASMT: 565062023, APN: 565062023
ANNA BISHOP, ETAL
11700 W CHARLESTON NO 170
LAS VEGAS NV 89135

ASMT: 565101006, APN: 565101006
FRANZ HUBER
P O BOX 1299
IDYLLWILD CA 92549

ASMT: 565062030, APN: 565062030
IDYLLWILD ALL YEAR RESORT
BOX 147
IDYLLWILD CA 92549

ASMT: 565101007, APN: 565101007
SHEILA ZACKER
P O BOX 1824
IDYLLWILD CA 92549

ASMT: 565062033, APN: 565062033
IDYLLWILD WATER DIST
P O BOX 397
IDYLLWILD CA 92549

ASMT: 565101008, APN: 565101008
ROBERT DYSON
4025 CAMINO DEL RIO S 318
SAN DIEGO CA 92108

ASMT: 565070007, APN: 565070007
GENERAL TELEPHONE CO OF CALIF
C/O GTE ATTN GARY WILLIAMS HQCO2G08
P O BOX 152206
IRVING TX 75015

ASMT: 565101015, APN: 565101015
JOLENE HOETGER, ETAL
P O BOX 564
IDYLLWILD CA 92549



ASMT: 565101017, APN: 565101017
CHELSEA MARSH, ETAL
2517 ROYAL CREST DR
ESCONDIDO CA 92025

ASMT: 565102015, APN: 565102015
JAMES DANIELS
P O BOX 3239
IDYLLWILD CA 92549

ASMT: 565101018, APN: 565101018
DAVID WINTON
640 S WARM SANDS DR
PALM SPRINGS CA 92264

ASMT: 565111027, APN: 565111027
MALCOLM WILLIAMSON
1041 COTTAGE WAY
ENCINITAS CA 92024

ASMT: 565101039, APN: 565101039
DONNA STRUTHERS, ETAL
12770 EASTRIDGE CT
SAN DIEGO CA 92131

ASMT: 565111028, APN: 565111028
GAIL KILGORE, ETAL
42785 CERRITOS DR
BERMUDA DUNES CA 92203

ASMT: 565101040, APN: 565101040
LON MERCER, ETAL
P O BOX 3384
IDYLLWILD CA 92549

ASMT: 565102012, APN: 565102012
PAMELA JANOPOULOS
PO BOX 3018
IDYLLWILD CA 92549

ASMT: 565102013, APN: 565102013
ELOISE KENNEDY
1433 FRANZEN AVE
SANTA ANA CA 92705

ASMT: 565102014, APN: 565102014
KANDLE WEAVER, ETAL
P O BOX 746
BIG BEAR LAKE CA 92315



CUP03743 -4/4/2016 Agency and Owner labels

Alcoholic Beverage Control
c/o Donna Hogan
34-160 Gateway Dr
Suite 120
Palm Desert, CA 92211

Riverside County Sheriff Department
Mail Stop #5270

Applicant:
Middle Ridge, Inc.
P.O. Box 4157
Idyllwild, CA 92549

Applicant:
Middle Ridge, Inc.
P.O. Box 4157
Idyllwild, CA 92549

Applicant:
Middle Ridge, Inc.
P.O. Box 4157
Idyllwild, CA 92549

Owner:
Gerald and Janis Van Zanten
P.O. Box 2332
Idyllwild, CA 92549

Owner:
Gerald and Janis Van Zanten
P.O. Box 2332
Idyllwild, CA 92549

Owner:
Gerald and Janis Van Zanten
P.O. Box 2332
Idyllwild, CA 92549



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: EXISTING BUILDING - USE AS WINE TASTING ROOM (ABC Duplicate-02)

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Section 9.50, #11

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

CASE NUMBER: CUP03743 DATE SUBMITTED: 3/9/16 3-14-16

APPLICATION INFORMATION

Applicant's Name: Chris & Melody Johnston / Middle Ridge, Inc. E-Mail: chris@middleridge.com, melody@middleridge.com

Mailing Address: P.O. Box 4157
Street
Idyllwild, CA 92549
City State ZIP

Daytime Phone No: (714) 306-5746 Fax No: (951) 659-2645

Engineer/Representative's Name: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

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

Property Owner's Name: Gerak & Janis Van Zanten E-Mail: dutchgirl.jan@gmail.com

Mailing Address: P.O. Box 2332
Street
Idyllwild, CA 92549
City State ZIP

Daytime Phone No: (951) 205-3270 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 · 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 LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Chris Johnson [Signature]
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.

Geralt Van Zanten [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Janis Van Zanten [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 563 292 011
Section: 7 Township: 55 (55) Range: 3E

APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Chris Johnston

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.

Janis Van Zanten

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Gerald Van Zanten

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): **563292011**

Section: **SEC 7**

Township: **5S**

Range: **3E**

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 0.37

General location (nearby or cross streets): North of Village Center Dr, South of Cedar Street, East of _____, West of _____

Thomas Brothers map, edition year, page number, and coordinates: 2015 TG 814 D6

Project Description: (describe the proposed project in detail)

This is an existing C-P-S zoned building. Use is for a winery tasting room / art gallery
California Alcohol Beverage Control Duplicate 02 license. No manufacturing on-site.
Wine for on and off-sale.

Related cases filed in conjunction with this application:

BTI-150113

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

If yes, provide Case No(s). BTI-150113 (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards N/A

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? _____ truck loads.

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

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

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

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

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

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

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

Santa Ana River Santa Margarita River Whitewater River

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning 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 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Conditional Use Permit No. 3743

Project Location: In the unincorporated area of Riverside County, more specifically located 54301 North Circle Drive, Idyllwild, CA 92549

Project Description: Conditional Use Permit No. 3743 proposes to permit winetasting and associated retail sales with an ancillary art gallery.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Middle Ridge Winery, P.O. Box 4157, Idyllwild, CA 92549

Exempt Status: (Check one)

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

Reasons why project is exempt: Section 15301 (Existing Facilities) provides the following: Class I consists of 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. The proposed project will be utilizing an existing building and will not be making any physical changes to the building's exterior, interior or footprint.

Larry Ross 951-955-9294
County Contact Person *Phone Number*

Signature Principal Planner Title _____ Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZCFG No. 06254 - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1602899

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: JOHNSTON CHRIS AND MELODY \$50.00
paid by: CK 1961
paid towards: CFG06254 CALIF FISH & GAME: DOC FEE
FOR CUP03743
at parcel #: 54301 N CIRCLE DR IDYL
appl type: CFG3

By _____ Mar 14, 2016 11:11
MGARDNER posting date Mar 14, 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

PLOT PLAN

54301 N. CIRCLE
IDYLLWILD, CA

APN: 563-292-011-7
PARCEL 1 OF P.M. 54/24-25

OWNER: GERALD VANZANTEN
PO BOX 2332

IDYLLWILD, CA 92549
951-659-9644

UTILITIES: IDYLLWILD WATER DIST.
SOUTHERN CALIF. EDISON

PROpane (PRIVATE)
WARNER CABLE

VERIZON

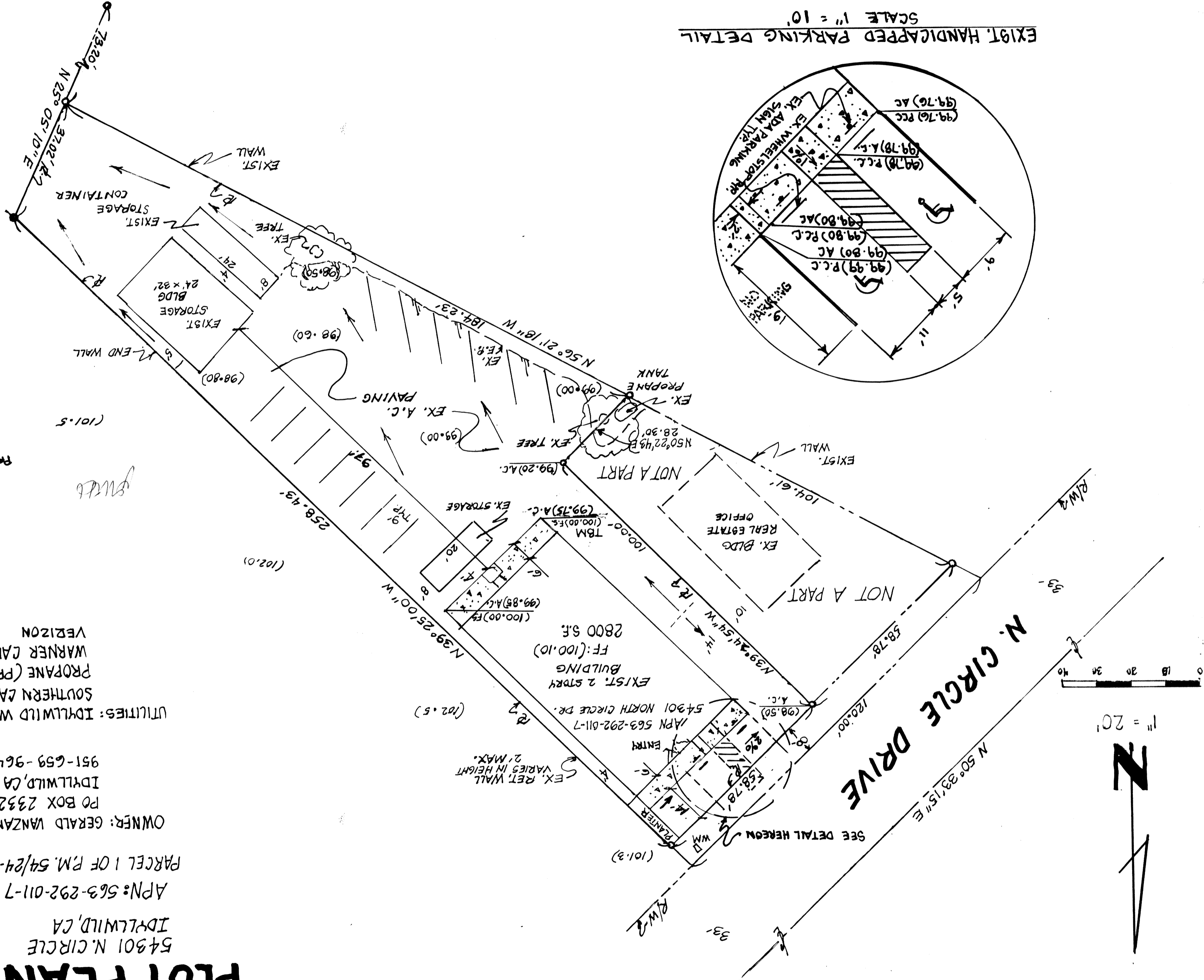
PREPARED UNDER DIRECT SUPERVISION OF



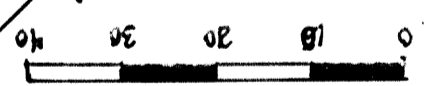
JOHN M. GERDINI - RCE 041836
3550 E. FLORIDA AVE.
SUITE B
HEMET, CA. 92544
951-765-6622

DRAWN BY: CHRIS JOHNSTON
8/25/18

APPLICANT



EXIST HANDICAPPED PARKING DETAIL
SCALE 1" = 10'



1" = 20'



CASE: CUP03743
 EXHIBIT A (Site Plan)
 DATE: 4/7/16
 PLANNER: LROSS



PLOT PLAN

54901 N. CIRCLE
 IDYLLWILD, CA

APN: 569-292-01-7
 PARCEL 1 OF P.M. 54/24-25

OWNER: GERALD VANZANTEN
 PO BOX 2332
 IDYLLWILD, CA 92519
 951-659-9644

UTILITIES: IDYLLWILD WATER DIST.
 SOUTHERN CALIF. Edison
 PROPANE (PRIVATE)
 WARNER CABLE
 VERIZON

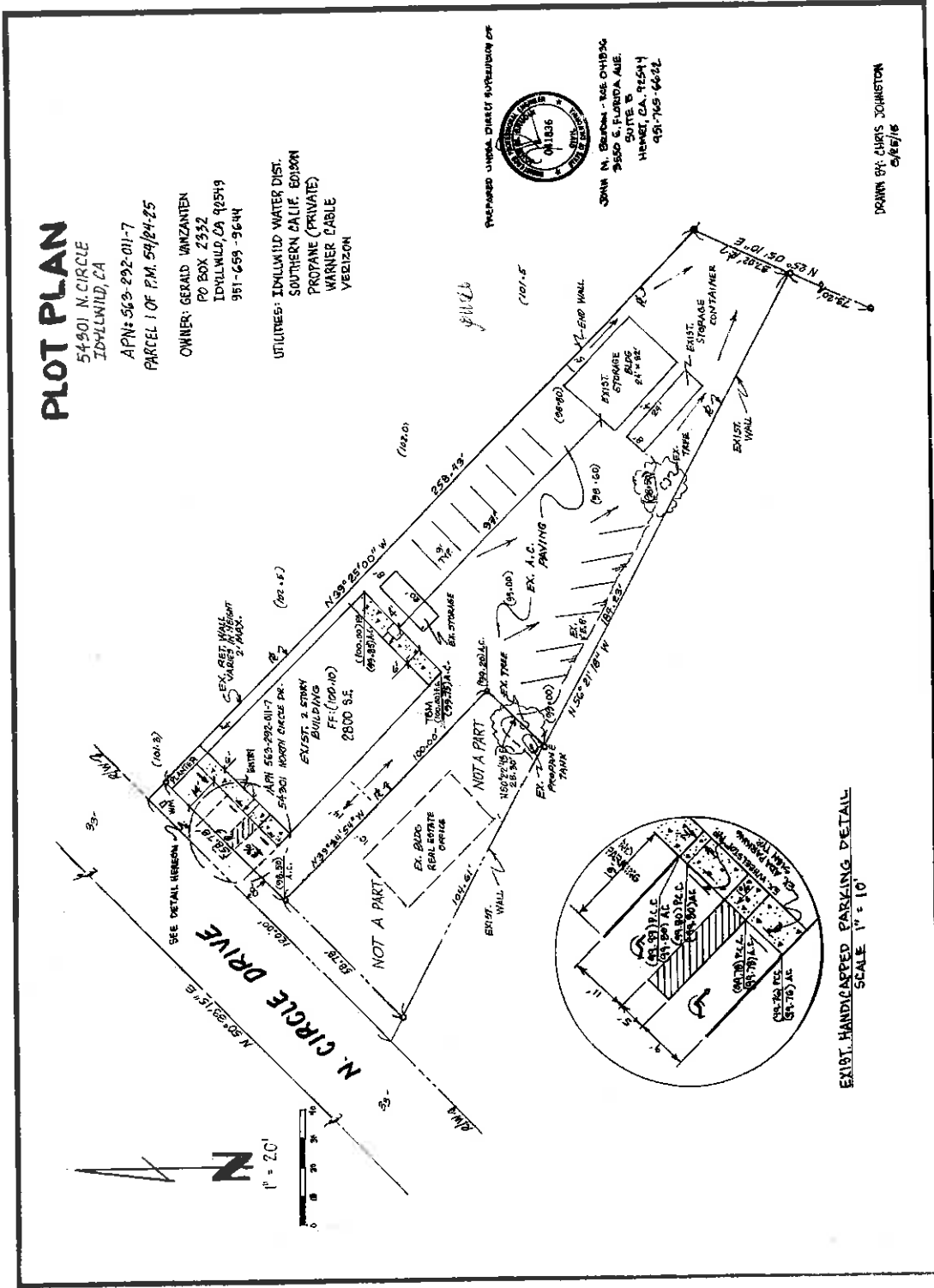
Prepared under Direct Supervision of



JOHN M. BELMONT - REG. CIVIL ENG.
 3550 S. FLORIDA AVE.
 SUITE B
 HEMET, CA. 92344
 951-769-6622

DRAWN BY: CHRIS JOHNSON
 5/6/16

APPLICANT



EXIST. HANDMADE PARKING DETAIL
 SCALE 1" = 10"



CASE: CUP03743
EXHIBIT B-1 (1 of 3)
DATE: 4/7/16
PLANNER: LROSS





CASE: CUP03743
EXHIBIT B-2 (2 of 3)
DATE: 4/7/16
PLANNER: LROSS





CASE: CUP03743
EXHIBIT B-3 (3 of 3)
DATE: 4/7/16
PLANNER: LROSS





Floris in the For

54301



WHEELCHAIR ACCESSIBLE

♿
PARKING ONLY VAN ACCESSIBLE
MINIMUM FINE \$250

RESTROOM
SINGLE USE
WATER DISPENSER





RUSTIC THEATRE

HOW TO BE SINGLE

Directed by [unreadable]



CASE: CUP03743
EXHIBIT B-1 (1 of 3)
DATE: 4/7/16
PLANNER: LROSS





CASE: CUP03743
EXHIBIT B-2 (2 of 3)
DATE: 4/7/16
PLANNER: LROSS







CASE: CUP03743
EXHIBIT B-3 (3 of 3)
DATE: 4/7/16
PLANNER: LROSS

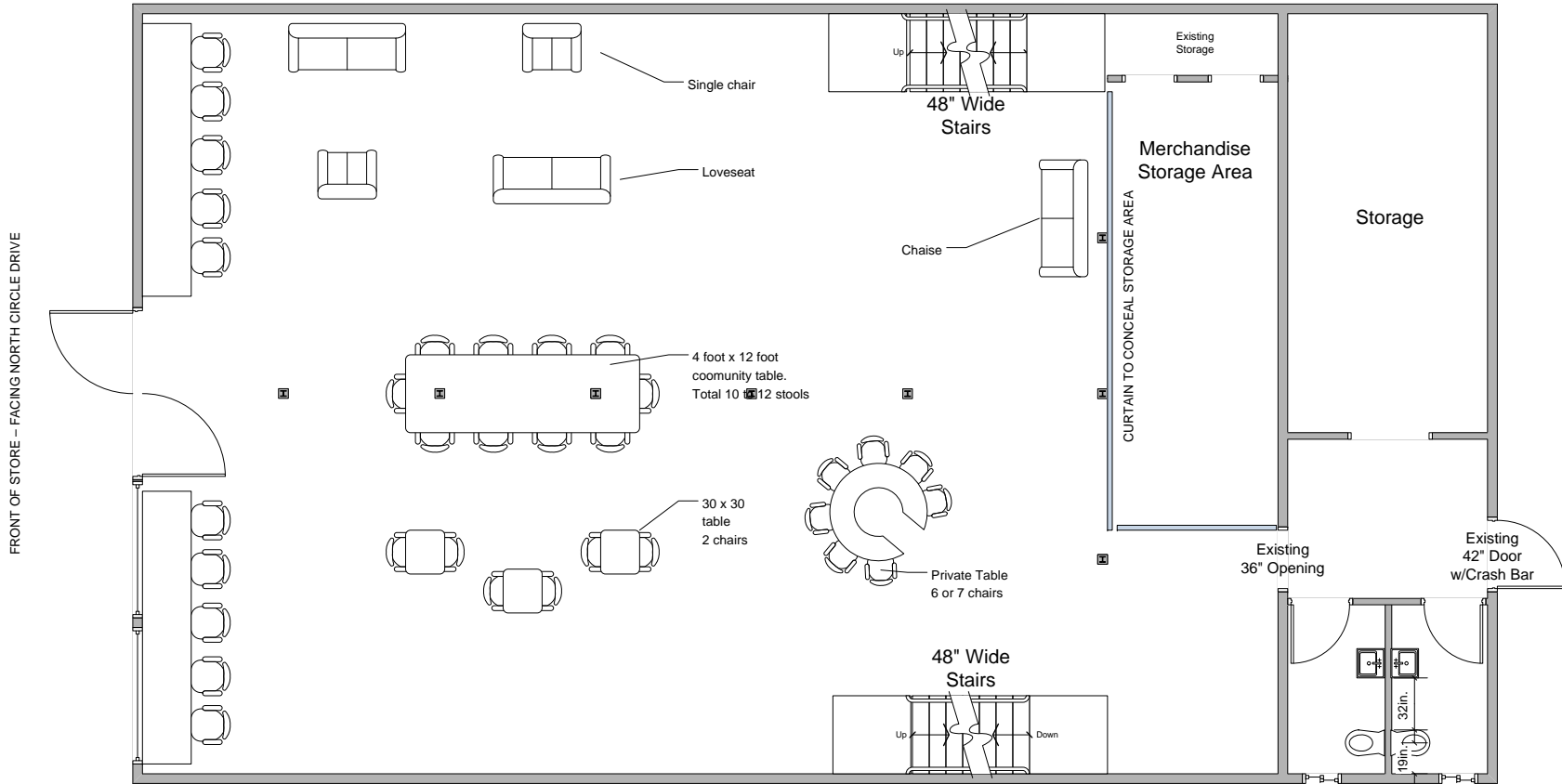


Water Meter is out in planter area In front of building.

LEGEND:

-  Pillar (Structural)
-  Electrical Outlet

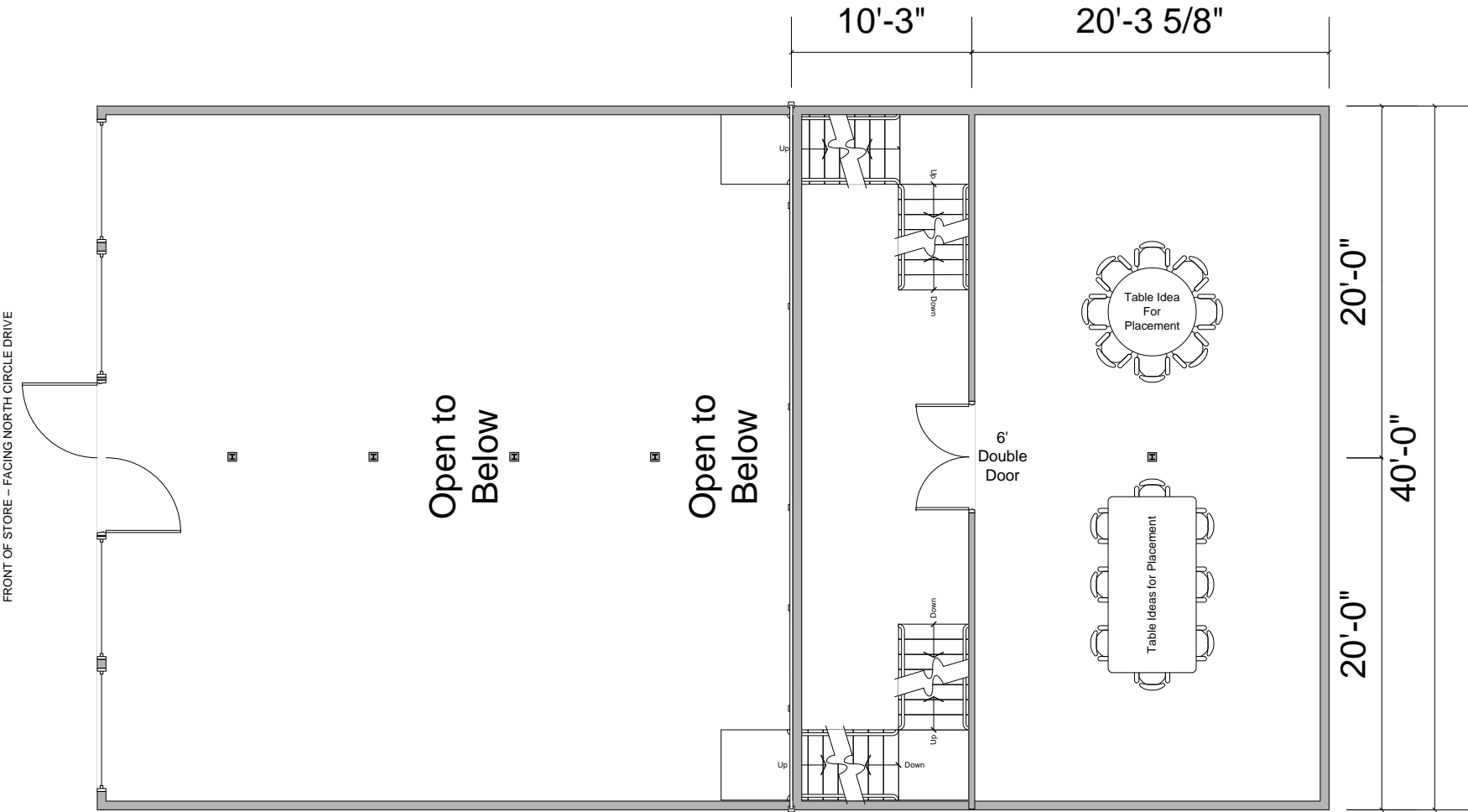
Items in this drawing are for discussion purposes only. Some things may or may not get placed.



Chris Johnston P.O. Box 4157 Idyllwild, CA 92549 Cell: 714-306-5746		Middle Ridge Tasting Room and Gallery	
Main Floor Layout			
DESIGNED BY:	SIZE:	FSCM NO:	DWG NO:
Chris Johnston	C		
DATE:	SCALE:	SHEET:	REV:
9 Nov 15	1/4" = 1'-0"	5 OF 8	B

54301 N Circle Dr
Idyllwild, CA 92549

Items in this drawing are for discussion purposes only.
Some things may or may not get placed.





Chris Johnston P.O. Box 4157 Idyllwild, CA 92549 Cell: 714-306-5746		Middle Ridge Tasting Room and Gallery	
Loft Dimensions			
DESIGNED BY:	SIZE:	FSCM NO:	DWG NO:
Chris Johnston	C		
DATE:	SCALE:	SHEET:	REV:
9-Nov-15	1/4" = 1'-0"	6 OF 8	B

54301 N Circle Dr
Idyllwild, CA 92549

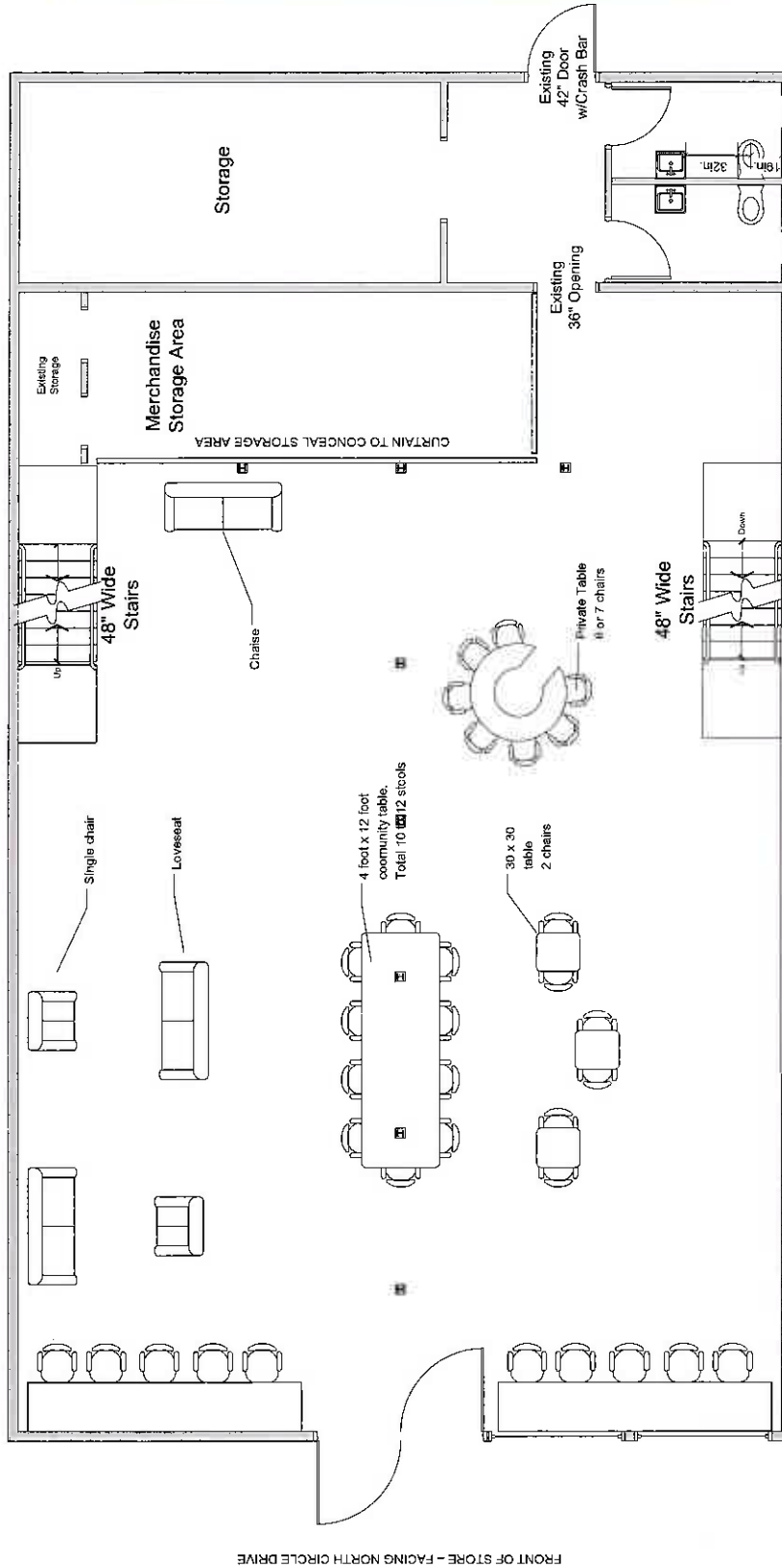
CASE: CUP03743
 EXHIBIT C-1 (1 of 2)
 DATE: 4/7/16
 PLANNER: LROSS



Items in this drawing are for discussion purposes only.
 Some things may or may not get placed.

LEGEND:
 Pillar (Structural)
 Electrical Outlet

Water Meter is out in
 planter area
 in front of building.

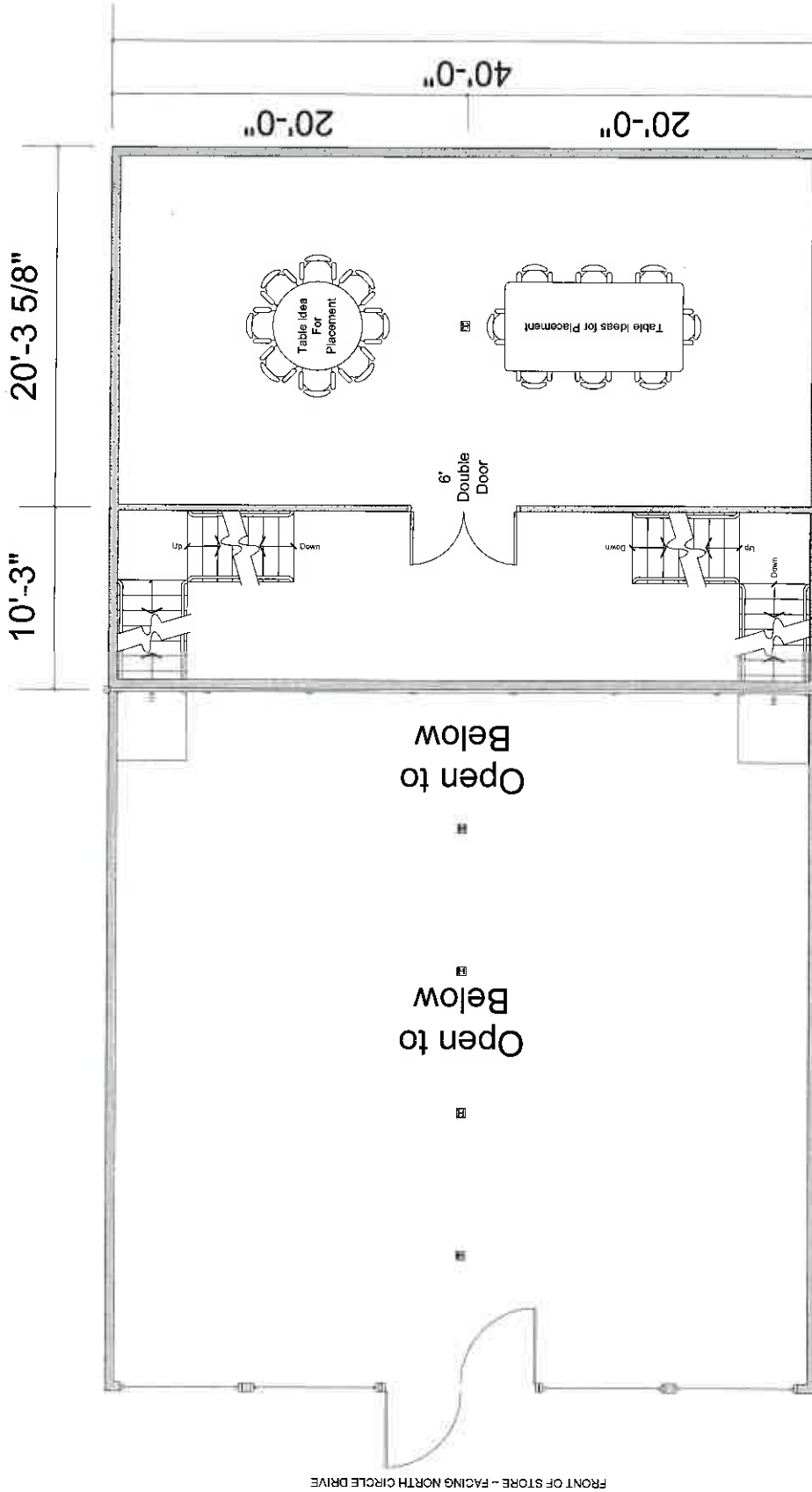


FRONT OF STORE - FACING NORTH CIRCLE DRIVE

Chris Johnston P.O. Box 4157 Idyllwild, CA 92549 Cell: 714-306-5746		Middle Ridge Tasting Room and Gallery	
DATE: 9 Nov 15		PROJECT: Main Floor Layout	
SCALE: 1/8" = 1'-0"	DATE: 9 Nov 15	REV: C	REV: B
BY: Chris Johnston	DATE: 9 Nov 15	SCALE: 1/8" = 1'-0"	SCALE: 1/8" = 1'-0"

54301 N Circle Dr
 Idyllwild, CA 92549

Items in this drawing are for discussion purposes only.
Some things may or may not get placed.



CASE: CUP03743
EXHIBIT C-2 (2 of 2)
DATE: 4/7/16
PLANNER: LROSS

Chris Johnston P.O. Box 4157 Idyllwild, CA 92549 Call: 714-308-5746		Middle Ridge Tasting Room and Gallery	
Chris Johnston 9-Nov-15		Loft Dimensions	
DATE	SCALE	1/4" = 1'-0"	0 OF 8
SIZE	REV	DRGNO	DRGDT
C	B		

54301 N Circle Dr
Idyllwild, CA 92549