

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

502 B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
November 8, 2012

**SUBJECT: CONDITIONAL USE PERMIT NO. 3690/FINDING OF PUBLIC NECESSITY AND CONVENIENCE** – Applicant: James Fullcher – Representative: James Fullcher – Location: Northerly of North Circle Drive and easterly of California Highway 243 – Scenic Highway Commercial (C-P-S) – Request: The project proposes a Type 20 ABC license for the sale of beer and wine for the off-site consumption for the Country Farms Market in the community of Idyllwild. The Type 20 license existing of the business since 1992, but what left to expire in 2006/ Given the lapse of this license for more than one-year, a CUP is now required for the new license.

Departmental Concurrence

*Carolyn Syms Luna*  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:ar

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	0
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	0
	Annual Net County Cost:	\$ 0	For Fiscal Year:	0

<b>SOURCE OF FUNDS:</b>	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE  
BY *Tina Grande*  
Tina Grande

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Buster, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: November 20, 2012  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By: *Kecia Harper-Ihem*  
Deputy

Dep't Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

**Prev. Agn. Ref.** | **District:** 3<sup>rd</sup>/3<sup>rd</sup> | **Agenda Number:**

**1.3**

**RECOMMENDED MOTION:**

**ADOPTION** of a **NOTICE OF EXEMPTION** based upon the findings incorporated in the staff report and the conclusion that the project will not have a significant effect on the environment, and,

**ADOPTION** of a **FINDING OF PUBLIC NECESSITY AND CONVENIENCE** regarding the sale of beer and wine from the subject site for off-site consumption, based upon the findings and conclusions incorporated in the staff report; and,

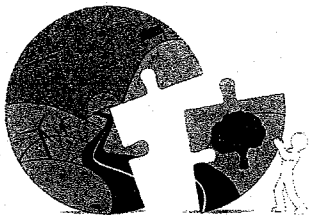
**APPROVAL** a of **CONDITIONAL USE PERMIT No. 3690**, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report

**BACKGROUND:**

According to both the State ABC and County of Riverside records, a Type 20 ABC license for the sale of beer and wine for off-site consumption existed on the property, under the current market use, from 1992 to at least 2006. The previous owner allowed the license to lapse on or about 2006.

The Community of Idyllwild contains a mixture of shops and eating establishments; many of which sell alcoholic beverages for both on-site and off-site consumption. The California State Department of Alcohol Beverage Control (ABC) classifies the census tract in which the project is located (444.05) as over concentrated for the sale of beer, wine, and distilled spirits.

In addition, as part of the development review process for ABC permits, Planning staff identifies the location of any churches, schools (private or public), parks, playgrounds, or day care centers within 1,000 feet of the proposed permit. According to the attached exhibit there are two (2) locations that are under church ownership, these are identified as sites C-16 and C-27 on the attached exhibit. Staff investigated the use of these facilities via site visits and interview of staff located at the facilities and the proposed project is not considered a concern for these facilities.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Carolyn Syms Luna**  
Director

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

11/29/12  
Date

KB  
Initial

## NOTICE OF EXEMPTION

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

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409  
 38686 El Cerrito Road Palm Desert, CA 92201

**Project Title/Case No.:** Conditional Use Permit No. 3690 - Type 20 ABC License and PNC Findings

**Project Location:** In the unincorporated area of Riverside County, more specifically located in the community of Idyllwild at the northeast corner of North Circle Drive and Pinetree Avenue.

**Project Description:** The project proposes a Conditional Use Permit for a Type 20 ABC license for the sale of beer and wine for offsite consumption at the Country Farms Market in the community of Idyllwild. The market was originally approved in 1973 under Plot Plan No. 1380 and according to County records has been in operation continuously since the original approval.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Sponsor:** Jim Fullcher

**Exempt Status: (Check one)**

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

**Reasons why project is exempt:** This project is exempt from CEQA under the exemptions for existing facilities, under licensing sec. 15301 of CEQA guidelines: Class 1 consists of the operation, replair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechancial equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Adam Rush (951) 955-6646  
County Contact Person Phone Number

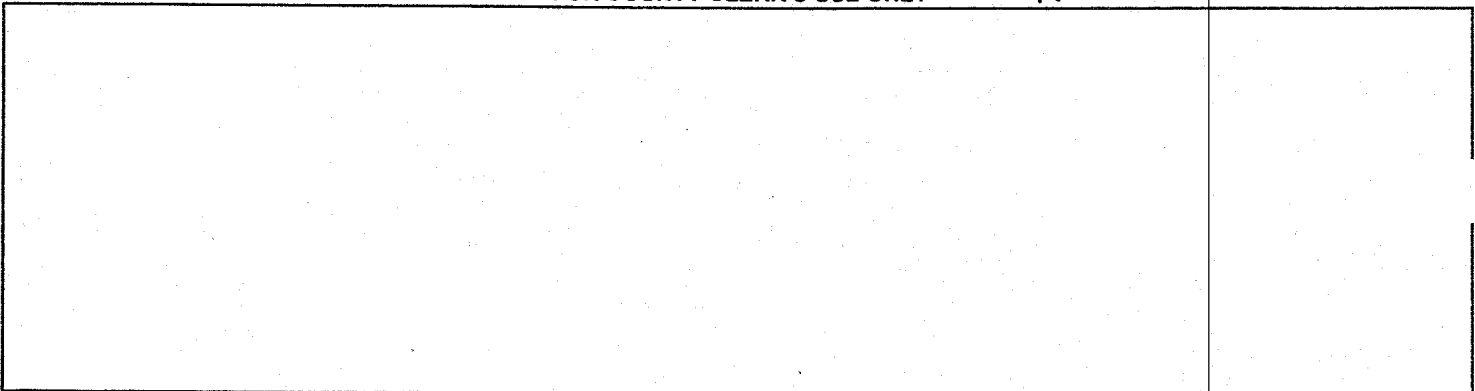
ASL for Adam Rush Principal Planner September 24, 2012  
Signature Title Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

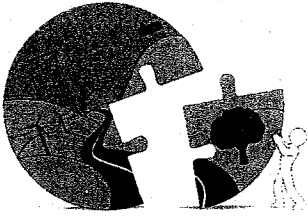
Revised: 3/15/10: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA: N/A ZCFG No. ZCFG05920 - County Clerk Posting Fee: \$64.00  
FOR COUNTY CLERK'S USE ONLY

11.20.12 1.3







# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
Director

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Adam Rush (951) 955-6646  
County Contact Person Phone Number

[Signature] Principal Planner September 24, 2012  
Signature Title Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised: 3/15/10: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA: N/A ZCFG No. ZCFG05920 - County Clerk Posting Fee: \$64.00  
FOR COUNTY CLERK'S USE ONLY

11.20.12 1.3



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* I1202211

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: JAMES FULCHER \$64.00  
paid by: CK 1281  
paid towards: CFG05920 CALIF FISH & GAME: DOC FEE  
CALIFORNIA FISH AND GAME CUP03690  
at parcel #: 25980 HIGHWAY 243 IDYL  
appl type: CFG3

By \_\_\_\_\_ Sep 13, 2012 09:53  
JCMITCHE posting date Sep 13, 2012

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at [www.rctlma.org](http://www.rctlma.org)





COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

O\* REPRINTED \* I1202211

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

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

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

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**PLANNING COMMISSION – LA QUINTA  
MINUTE ORDER OCTOBER 24, 2012**

**I. AGENDA ITEM 1.1**

**CONDITIONAL USE PERMIT NO. 3690** – CEQA Exempt – Applicant: James Fulcher – Third/Third Supervisorial District - Idyllwild Zoning District – Riverside Extended Area Plan: Community Development: Commercial Retail (CD:CR) – Location: Northeast corner of North Circle Drive and Pinetree Avenue - Zoning: Scenic Highway Commercial (C-P-S).

**II. PROJECT DESCRIPTION:**

The Conditional Use Permit proposes to allow a Type 20 Calif. Dept. of Alcoholic Beverage Control (ABC) license for the sale of beer and wine for off-site consumption at the County Farms Market, permitted under Plot Plan No. 1380. (Quasi-judicial)

**III. MEETING SUMMARY**

The following staff presented the subject proposal:  
Project Planner: Adam Rush, Principal Planner

There were one speaker in favor of the subject proposal and no speakers in a neutral position or in opposition to the subject proposal.

**IV. CONTROVERSIAL ISSUES:**

No

**V. PLANNING COMMISSION ACTION:**

**By a vote of 4-0 (Commissioner Petty absent)**

**ADOPTION of NOTICE OF EXEMPTION** based upon the findings incorporated in the staff report and the Notice of Exemption and the conclusion that the project will not have a significant effect on the environment; and,

**ADOPTION of FINDING OF PUBLIC NECESSITY AND CONVENIENCE** regarding the sale of beer and wine from the subject site for off-site consumption, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVED of CONDITIONAL USE PERMIT (CUP) No. 3690**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**VI. CD**

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



3.1

**Agenda Item No.:**  
**Area Plan:** Riverside Extended Mountainous  
Area Plan (REMAP)  
**Zoning District:** Idyllwild  
**Supervisory District:** Third  
**Project Planner:** Adam Rush  
**Planning Commission:** 10/24/2012

Conditional Use Permit No. 3690  
**CEQA Exempt**  
**Applicant:** Jim Fullcher  
**Engineer/Representative:** Jim Fullcher

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The project proposes a Conditional Use Permit (CUP) for a Type 20 ABC license for the sale of beer and wine for offsite consumption at the Country Farms Market in the community of Idyllwild. The market was originally approved in 1973 under Plot Plan No. 1380 and according to County records has been in operation continuously since the original approval.

A Type 20 license existed for the business since 1992, but was left to expire in 2006. Given the lapse of this license for more than a period of one (1) year, a CUP is now required for the new license. This CUP will provide the compliance measures necessary for the California Department of Alcohol Beverage Control (ABC) which requires local land use approval.

The project is located in the community of Idyllwild in the Riverside Extended Mountainous Area Plan (REMAP). More specifically, the project is located at the northeast corner of North Circle Drive and Pinetree Avenue.

### BACKGROUND:

According to both the State ABC and County of Riverside records, a Type 20 ABC license for the sale of beer and wine for off-site consumption existed on the property, under the current market use, from 1992 to at least 2006. The previous owner allowed the license to lapse on or about 2006.

### ISSUES OF POTENTIAL CONCERN:

The Community of Idyllwild contains a mixture of shops and eating establishments; many of which sell alcoholic beverages for both on-site and off-site consumption. The California State Department of Alcohol Beverage Control (ABC) classifies the census tract in which the project is located (444.05) as over concentrated for the sale of beer, wine, and distilled spirits.

In addition, as part of the development review process for ABC permits, Planning staff identifies the location of any churches, schools (private or public), parks, playgrounds, or day care centers within 1,000 feet of the proposed permit. According to the attached exhibit there are two (2) locations that are under church ownership, these are identified as sites C-16 and C-27 on the attached exhibit. Staff investigated the use of these facilities via site visits and interview of staff located at the facilities and the proposed project is not considered a concern for these facilities.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Commercial Retail (CR) (0.20 - 0.35 FAR)
2. Surrounding General Plan Land Use (Ex. #5): Commercial Retail (CR) (0.20 - 0.35 FAR) to the west and south, Medium Density Residential (MDR) (2 - 5 D.U's/AC) to the east, and Open Space Conservation (OS-CH) to the north.
3. Existing Zoning (Ex. #2): Scenic Highway Commercial (C-P-S)

*AA* 9/27/12

- |                                   |   |
|-----------------------------------|---|
| 4. Surrounding Zoning (Ex. #2):   | Scenic Highway Commercial (C-P-S) to the west, south, and east; Village Tourist Residential (R-3A) to the east. |
| 5. Existing Land Use (Ex. #1):    | Country Farms Market  |
| 6. Surrounding Land Use (Ex. #1): | Commercial land uses to the north, south and west; and single-family residential to the east.                   |
| 7. Project Data:                  | Total Acreage: 0.50 acres (gross)<br>Total Proposed Lots: One<br>Proposed Min. Lot Size: N/A<br>Schedule: N/A   |
| 8. Environmental Concerns:        | CEQA Exempt per Section 15301   |

**RECOMMENDATIONS:**

**ADOPTION** of a **NOTICE OF EXEMPTION** based upon the findings incorporated in the staff report and the Notice of Exemption and the conclusion that the project will not have a significant effect on the environment; and,

**ADOPTION** of a **FINDING OF PUBLIC NECESSITY AND CONVENIENCE** regarding the sale of beer and wine from the subject site for off-site consumption, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **CONDITIONAL USE PERMIT (CUP) No. 3690**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Commercial Retail (CR) (0.20 – 0.35 FAR) 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 clearly compatible with the present and future logical development of the area.
5. The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA).
6. The proposed project will not be situated in a manner that presents a potential hazard upon vehicle traffic to a school church, public park or playground.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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

1. The project site is designated Commercial Retail (CR) (0.20 – 0.35 FAR) on the Riverside Extended Mountainous Area Plan (REMAP).
2. The proposed use, a Type 20 ABC license on a 0.50 gross acre commercial parcel with a market (Country Farms), is permitted use in the CR Land Use Designation.
3. The project site is surrounded by properties which are designated Commercial Retail (CR) (0.20 – 0.35 FAR) to the west and south, Medium Density Residential (MDR) (2 – 5 D.U's/AC) to the east, and Open Space Conservation (OS-CH) to the north.
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
5. The proposed use, the sale of beer and wine for off-site consumption, is a permitted [use, subject to approval of a conditional use permit, in the Scenic Highway Commercial (C-P-S) zoning classification.
6. The proposed use, the sale of beer and wine for off-site consumption, is conditionally consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone.
7. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) to the west, south, and east; Village Tourist Residential (R-3A) to the east.
8. Commercial and Village Tourist uses have been constructed and are operating in the project vicinity.
9. The proposed project is not within 100 feet of residences.
10. The proposed project has shown that the operation of the proposed premises will not interfere with the quiet enjoyment of the property by residents (Section 23789 and Rule 61.4). The existing market is situated within a primary commercial corridor of Idyllwild and is located at least 600 feet from the closest residence.
11. Three licenses are currently issued in Census tract 444.05 with only one license allowed. The proposed permit would provide ABC the local authority to issue a 4<sup>th</sup> license in this census tract.
12. A population of 3,784 persons (the estimated population for census tract 444.05) is over concentrated with the existing three (3) licenses and will be further over concentrated with the proposed Type 20 license.
13. Census tract 444.05 is over-concentrated with Type 20 and Type 21 combined liquor licenses.
14. The California Alcoholic Beverage Control Board requires the local jurisdiction to make a finding of Public Necessity of Convenience for the granting of a license when said granting would cause an over concentration of licenses within a census tract, or when an over concentration already exists.
15. The proposed project will sell boutique, micro-brew, and specialized beers and wine.

16. The proposed project provides specialized services and public necessity.
17. The proposed project is located within a well-known tourist hub of western Riverside County.
18. The project is located in such a way as to provide public convenience. The project will provide specialized beer and wine in combination with gourmet foods, a use that currently does not exist within the general vicinity.
19. The proposed use is permitted in the Scenic Highway Commercial (C-P-S) zone based on County Ordinance No. 348, Section 18.48, "Alcoholic Beverage Sales", which states, "The sale of alcoholic beverages for off-premises consumption shall only be allowed in the following zones provided a conditional use permit has been approved pursuant to Section 18.28 of Ordinance No. 348: R-R, C-1/C-P, C-P-S and C-R."
20. The Conditional Use Permit is only for the sale of alcoholic beverages for off-site consumption, and does not cover any other uses, modifications to the existing structure, or changes to the physical environment.
21. This project is exempt from CEQA under the exemptions for existing facilities, under licensing, sec. 15301 of CEQA guidelines: Class 1 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.
22. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan. This project will fulfill the requirements of the WRCMSHCP upon the payment of Ordinance No. 810 mitigation fees.
23. This project is not within a City Sphere of Influence.

**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. 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; or,
  - d. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
  - e. A Recreation and Parks District.
3. The project site is located within:
  - a. The boundaries of the San Jacinto Valley Watershed;
  - b. The Hemet Unified School District
  - c. The Riverside County Flood Control District
4. The subject site is currently designated as Assessor's Parcel No. 563-300-039.



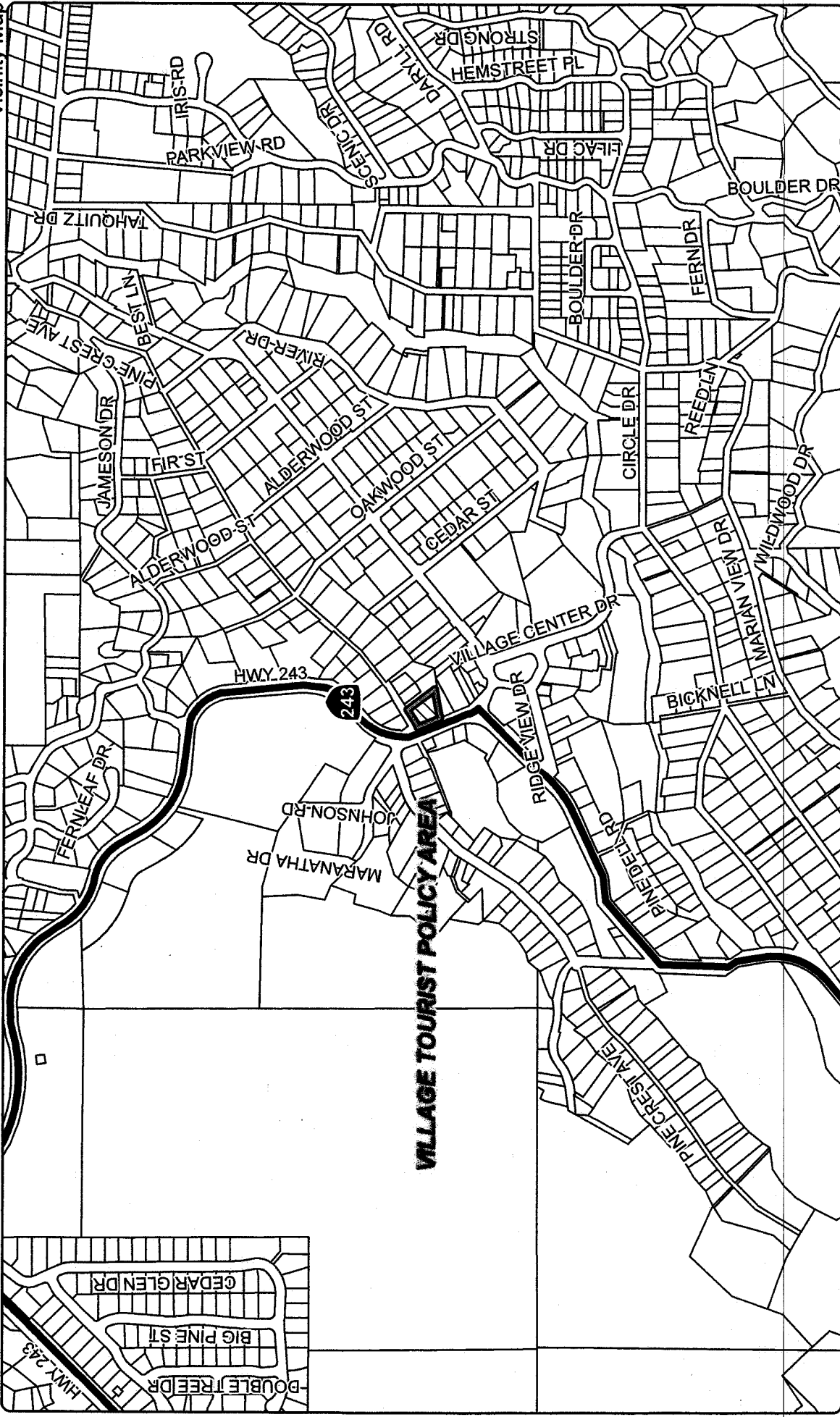
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

**CUP03690**

**VICINITY/POLICY AREAS**

Supervisor Stone  
District 3

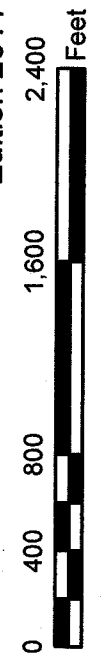
Date Drawn: 9/25/2012  
Vicinity Map



Zoning District: Idyllwild  
Township/Range: T5SR3E  
Section: 7

Assessors Bk. Pg. 563-30  
Thomas Bros. Pg. 814 C6  
Edition 2011

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 existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrm.co.riverside.ca.us/index.html>



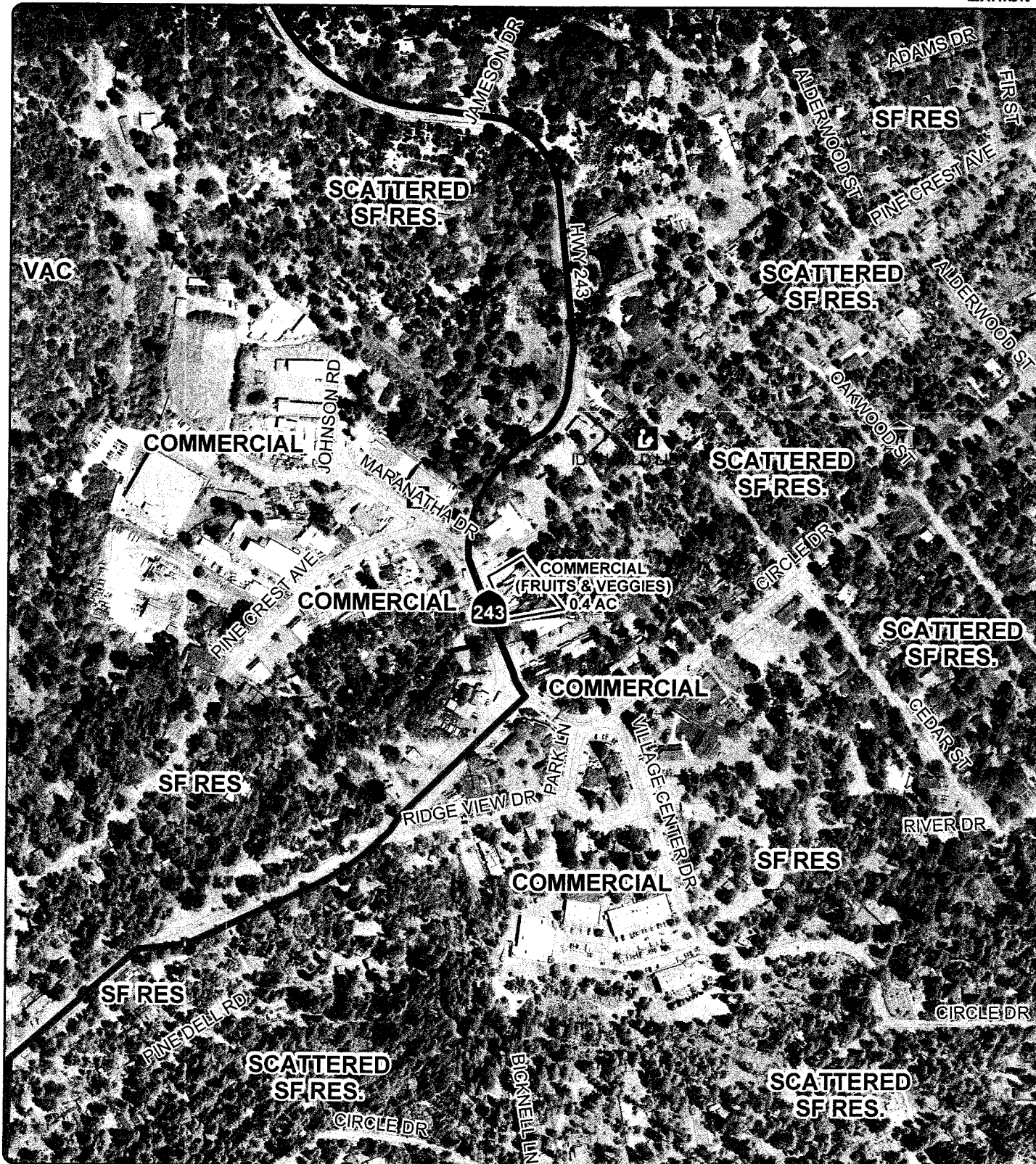
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03690

LAND USE

Supervisor Stone  
District 3

Date Drawn: 9/24/2012  
Exhibit 1



Zoning District: Idyllwild  
Township/Range: T5SR3E  
Section: 7

Assessors Bk. Pg. 563-30  
Thomas Bros. Pg. 814 C6  
Edition 2011



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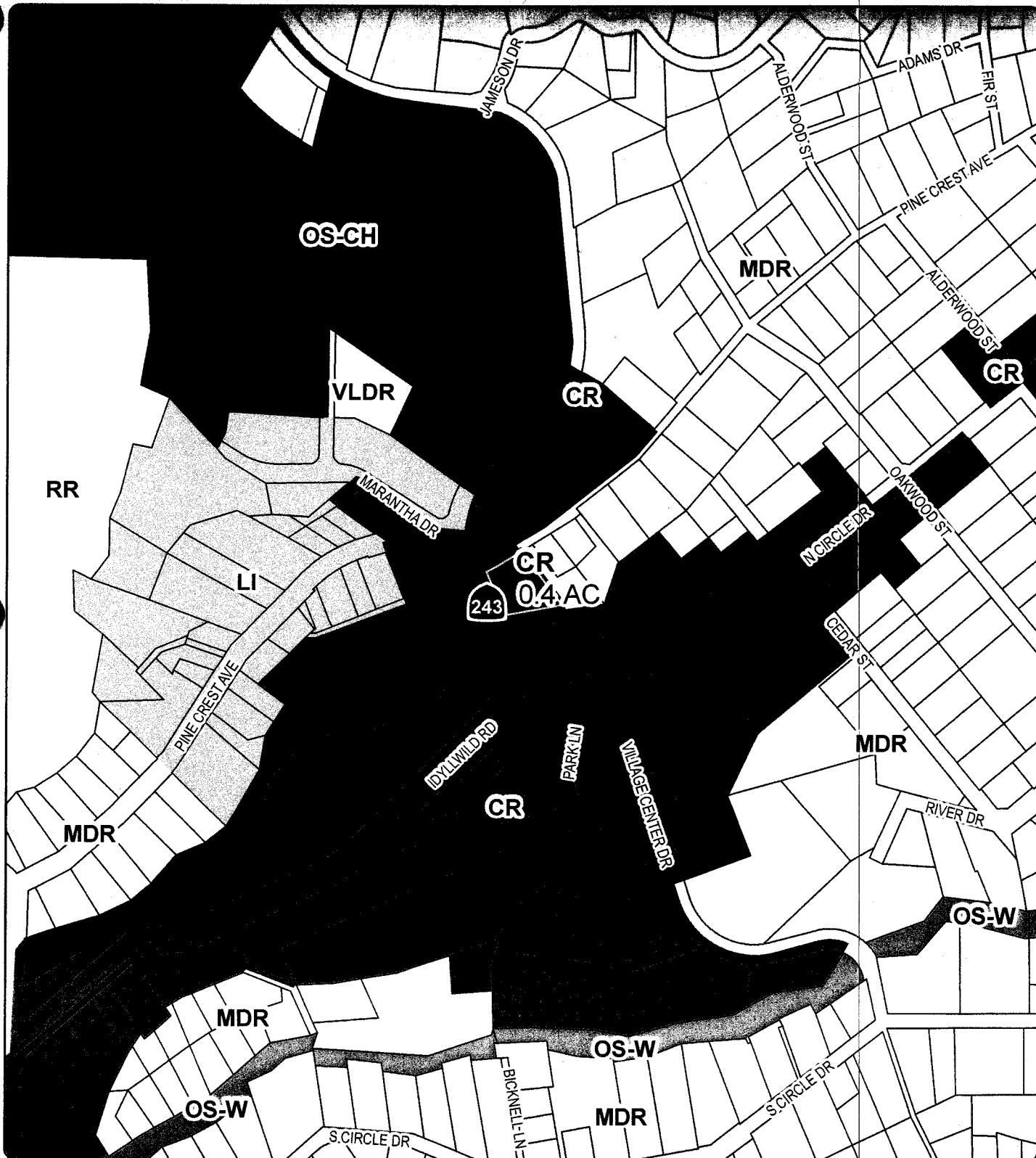
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03690

### EXISTING GENERAL PLAN

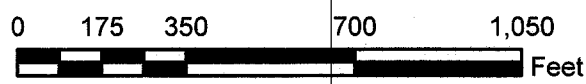
Supervisor Stone  
District: 3

Date Drawn: 9/24/2012  
Exhibit 5



Zoning District: Idyllwild  
Township/Range: T5SR3E  
Section: 7

Assessors Bk. Pg. 563-30  
Thomas Bros. Pg. 814 C6  
Edition 2011



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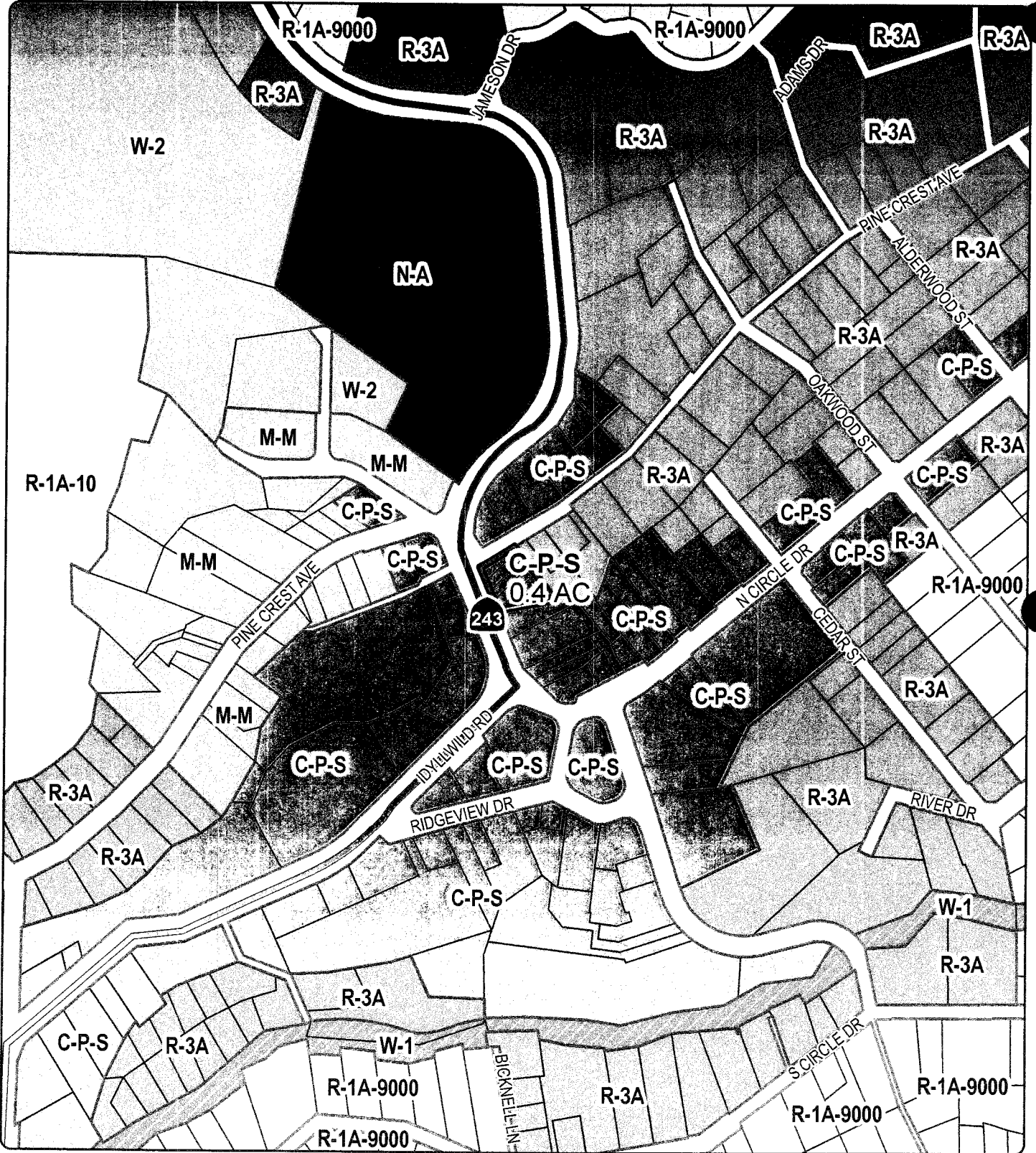
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03690

EXISTING ZONING

Supervisor Stone  
District 3

Date Drawn: 9/24/2012  
Exhibit 2



Zoning District: Idyllwild  
Township/Range: T5SR3E  
Section: 7

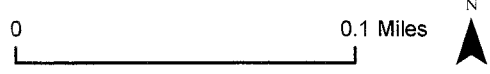
Assessors Bk. Pg. 563-30  
Thomas Bros. Pg. 814 C  
Edition 2011







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 existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tima.co.riverside.ca.us/index.html>



# CUP03690 - 1000ft Buffer Vicinity



-  CUP03690
-  1000ft Buffer
-  Parcels of Interest
-  Parcels

C16 - Campgrounds and retreats owned and operated by churches and nonprofit organizations.  
 C27 - Churches and Temples



# 2010 CENSUS - CENSUS BLOCK MAP: Idyllwild-Pine Cove CDP, CA

**LEGEND**

**UNINCORPORATED**  
 Unincorporated Land  
 Water  
 Railroad  
 Interstate  
 State  
 County

**ADJACENT STATES**  
 CANADA  
 MEXICO

**LAND USE**  
 Forest  
 Pasture  
 Agricultural  
 Commercial  
 Industrial  
 Residential  
 Water

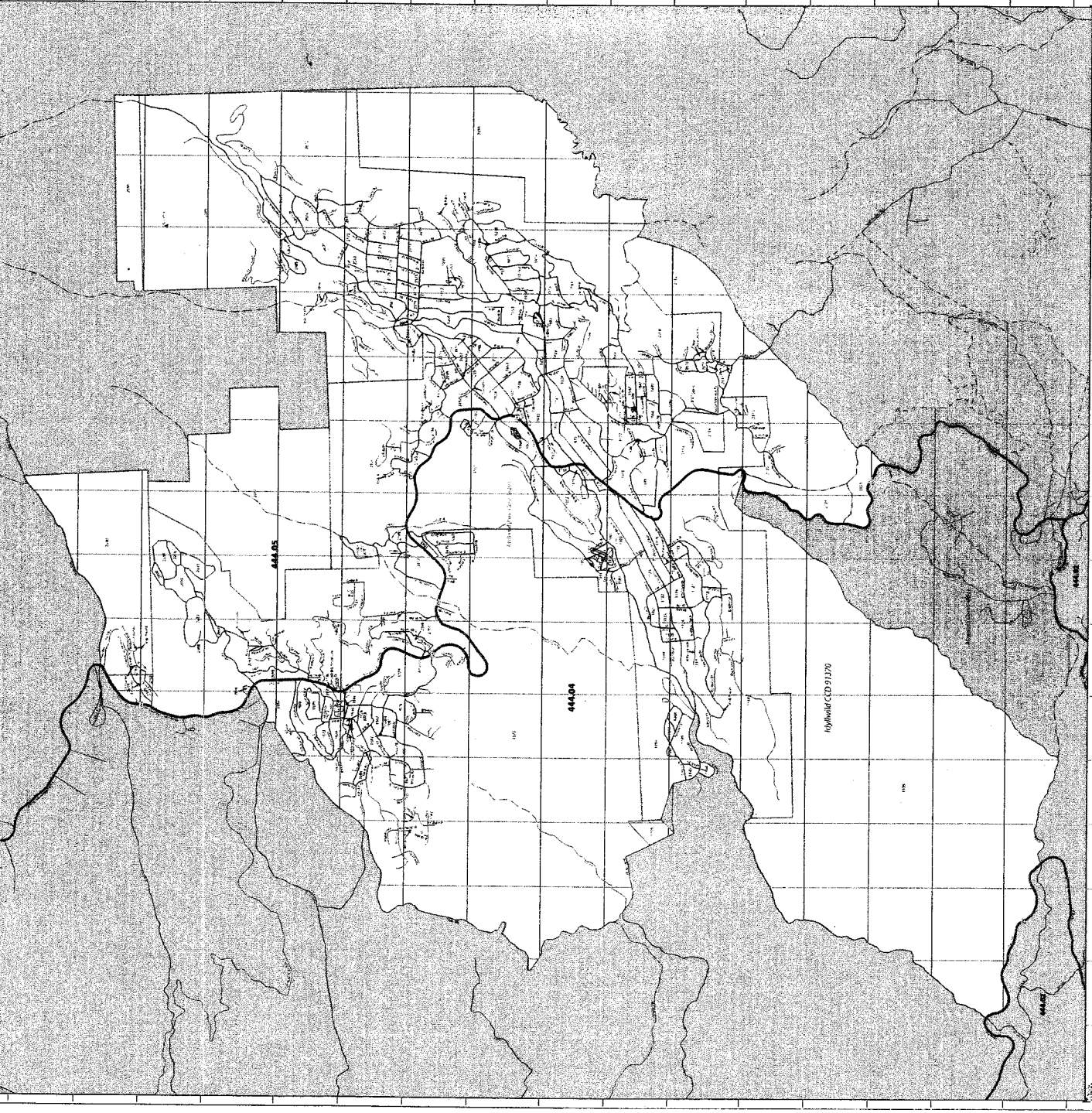
**TRANSPORTATION**  
 Interstate  
 State  
 County  
 Railroad  
 Ferry  
 Airfield  
 Harbor  
 Canal

**BOUNDARIES**  
 Census Tract  
 Census Block  
 Water

**ELEVATION**  
 Contour Interval: 20 Feet  
 Spot Elevation: 10 Feet  
 Elevation: 33.07

**PROJECTIONS**  
 NAD83  
 UTM  
 Zone 10N  
 Datum: NAD83  
 Spheroid: GRS 1980  
 Datum Shift: 11.4m  
 Prime Meridian: Greenwich  
 Unit: Meter  
 Contour Interval: 20 Feet  
 Spot Elevation: 10 Feet  
 Elevation: 33.07

**SCALE**  
 1:250,000  
 1 inch = 4 miles  
 1 centimeter = 160 meters



**U.S. CENSUS BUREAU**

**PROJECTIONS**

**SCALE**

**PARTIAL SHEET 1**  
 Leaf Sheet: 1  
 Main Sheet: 0  
 Sheet: 0

**PROJECTIONS**  
 NAD83  
 UTM  
 Zone 10N  
 Datum: NAD83  
 Spheroid: GRS 1980  
 Datum Shift: 11.4m  
 Prime Meridian: Greenwich  
 Unit: Meter  
 Contour Interval: 20 Feet  
 Spot Elevation: 10 Feet  
 Elevation: 33.07

*Handwritten mark*

TRB: 51129

January 4, 1973

Mr. Robert Dotson  
15010 Lakewood Boulevard  
Bellflower, California-90906

Dear Mr. Dotson:

RE: 18.30 (C-P-S) Plot Plan No. 1380

This letter is to report approval of your recent Application for construction of alterations to an existing Restaurant in the C-P-S Zone in the Idyllwild Area of unincorporated Riverside County, subject to the following conditions:

- 1a) The development of the premises shall conform substantially with that as shown on Plot Plan marked Exhibit "A" on file with 18.30 (C-P-S) Plot Plan No. 1380 in the office of the Riverside County Planning Commission.
- 1b) The property is located on the Southwest Corner of Pine Crest and Banning-Idyllwild Highway, and the improvements to consist of improvements to building and related parking facilities.
- 1c) The parking area shall be installed as per Section 18.12 of Ordinance No. 148.
- 2a) Prior to the issuance of a building permit, additional R/W dedication shall be offered by the owners for public street purposes as follows:  
  
Applicant shall dedicate additional R/W to provide for a 30-foot half width R/W along Pine Crest Avenue. No additional R/W will be required at this time along Idyllwild Road.
- 2b) Prior to final inspection, occupancy and use of any portion of the proposed development, street improvements shall be required as follows:  
  
Parking along Pine Crest Avenue requiring vehicles to back out into Pine Crest Avenue will not be allowed. Access to Idyllwild Road shall be approved by the State Division of Highways, and access to Pine Crest Avenue shall be approved by the Road Commissioner.
- 3. Any outside lighting shall be hooded and directed so as not to directly shine upon adjoining property or public rights-of-way.

COPY

Mr. Robert Dotson  
January 4, 1973  
Page -2-

4. Prior to the issuance of a building permit, the applicant shall first obtain clearance and/or permits from the following public agencies:

Department of Public Health      Road Department  
Idyllwild Fire Protection District

Written evidence of such clearance from the above shall be presented to the Land Use Division of the Department of Building and Safety at the time of the issuance of a building permit.

5. This approval shall be used within one year from this date of approval, otherwise, it shall become null and void and of no effect whatsoever. By use is meant substantial construction of facilities contemplated by this permit.
6. In the event the use permitted hereby ceases operation for a period of one year or more, this permit shall become null and void.

Enclosed for your files is a copy of said Plot Plan as approved. An appeal to the foregoing conditions may be made in writing to the Riverside County Planning Commission within 30 days after date of this approval.

Very truly yours,

RIVERSIDE COUNTY PLANNING COMMISSION  
Wm. R. Livingstone-Planning Director

---

Thomas R. Bisel - Planner II

WRL:TRB:dg  
Encs:



213.633-4287

MEMORANDUM FOR PILOT PLAN APPROVAL

Riverside County Planning Commission  
4050 Main Street  
Riverside, California

Project Name: Franklin Canyon

Project File No. 1574

Name of applicant: ROBERT DOTSON

Address of applicant: P.O. BOX 916 HILTIESTAD - CA.

Name of owner of property: R. DOTSON

Address of owner: SEASIDE

THIS MEMORANDUM, IF NECESSARY, MUST BE ACCOMPANIED BY FOUR (4) COPIES OF COMPLETE PILOT PLAN

FOR ROAD DEPARTMENT USE ONLY

FOR ROAD DEPARTMENT USE ONLY

*Disjoint*  
*C.P.*  
*Adm. Serv.*  
*of Riverside County*  
*1974*  
*in it possible*  
*building of a...*  
*...*

Number of sheets 18 of 18 sheets

Number of copies of pilot plan 4

RECOMMENDATION AND NOTES

Approved by                      Title                     

Received by                     

1580

1-11-73

# County of Riverside

TO: Mr. J. Byrd DATE: 1-8-73  
Mr. H. Powell  
Mr. E. Harvey

FROM: John J. Vilcek - Road Department

RE: Plot Plan No. 1330 - Idyllwild Restaurant

Additional right of way for Pine Crest Avenue has been acquired in accordance with conditions. No right of way required for Idyllwild Road.

JVV:jl

*[Handwritten signature]*

RECEIVED  
JAN 8 1973

RIVERSIDE COUNTY  
PLANNING COMMISSION

781 211

IDDYLLWILD FIRE PROTECTION DISTRICT

10/29/72  
FP/UR  
10/29

P. O. Box 606, Idyllwild, California 92549

Ph. 714: 659-2153

December 19, 1972

Riverside County Planning Commission  
4080 Lemon Street, Room 101  
Riverside, Calif. 92501

RECEIVED  
DEC 19 1972

Att'n: Thomas R. Bisel - Re: 18.30 (CPS) Plot Plan No. 1380

RIVERSIDE COUNTY  
PLANNING COMMISSION

Dear Sir:

We received your plot plan and it has been reviewed. The following are our comments and recommendations.

1. We could not tell by the plan, but according to owner, he states there will be a broiler located within the building. We do recommend a fixed dry chemical extinguishing system to be included in the duct work.
2. According to Sec. 1102 part #2 of the Uniform Building Code, there is a three-hour Occupancy separation between the Group F, Division 1 (Gas Station) and all portions of the Group F, Division 2 (Restaurant). The existing roof of the Gas Station has 5/8 drywall with no tape at joints. This is mounted from the inside.
3. According to Sec. 1102 (b) of the Uniform Building Code, Special Provisions; Motor vehicles service stations including canopies and supports over pumps shall be noncombustible or of one-hour fire-resistant construction.

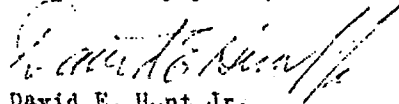
EXCEPTION: Roofs of one-story service stations may be of heavy-timber construction.

The existing canopy has 1x8 t&g sheathing on the under side of canopy. The addition of fascade roof should be checked for fire retardance.

4. According to Sec. 3303 of the Uniform Building Code (b) and (c).
  - (b) Swing. Exit doors shall swing in the direction of exit travel when serving any hazardous area or when serving an occupant load of 50 or more.
  - (c) Type of Lock or Latch. Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort.

If we can be of any further assistance, please contact us.

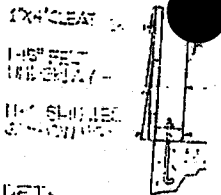
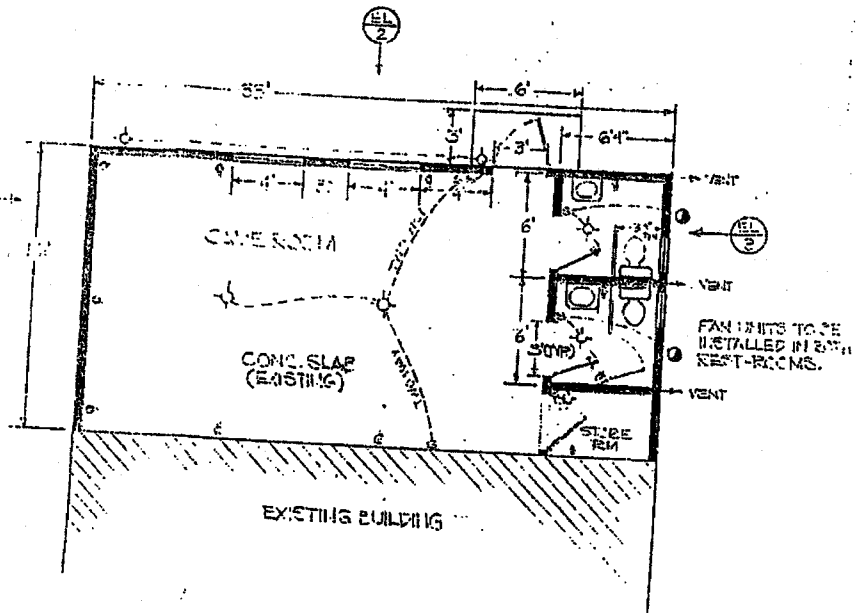
Respectfully yours,



David E. Hunt Jr.

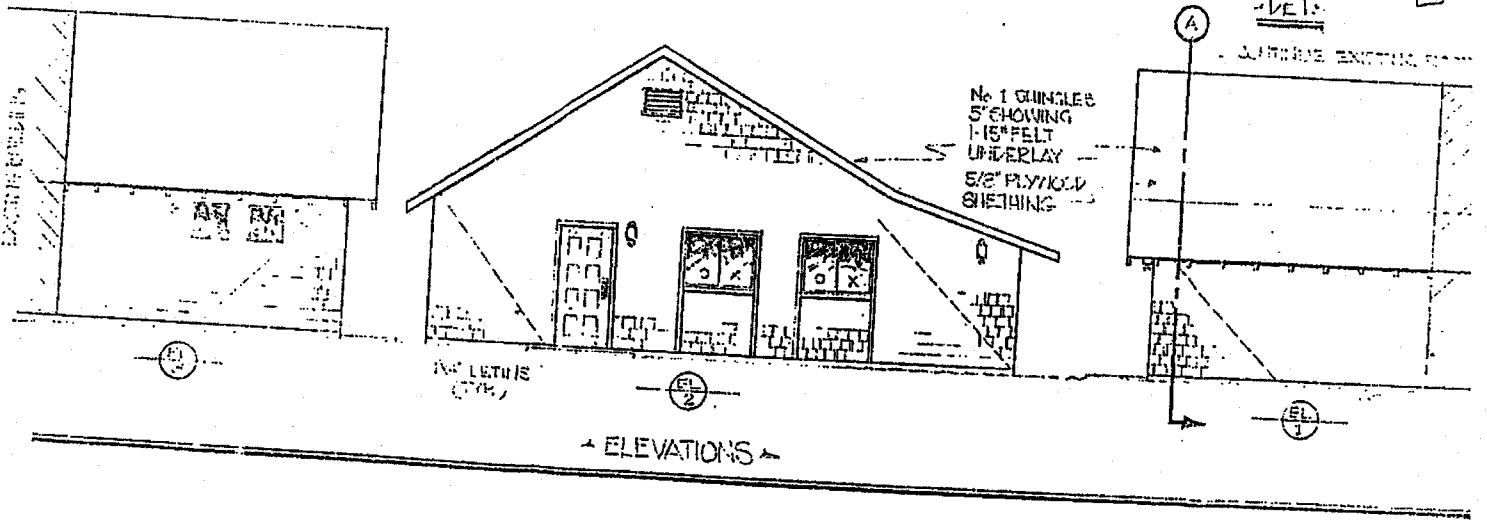
Fire Chief  
"Keep Idyllwild Green"

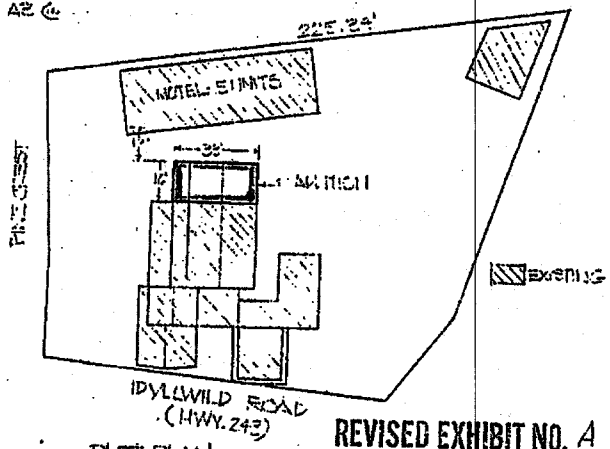
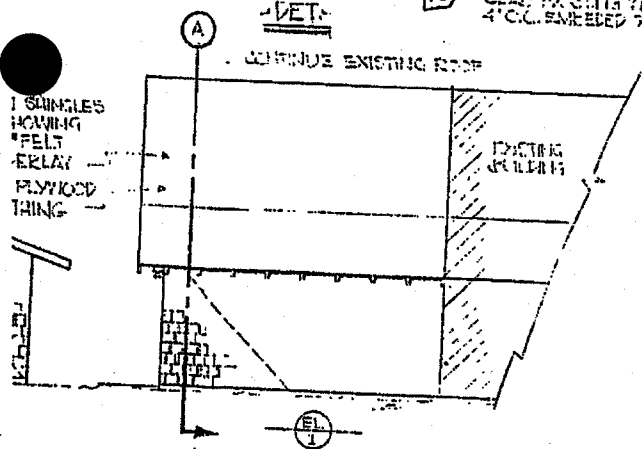
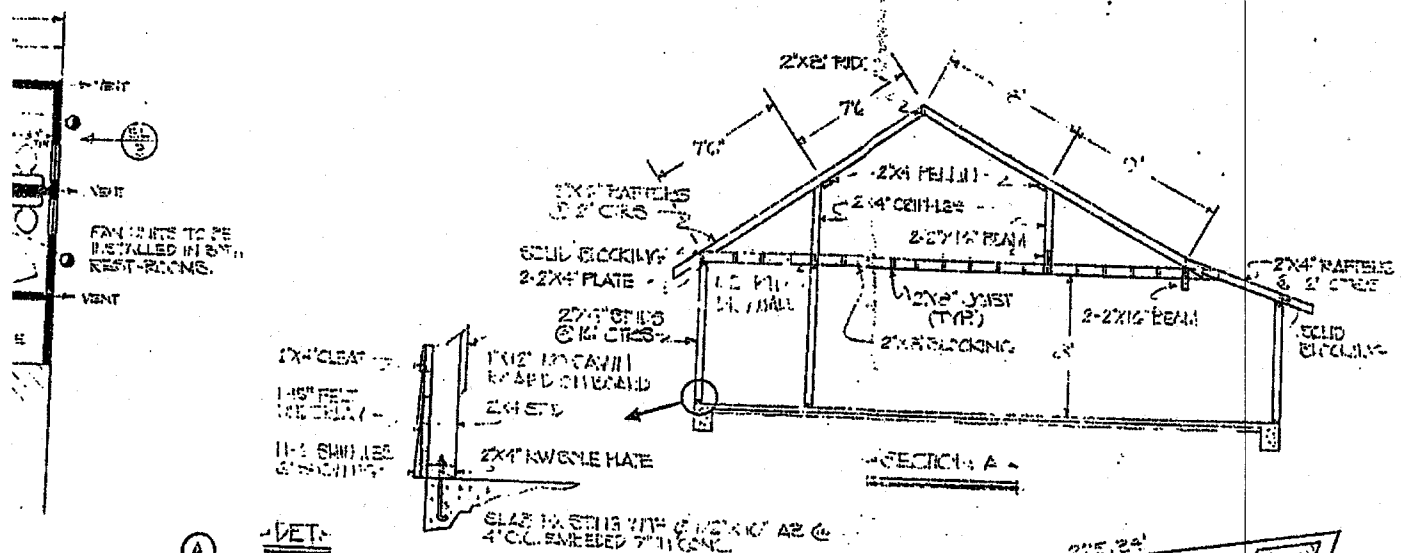
FLOOR PLAN



WET

CONTINUE EXISTING ROOM





REVISOR: JCP/DOE/TECH

DATE: 1-23-73

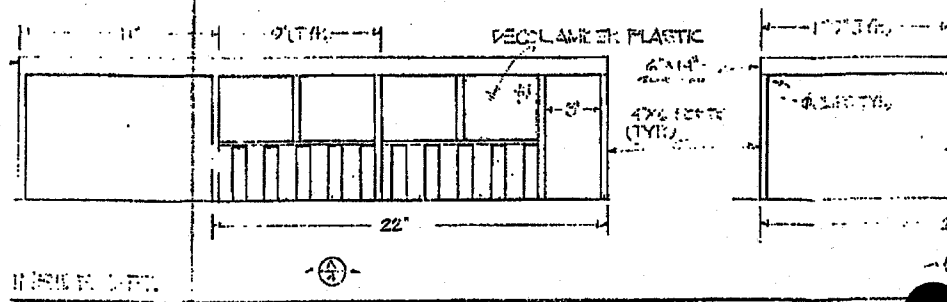
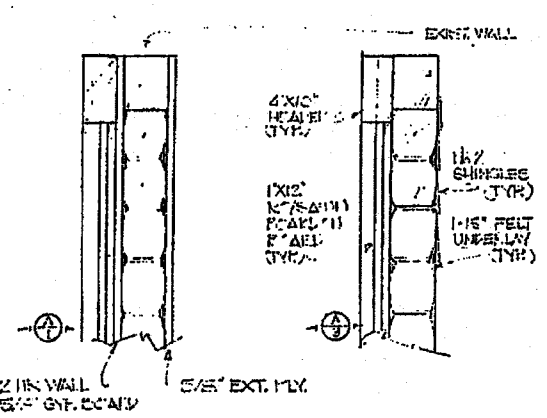
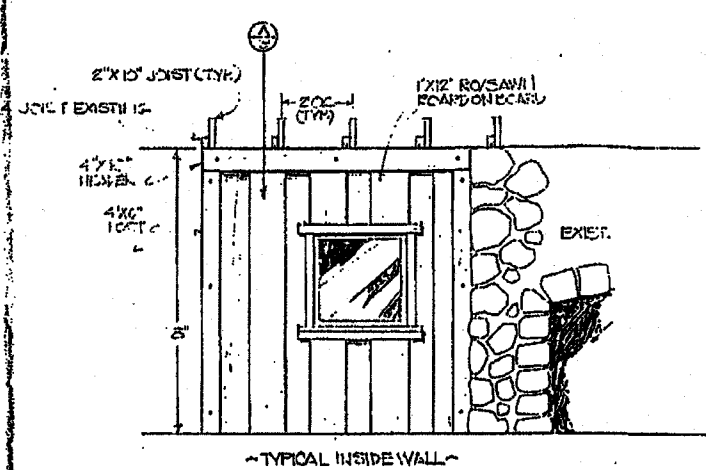
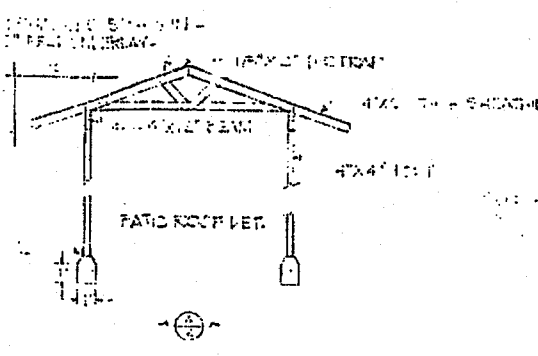
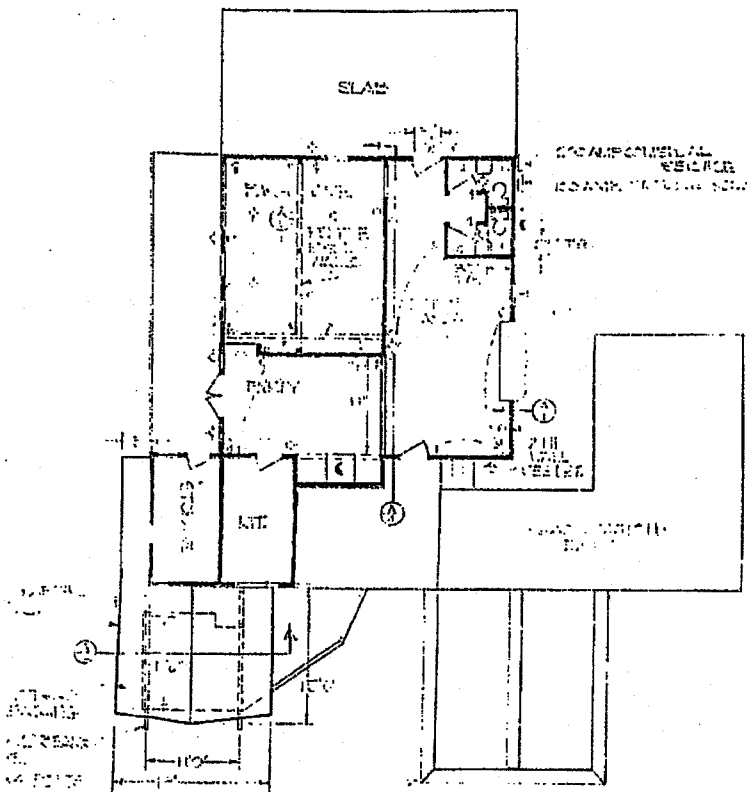
CASE NO. 1836 (GPS) 1380

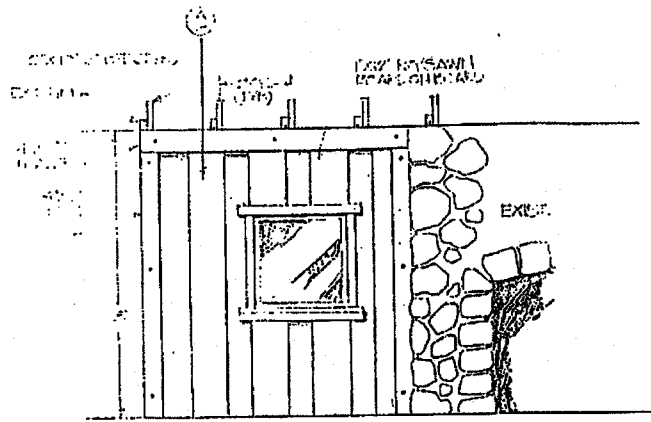
1-16-73

1" = 1'

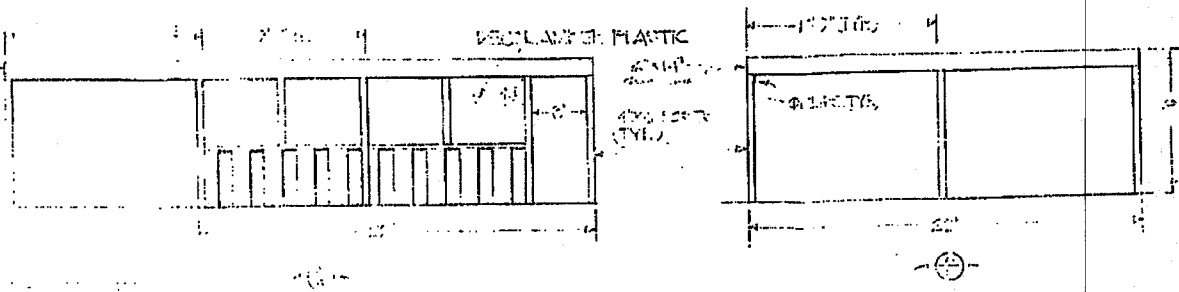
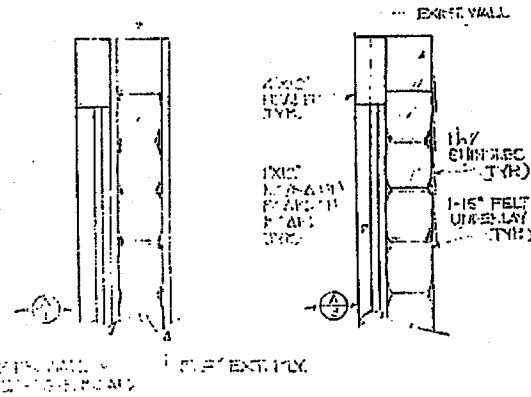
TO NON-ENGINEER

PLAN





~TYPICAL INSIDE WALL~



**RIVERSIDE COUNTY  
PLANNING DEPARTMENT**

Date: July 3, 1990

To: Applicant/Representative  
Riv. Co. Road Dept.  
Riv. Co. Health Dept.  
Riv. Co. Flood Control  
Riv. Co. Fire Dept.  
Riv. Co. Dept. of Bldg. & Safety (2)  
File

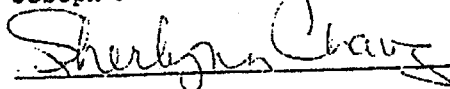
SUBSTANTIAL CONFORMANCE #130  
CASE NO. PLOT PLAN NO. 1380

the attached copy of the above referenced case is being reviewed by the Riverside County Planning Department and will be considered to be substantially in conformance with the officially approved case unless advised to the contrary by an affected County Department or other agency within fifteen (15) days.

REQUESTED CHANGE: Modification of the existing restaurant by adding a 6'x42'  
extension to an open air deck and the enclosure with sliding doors and glass  
panels of an existing canopy to a fruit and vegetable stand.

Very truly yours,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Joseph A. Richards, Planning Director



Sherlynn Chavez, Planning Aide

4080 LEMON STREET, 9TH FLOOR  
RIVERSIDE, CALIFORNIA 92501  
(714) 787-6181

79733 COUNTRY CLUB DRIVE, SUITE E  
BERMUDA DUNES, CALIFORNIA 92201  
(619) 342-8277



**RIVERSIDE COUNTY  
PLANNING DEPARTMENT**

Date. JULY 17, 1990

To: Engineer/Applicant  
Riv. Co. Depts. of Bldg. & Safety (2)  
File

SUBSTANTIAL CONFORMANCE#130  
CASE NO. PLOT PLAN 1380

The attached copy of the above referenced case has been reviewed by the Riverside County Planning Department and is considered to be substantially in conformance with the officially approved case.

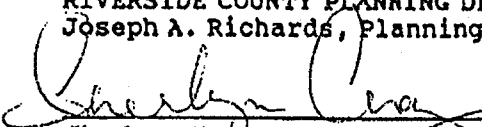
Acknowledged changes: Modification of the existing restaurant by  
adding a 6'X42" extention to an open air deck and the enclosure with  
sliding doors and glass panels of an existing canopy to a fruit and  
vegetable stand.

\*\*ALSO ATTACHED IS A LETTER FROM THE HEALTH DEPARTMENT

NOTE: Only those changes listed here, or in the revision block of Exhibit "A", dated: 7/03/90 are acknowledged by the Planning Department.

Very truly yours,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Joseph A. Richards, Planning Director

  
Sherlynn Chavez, Planning Aide

ATTACHMENT

/SC

4080 LEMON STREET, 9TH FLOOR  
RIVERSIDE, CALIFORNIA 92501  
(714) 787-6181

79733 COUNTRY CLUB DRIVE, SUITE E  
BERMUDA DUNES, CALIFORNIA 92201  
(619) 342-8277

# County of Riverside

DEPARTMENT OF HEALTH

RECEIVED

TO: Riverside County Planning Dept.

DATE: July 16, 1990  
JUL 17 1990

Attn: Sherlynn Chavez

FROM: Greg Dellenbach, Environmental Health Specialist IV

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

RE: Plot Plan 1380

Environmental Health Services has reviewed Substantial Conformance Case No. 130 (Plot Plan 1380) dated July 3, 1990 and will require the following:

A. If on septic system:

A C-42 licensed plumber must submit the following:

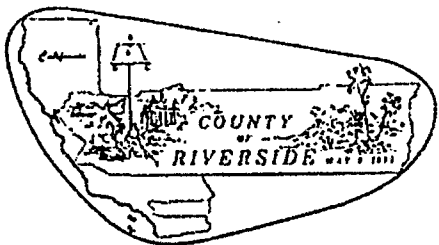
1. Three (3) copies of the plot plan showing the sub-surface sewage disposal system (scaled 1"=20')
2. New Environmental Health Services (San 184) Form must be completed by a C-42 and returned with plot plans.
3. Open air deck shall not encroach the setbacks required by code of the existing sewage system.
4. A fee paid to Environmental Health Services for this review.

B. If on a sewer system:

1. Copies of old bills from sewer district shall be provided for review by Environmental Health Services.

- C. To ensure compliance with the California Uniform Retail Food Facilities Law, the fruit and vegetable stand changes shall be reviewed by the Environmental Health Services Food Plan Check Section by submitting three (3) sets of complete plans.

GD:db



## Department of Building and Safety

Administrative Center • 1777 Atlanta Avenue • Suite G-5  
Riverside, California 92507

TO: PLANNING  
DATE: July 26, 1990  
RE: SUBSTANTIAL CONFORMANCE CASES 117 (PP 11317), 126 (PP 11508), 129  
(PP 11509), CUP 1065, PP 10574, and 134, 130 (PP 1380), 146  
(10273), 123 (PP 10893), 144 (CU 2684), 145 (PP 2204)

The grading section has no comment on these projects.

Respectfully,

  
Sam D. Gonzalez  
Senior Engineering Technician

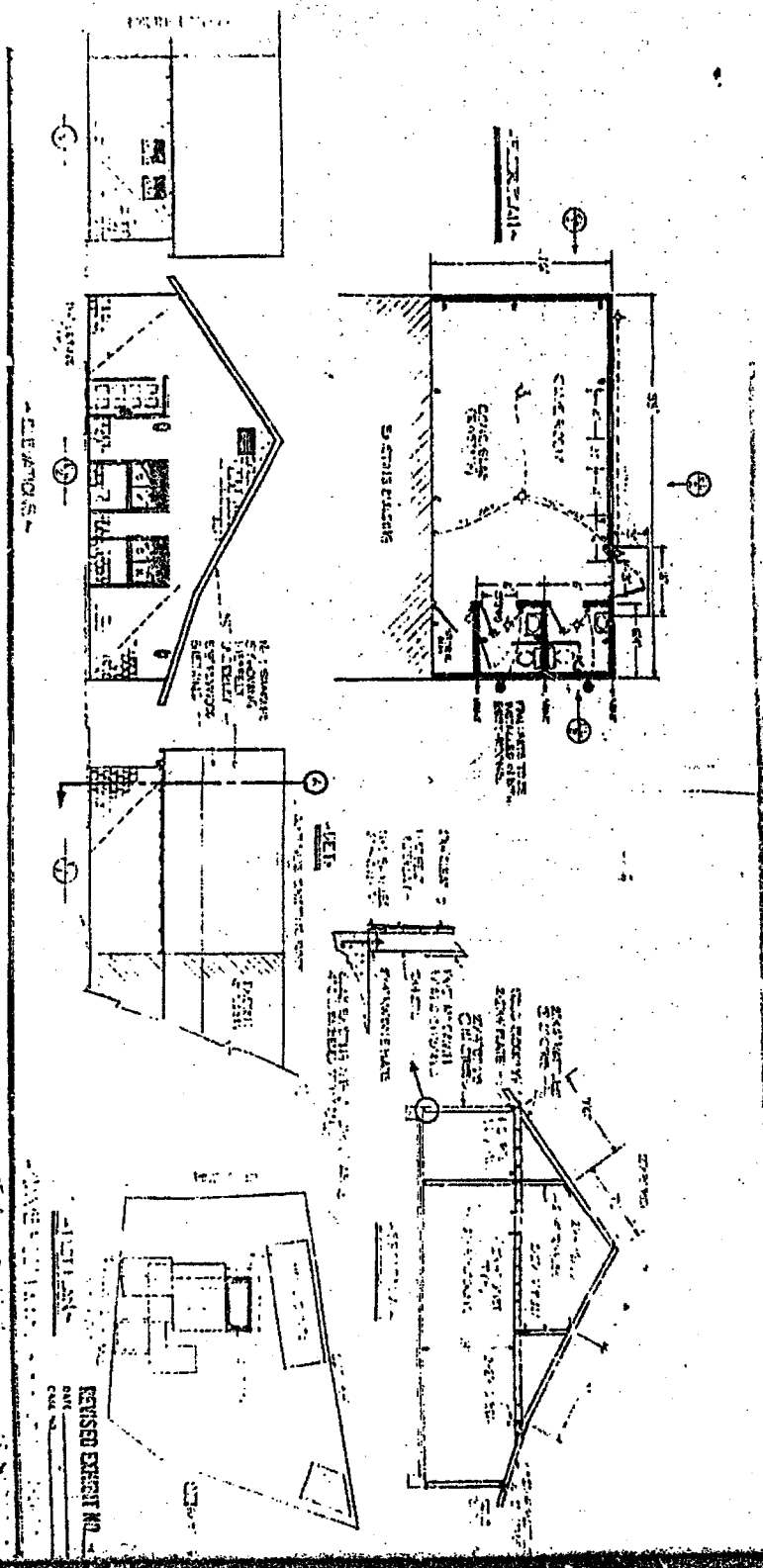
**RECEIVED**  
AUG 2 1990

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**RECEIVED**  
AUG 02 1990

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Administration (714) 682-8840 • (714) 275-1820  
Code Enforcement (714) 683-4183  
FAX (714) 369-4084 Central • (714) 369-4085 Records



REVISIONS  
 DATE  
 DRAWN BY  
 CHECKED BY

DATE: 11/11/54

DATE: 11/11/54

DATE: 11/11/54

CONDITIONAL USE PERMIT Case #: CUP03690

Parcel: 563-300-039

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning CONDITIONAL USE PERMIT NO. 3690. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will 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.

10. EVERY. 2 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- PROJECT DESCRIPTION

RECOMMND

The project proposes a Conditional Use Permit (CUP) for a Type 20 ABC license for the sale of beer and wine for offsite consumption at the Country Farms Market in the community of Idyllwild. The market was originally approved in 1973 under Plot Plan No. 1380 and according to County records has been in operation continuously since the original approval.

A Type 20 license existed for the business since 1992, but was left to expire in 2006. Given the lapse of this license for more than a period of one (1) year, a CUP is now required for the new license. This CUP will provide the compliance measures necessary for the California Department of Alcohol Beverage Control (ABC) which requires local land use approval.

09/27/12  
14:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

CONDITIONAL USE PERMIT Case #: CUP03690

Parcel: 563-300-039

10. GENERAL CONDITIONS

10.PLANNING. 1

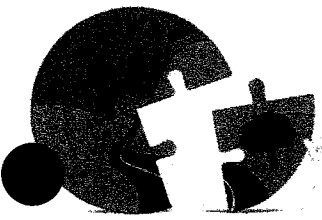
USE- PROJECT DESCRIPTION (cont.)

RECOMMND

The project is located in the community of Idyllwild in the Riverside Extended Mountainous Area Plan (REMAP). More specifically, the project is located at the northeast corner of North Circle Drive and Pinetree Avenue.

BACKGROUND:

According to both the State ABC and County of Riverside records, a Type 20 ABC license for the sale of beer and wine for off-site consumption existed on the property, under the current market use, from 1992 to at least 2006. The previous owner allowed the license to lapse on or about 2006.



# 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: \_\_\_\_\_

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: \_\_\_\_\_

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

CASE NUMBER: CUP 03690                      DATE SUBMITTED: 9-13-2012

### APPLICATION INFORMATION

Applicant's Name: James Fulcher                      E-Mail: Country Farms Store  
fulcher@verizon.net

Mailing Address: 38180 Del Webb Blvd #33  
Palm Desert                      CA                      92211  
City                      State                      ZIP

Daytime Phone No: (760) 668-6694                      Fax No: (760) 200-5757

Engineer/Representative's Name: James Fulcher                      E-Mail: Same

Mailing Address: Same  
\_\_\_\_\_  
City                      State                      ZIP

Daytime Phone No: ( ) \_\_\_\_\_                      Fax No: ( ) \_\_\_\_\_

Property Owner's Name: Jose Huizar                      E-Mail: \_\_\_\_\_

Mailing Address: P.O. Box 1288  
Idyllwild                      CA                      92549  
City                      State                      ZIP

Daytime Phone No: (714) 267-3213                      Fax No: ( ) \_\_\_\_\_

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

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

"Planning Our Future... Preserving Our Past"

CEG AS920                      (C 0016400)

**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.

James Fulcher

PRINTED NAME OF APPLICANT

James Fulcher

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.

Jose Huizar

PRINTED NAME OF PROPERTY OWNER(S)

Jose Huizar

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 563300039-7

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_



**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 1/2 acre

General location (nearby or cross streets): North of N. Circle Drive, South of Pinecrest Ave., East of Hwy 243, West of Dakewood

Thomas Brothers map, edition year, page number, and coordinates: 814 C6, D6

Project Description: (describe the proposed project in detail)

Applying For an off-sale beer & wine license (ABC license #20) for the existing Country Farms store (which had a #20 license until 2009 when it expired).

Related cases filed in conjunction with this application:

CFG 05920

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

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

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

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

If 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? None

Estimated amount of cut = cubic yards: \_\_\_\_\_

**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards \_\_\_\_\_

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       San Jacinto River       Whitewater River

**APPLICATION FOR LAND USE PROJECT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

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

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

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

Name of Applicant:

Address:

Phone number:

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1) James Fuhrer Date 9-13-12

Applicant (2) \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

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

Yes  No

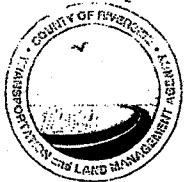
**APPLICATION FOR LAND USE PROJECT**

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2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.  
Yes  No

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

Owner/Authorized Agent (1) James Zuber Date 9-13-12  
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_



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



George A. Johnson  
Agency Director

Katherine Gifford Director, Administrative Services Department	Ron Goldman Director, Planning Department	Juan C. Perez Director, Transportation Department	Mike Lara Director, Building & Safety Department	John Boyd Director, Code Enforcement Department	Carolyn Syms Luna Director, Environmental Programs Department
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**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and James Fulcher hereafter "Applicant" and Jose Huizar "Property Owner".

Description of application/permit use:

CUP for Type 20 ABC license — off-sale beer and wine

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 563300039-7  
 Property Location or Address: 25980 Hay 243, Idyllwild, CA 92549

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Jose Huizar Phone No.: 714-267-3213  
 Firm Name: Jose Huizar Email: \_\_\_\_\_  
 Address: P.O. Box 1288  
Idyllwild, CA 92549

**3. APPLICANT INFORMATION:**

Applicant Name: James Fulcher Phone No.: 760-668-6694  
 Firm Name: Country Farms Email: CountryFarmsStore@  
 Address (if different from property owner) 38180 Del Webb Blvd, #33 verizon.net  
Palm Desert, CA 92211

**4. SIGNATURES:**

Signature of Applicant: James Fulcher Date: 9-19-12  
 Print Name and Title: James Fulcher

Signature of Property Owner: Jose Huizar Date: 9-20-12  
 Print Name and Title: Jose Huizar - property owner

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

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

23958.4 B&P APPLICATION WORK SHEET

PREMISES ADDRESS:

25980 Hwy 243

ISYLLWILD CA 92549 (no ext)

LICENSE TYPE: 20-New

1. CRIME REPORTING DISTRICT

Jurisdiction unable to provide statistical data.

Reporting District:

Total number of reporting districts:

Total number of offenses:

Average number of offenses per district:

120% of average number of offenses:

Total offenses in district:

Location is within a high crime reporting district: Yes/No.

2. CENSUS TRACT / UNDUE CONCENTRATION

Census Tract: 0444.05

Population: / County Ratio: /

Number of licenses allowed: 1

Number of existing licenses: 3

Undue concentration exists: Yes / No

Letter of public convenience or necessity required: Governing Body / Applicant

Three times publication required: Yes / No

Graciela  
Person Taking Application

Investigator

Supervisor

**PROPERTY OWNERS CERTIFICATION FORM**

**CUP03690**

**APN 563-300-039**

I, Mickey Zolezio, certify that on  
(Print Name)

9/18/2012 the attached property owners list  
(Date)

was prepared by County of Riverside / GIS  
(Print Company or Individual's Name)

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: Mickey Zolezio

TITLE/REGISTRATION Senior GIS Analyst

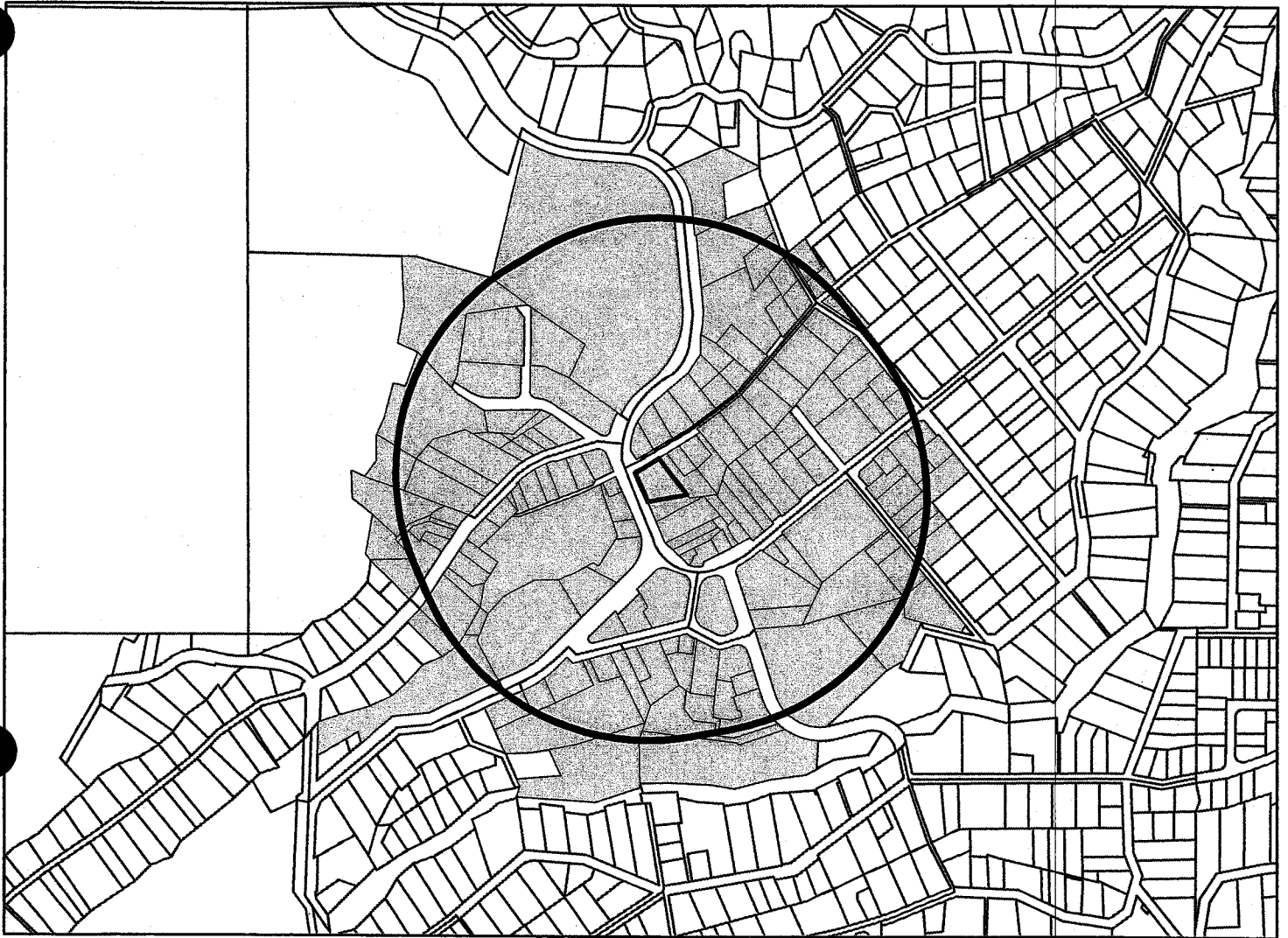
ADDRESS: 4080 Lemon St. 10<sup>th</sup> Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649



# CUP03690



## Selected Parcels

563-283-004	563-330-005	563-300-009	563-250-017	563-311-007	563-291-001	563-300-046	563-300-029	563-312-038	563-312-040
563-250-005	563-300-047	563-312-022	563-321-002	563-322-005	565-062-019	565-070-014	565-070-022	565-070-023	565-080-058
561-044-007	563-311-002	565-062-003	563-323-007	563-323-008	563-323-020	565-062-022	565-062-023	563-300-010	563-283-017
565-062-010	565-062-009	565-070-007	563-300-008	563-300-024	563-292-011	563-250-036	563-311-001	563-323-011	563-323-012
563-300-028	563-300-030	563-300-036	563-300-037	563-300-043	563-312-012	563-312-035	565-070-005	563-250-004	563-250-030
563-250-035	563-292-006	563-312-019	563-300-038	563-322-001	563-292-009	565-061-036	565-061-037	563-312-025	565-062-026
563-300-044	563-300-035	563-300-032	563-312-037	563-283-018	563-283-025	563-311-006	563-311-008	563-312-028	563-300-039
563-300-041	563-283-003	563-312-016	563-300-048	563-300-020	563-263-001	563-292-003	563-292-013	563-250-006	563-300-018
563-300-045	563-283-022	563-300-007	563-283-028	563-283-020	563-292-014	563-321-001	563-313-006	565-062-015	565-062-016

rst 90 parcels shown



530 265 0 530 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: 561044007, APN: 561044007  
BARBARA HUNT, ETAL  
P O BOX 112  
IDYLLWILD CA 92549

ASMT: 563250028, APN: 563250028  
SIMPSON MERCER LEHMANN  
C/O LON MERCER  
P O BOX 3384  
IDYLLWILD CA 92549

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

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

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

ASMT: 563250036, APN: 563250036  
EVANGELINA MARTINEZ, ETAL  
27791 VISTA MOREE CT  
HEMET CA 92544

ASMT: 563250009, APN: 563250009  
CAROLYN THOMASON, ETAL  
12631 E BEACH ST  
CERRITOS CA 90701

ASMT: 563261001, APN: 563261001  
JANE MILLER, ETAL  
43791 RASSELE AVE  
HEMET CA 92544

ASMT: 563250012, APN: 563250012  
CALLIE MAIN, ETAL  
702 VISTA DEL MONE  
HEMET CA 92543

ASMT: 563261002, APN: 563261002  
VIVIAN LARSON  
P O BOX 1030  
IDYLLWILD CA 92549

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

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

ASMT: 563250017, APN: 563250017  
MAHESH PATEL, ETAL  
2680 RANDOLPH  
HUNTINGTON PARK CA 90255

ASMT: 563283002, APN: 563283002  
KARLA KOTYCK, ETAL  
P O BOX 2950  
PALM SPRINGS CA 92263

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

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

ASMT: 563283004, APN: 563283004  
M MORPHETT, ETAL  
P O BOX 337  
IDYLLWILD CA 92549

ASMT: 563283024, APN: 563283024  
HUAN YE, ETAL  
22082 WOOD ISLAND LN  
HUNTINGTON BEACH CA 92646

ASMT: 563283016, APN: 563283016  
ROBERTA GLASHEEN, ETAL  
4464 NEW JERSEY ST  
SAN DIEGO CA 92116

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

ASMT: 563283017, APN: 563283017  
PATRICIA TOMPKINS, ETAL  
P O BOX 3059  
IDYLLWILD CA 92549

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

ASMT: 563283018, APN: 563283018  
CAROL MARTIN, ETAL  
P O BOX 1885  
IDYLLWILD CA 92459

ASMT: 563291001, APN: 563291001  
BETTY LACKEY  
P O BOX 1905  
IDYLLWILD CA 92549

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

ASMT: 563292004, APN: 563292004  
CAROL ADAMSON, ETAL  
P O BOX 573  
IDYLLWILD CA 92549

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

ASMT: 563292006, APN: 563292006  
IDYLLWILD CHAMBER OF COMMERCE  
P O BOX 659  
IDYLLWILD CA 92549

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

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

ASMT: 563292013, APN: 563292013  
MILE HI PLAZA  
C/O JIM ENGLE  
79785 WESTWARD HO DR  
LA QUINTA CA 92253

ASMT: 563300013, APN: 563300013  
VERONICA MUIR, ETAL  
P O BOX 369  
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: 563300018, APN: 563300018  
ELIZABETH MILLER, ETAL  
P O BOX 4369  
IDYLLWILD CA 92549

ASMT: 563292015, APN: 563292015  
SHATTO PLACE MANAGEMENT  
5914 PACIFIC BLV  
HUNTINGTON PARK CA 90255

ASMT: 563300019, APN: 563300019  
C MAIN, ETAL  
702 VISTA DEL MONTE  
HEMET CA 92543

ASMT: 563300007, APN: 563300007  
PATTI MORGAN  
73447 IRONTREE DR  
PALM DESERT CA 92260

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

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

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

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

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

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

ASMT: 563300044, APN: 563300044  
MARLENE CARTER, ETAL  
2516 LA COSTA AVE  
CARLSBAD CA 92009

ASMT: 563300035, APN: 563300035  
LAJUANA CROSS, ETAL  
4550 STONEBROOK CT  
LA QUINTA CA 92253

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

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

ASMT: 563300046, APN: 563300046  
BONNIE WOLF  
P O BOX V  
IDYLLWILD CA 92549

ASMT: 563300039, APN: 563300039  
JOSE HUIZAR  
P O BOX 1288  
IDYLLWILD CA 92549

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

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

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

ASMT: 563300042, APN: 563300042  
ROBERT RINGGOLD, ETAL  
8 COBLE DR  
CATHEDRAL CY CA 92234

ASMT: 563311002, APN: 563311002  
REBECCA SANDLIN, ETAL  
P O BOX 1976  
IDYLLWILD CA 92549

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

ASMT: 563311005, APN: 563311005  
STEVEN HOLLDBER  
P O BOX 1459  
IDYLLWILD CA 92549

ASMT: 563311007, APN: 563311007  
TABITHA ROUPHAEL, ETAL  
9503 WILD OAK LN  
ESCONDIDO CA 92027

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

ASMT: 563311008, APN: 563311008  
JOAN JOHNSON  
P O BOX 434  
IDYLLWILD CA 92549

ASMT: 563312030, APN: 563312030  
ANDREA LIPSON, ETAL  
79 DAILY DR STE 508  
CAMARILLO CA 93010

ASMT: 563312016, APN: 563312016  
LAURA SWANSON, ETAL  
P O BOX 1249  
IDYLLWILD CA 92549

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

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

ASMT: 563312037, APN: 563312037  
MARRIANNE JOHNSON, ETAL  
P O BOX 335  
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: 563312040, APN: 563312040  
SHANE STEWART, ETAL  
C/O SHANE T STEWART  
P O BOX 243  
IDYLLWILD CA 92549

ASMT: 563312023, APN: 563312023  
KAMRAN QURESHI, ETAL  
1011 E DEVONSHIRE  
HEMET CA 92543

ASMT: 563313001, APN: 563313001  
SONS INC, ETAL  
P O BOX 72  
MOUNTAIN CENTER CA 92561

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

ASMT: 563313006, APN: 563313006  
RICHARD KRUPP  
101 STATE PL STE I  
ESCONDIDO CA 92029

ASMT: 563313007, APN: 563313007  
VILLAGE CENTER PARTNERS  
P O BOX 165  
IDYLLWILD CA 92549

ASMT: 563323019, APN: 563323019  
SHERRY KAUFMAN, ETAL  
P O BOX 126  
MOUNTAIN CENTER CA 92561

ASMT: 563321001, APN: 563321001  
KARIN GREENWOOD, ETAL  
P O BOX 540  
IDYLLWILD CA 92549

ASMT: 563323020, APN: 563323020  
DENNIS DEJARNETTE  
P O BOX 248  
IDYLLWILD CA 92549

ASMT: 563322001, APN: 563322001  
IDYLLWILD FIRE PROTECTION DIST  
P O BOX 397  
IDYLLWILD CA 92549

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

ASMT: 563323002, APN: 563323002  
WARREN GRUNDFOR  
16801 PHELPS LN  
HUNTINGTON BEACH CA 92649

ASMT: 563330005, APN: 563330005  
ADVENT CHRISTIAN CONF OF SO CALIF  
C/O CAMP MARANATHA  
P O BOX 1736  
IDYLLWILD CA 92549

ASMT: 563323006, APN: 563323006  
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: 563323012, APN: 563323012  
HAROLD SMITH  
P O BOX 115  
IDYLLWILD CA 92549

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

ASMT: 563323017, APN: 563323017  
SOUTH BAY CABLE CORP  
P O BOX 67  
IDYLLWILD CA 92549

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

ASMT: 565062008, APN: 565062008  
TINDLE NEWSPAPERS INC  
P O BOX 157  
IDYLLWILD CA 92549

ASMT: 565062026, APN: 565062026  
ISABELLE DUBOIS  
3207 OLD DOMINION BLV  
ALEXANDRIA VA 22305

ASMT: 565062010, APN: 565062010  
GEERTRUIDA TWARDOWSKI  
C/O TRUDY TWARDOWSKI  
P O BOX 2143  
IDYLLWILD CA 92549

ASMT: 565070005, APN: 565070005  
IDYLLWILD ALL YEAR RESORT  
JERRY JOHNSON  
BOX 147  
IDYLLWILD CA 92549

ASMT: 565062016, APN: 565062016  
MARGARET MILLER, ETAL  
P O BOX 101  
IDYLLWILD CA 92549

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

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

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

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

ASMT: 565080058, APN: 565080058  
LOIS BUTTERFIELD, ETAL  
P O BOX 928590  
SAN DIEGO CA 92192

ASMT: 565062020, APN: 565062020  
ZIEMKOWSKI ENTERPRISES  
C/O JAME A ZIEMKOWSKI  
406 N QUAIL TR  
COTTONWOOD AZ 86326

ASMT: 565062023, APN: 565062023  
MARY MILLER, ETAL  
P O BOX 488  
IDYLLWILD CA 92549



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ASMT: 561044007, APN: 561044007  
ASMT: 563250005, APN: 563250005  
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ASMT: 565070007, APN: 565070007  
ASMT: 565070025, APN: 565070025  
ASMT: 565080058, APN: 565080058

Applicant/Rep:  
James Fullcher  
38180 Del Webb Blvd, #33  
Palm Desert, Ca 92211

Owner:  
Jose Huizar  
25980 Idyllwild Road  
State Highway 243  
Idyllwild, Ca 92549

ATTN: Dan Kopulsky  
CALTRANS District #8  
464 W. 4th St., 6th Floor  
Mail Stop 725  
San Bernardino, CA 92401-1400

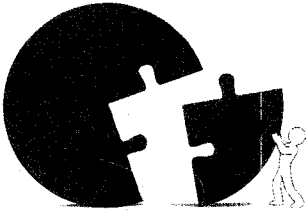
Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

Idyllwild Water District  
25945 Hwy. 243  
P.O. Box 397  
Idyllwild, CA 92549

Planning Department,  
Hemet Unified School District  
2350 W. Latham Ave.  
Hemet, CA 92545-3654

ATTN: Executive Officer  
Reg. Water Quality Control Board #8  
Santa Ana  
3737 Main St., Suite 500  
Riverside, CA 92501-3348

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
Director

## NOTICE OF EXEMPTION

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

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409  
 38686 El Cerrito Road Palm Desert, CA 92201

**Project Title/Case No.:** Conditional Use Permit No. 3690 - Type 20 ABC License and PNC Findings

**Project Location:** In the unincorporated area of Riverside County, more specifically located in the community of Idyllwild at the northeast corner of North Circle Drive and Pinetree Avenue.

**Project Description:** The project proposes a Conditional Use Permit for a Type 20 ABC license for the sale of beer and wine for offsite consumption at the Country Farms Market in the community of Idyllwild. The market was originally approved in 1973 under Plot Plan No. 1380 and according to County records has been in operation continuously since the original approval.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Sponsor:** Jim Fullcher

**Exempt Status: (Check one)**

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

**Reasons why project is exempt:** This project is exempt from CEQA under the exemptions for existing facilities, under licensing sec. 15301 of CEQA guidelines: Class 1 consists of the operation, replair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechancial equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

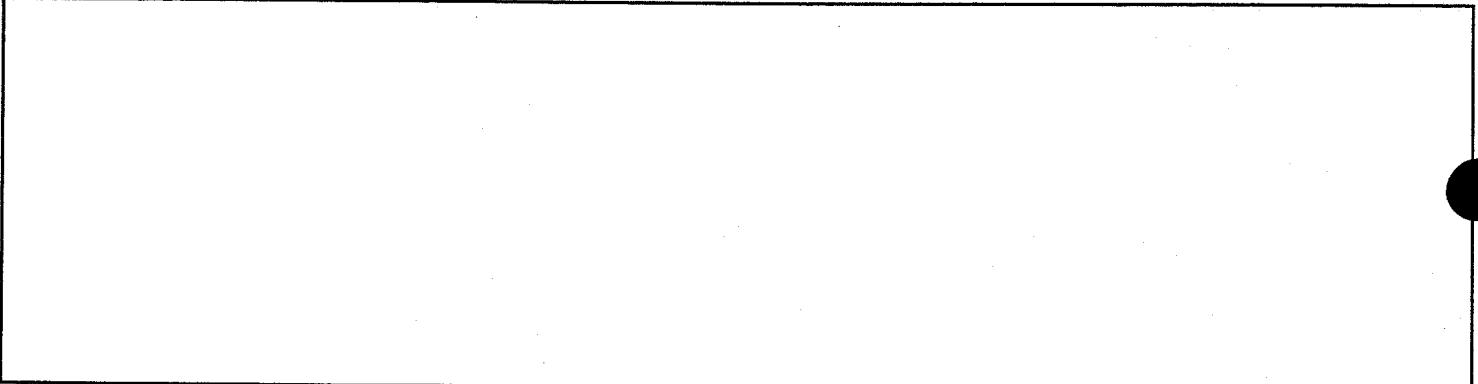
Adam Rush (951) 955-6646  
County Contact Person Phone Number

[Signature] Principal Planner September 24, 2012  
Signature Title Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised: 3/15/10: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZEA: N/A ZCFG No. ZCFG05920 – County Clerk Posting Fee: \$64.00  
**FOR COUNTY CLERK'S USE ONLY**





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ASMT: 563250028, APN: 563250028  
SIMPSON MERCER LEHMANN  
C/O LON MERCER  
P O BOX 3384  
IDYLLWILD CA 92549

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

ASMT: 563250035, APN: 563250035  
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P O BOX 1029  
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ASMT: 563250006, APN: 563250006  
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2326 CLAREMONT AVE  
LOS ANGELES CA 90027

ASMT: 563250036, APN: 563250036  
EVANGELINA MARTINEZ, ETAL  
27791 VISTA MOREE CT  
HEMET CA 92544

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CAROLYN THOMASON, ETAL  
12631 E BEACH ST  
CERRITOS CA 90701

ASMT: 563261001, APN: 563261001  
JANE MILLER, ETAL  
43791 RASSELE AVE  
HEMET CA 92544

ASMT: 563250012, APN: 563250012  
CALLIE MAIN, ETAL  
702 VISTA DEL MONE  
HEMET CA 92543

ASMT: 563261002, APN: 563261002  
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ASMT: 563250014, APN: 563250014  
USA DEPT OF AGRICULTURE  
10845 RANCHO BERNARDO 200  
SAN DIEGO CA 92127

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

ASMT: 563250017, APN: 563250017  
MAHESH PATEL, ETAL  
2680 RANDOLPH  
HUNTINGTON PARK CA 90255

ASMT: 563283002, APN: 563283002  
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| • <b>Software Avery DesignPro®</b><br><i>Máxima creatividad en Software para sistemas PC y Mac®.</i>                                 | <b>Argentina</b>               | 0800.777.2837  |
|  | <b>Chile</b>                   | 800.83.5105  |
|  | <b>Resto de Sud América</b>    | <a href="mailto:asistencia@averydennison.com">asistencia@averydennison.com</a> |

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LORI HECK, ETAL  
33262 MESA VISTA DR  
DANA POINT CA 92629

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

ASMT: 563283004, APN: 563283004  
M MORPHETT, ETAL  
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IDYLLWILD CA 92549

ASMT: 563283024, APN: 563283024  
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22082 WOOD ISLAND LN  
HUNTINGTON BEACH CA 92646

ASMT: 563283016, APN: 563283016  
ROBERTA GLASHEEN, ETAL  
4464 NEW JERSEY ST  
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P O BOX 2184  
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ASMT: 563283017, APN: 563283017  
PATRICIA TOMPKINS, ETAL  
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P O BOX 3599  
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ASMT: 563283018, APN: 563283018  
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ASMT: 563291001, APN: 563291001  
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P O BOX 1905  
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ASMT: 563283020, APN: 563283020  
CYNTHIA THOMPSON, ETAL  
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ASMT: 563300010, APN: 563300010  
PATTY MCKEE, ETAL  
P O BOX 794  
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ASMT: 563292013, APN: 563292013  
MILE HI PLAZA  
C/O JIM ENGLE  
79785 WESTWARD HO DR  
LA QUINTA CA 92253

ASMT: 563300013, APN: 563300013  
VERONICA MUIR, ETAL  
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ASMT: 563292014, APN: 563292014  
REIMERS MARY ANN TRUST  
C/O MARY ANN REIMERS  
3634 S BARRINGTON AVE  
LOS ANGELES CA 90066

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5914 PACIFIC BLV  
HUNTINGTON PARK CA 90255

ASMT: 563300019, APN: 563300019  
C MAIN, ETAL  
702 VISTA DEL MONTE  
HEMET CA 92543

ASMT: 563300007, APN: 563300007  
PATTI MORGAN  
73447 IRONTREE DR  
PALM DESERT CA 92260

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

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

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

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

ASMT: 563300024, APN: 563300024  
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# THE ARMY FIRE TRAINING & DEVELOPMENT

## 1.0 INTRODUCTION

The purpose of this manual is to provide a comprehensive overview of the Army Fire Training and Development process.

This manual is intended for use by all personnel involved in the training and development of fire units.

The information contained herein is the property of the Army and is to be controlled and disseminated in accordance with the policies and procedures of the Army.

This manual is a living document and will be updated as necessary to reflect changes in the Army's training and development requirements.

The information contained herein is to be used for informational purposes only and does not constitute a contract or a warranty of any kind.

Approved for Release by NSA on 05-08-2014 pursuant to E.O. 13526

## 2.0 PURPOSE AND SCOPE

- 2.1.1. To provide a comprehensive overview of the Army Fire Training and Development process.
- 2.1.2. To provide a framework for the development of training and development programs.
- 2.1.3. To provide a framework for the development of training and development materials.

## 3.0 TRAINING AND DEVELOPMENT

- 3.1.1. Training and development is a continuous process that is essential to the success of the Army.
- 3.1.2. Training and development is a process that involves the acquisition, maintenance, and improvement of knowledge, skills, and abilities.
- 3.1.3. Training and development is a process that is designed to meet the needs of the Army and its personnel.

## 4.0 TRAINING AND DEVELOPMENT PROGRAMS

### 4.1.1. Training and Development Programs

The Army Fire Training and Development process is a comprehensive process that involves the acquisition, maintenance, and improvement of knowledge, skills, and abilities.

The Army Fire Training and Development process is a process that is designed to meet the needs of the Army and its personnel.

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### 4.1.2. Training and Development Programs

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### 4.1.3. Training and Development Programs

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