

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



402B

**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
April 15, 2016

**SUBJECT:** RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE 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 permit the winetasting and sales of Middle Ridge Winery wines and associated art gallery. - APN: 563-292-011 - Deposit based funds 100%

Departmental Concurrence

*Steve Weiss*

Steve Weiss, AICP  
Planning Director

(Continued on next page)

*Patricia Romo*

Patricia Romo, Assistant  
Transportation Director for  
Juan C. Perez, TLMA Director

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

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

APPROVE

BY:

*Tina Grande*  
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Washington, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: April 26, 2016  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board

By: *Kecia Harper-Ihem*  
Deputy

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

Prev. Agn. Ref.:

District: 3

Agenda Number:

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE CONDITIONAL  
USE PERMIT NO. 3743**

**DATE:** April 15, 2016

**PAGE:** Page 2 of 3

**RECOMMENDED MOTION:** That the Board of Supervisors:

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on April 20, 2016.

**The Planning Department recommended Approval; and,  
THE PLANNING COMMISSION:**

**FOUND** 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,

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

**BACKGROUND:**

**Summary**

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

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 as a listed use and is processed in the same manner as the listed use. Art galleries are similar in character to the uses permitted in the C-P-S zone with an approved plot plan, such as art studios, and photography studios. 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.

This project is located within the REMAP Area Plan, more specifically; this project is located at 54301 North Circle Drive, Idyllwild.

The Planning Commission heard the project on April 20, 2016. At the April 20, 2016 public hearing, the Planning Commission heard public testimony, discussed and approved the project by a vote of 5-0.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE CONDITIONAL**  
**USE PERMIT NO. 3743**  
**DATE:** April 15, 2016  
**PAGE:** Page 3 of 3

**Board Action**

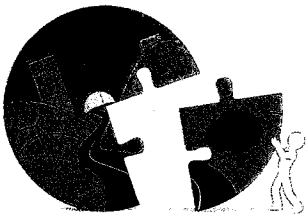
The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning Department and at the Planning Commission Hearing.

**ATTACHMENTS:**

- A. **PLANNING COMMISSION MINUTES**
- B. **PLANNING COMMISSION STAFF REPORT**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

402B

DATE: 4/20/16

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside

SUBJECT: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE  
CONDITIONAL USE PERMIT NO. 3743

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- Place on Administrative Action
  - Receive & File
  - EOT
- Labels provided If Set For Hearing
  - 10 Day  20 Day  30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper:
  - \*\*SELECT Advertisement\*\*
  - \*\*SELECT CEQA Determination\*\*
    - 10 Day  20 Day  30 day
- Notify Property Owners (app/agencies/property owner labels provided)

**BOARD OF SUPERVISOR DATE: APRIL 26, 2016**

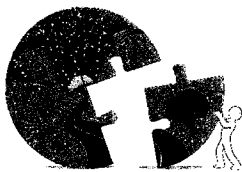
**3 Extra sets were taken to:  
Clerk of the Board**

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

"Planning Our Future... Preserving Our Past"

04.26.2016  
1-2



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
APRIL 20, 2016**

**I. AGENDA ITEM 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).

**II. PROJECT DESCRIPTION:**

The project proposes to permit the winetasting and sales of Middle Ridge Winery wines and associated art gallery.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: Larry Ross at (951) 955-9294 or email [lross@rctlma.org](mailto:lross@rctlma.org).

- Chris & Melody Johnston, applicants, spoke in favor of the proposed project. No one spoke in a neutral position or in opposition.

**IV. CONTROVERSIAL ISSUES:**

None

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

Motion by Commissioner Taylor Berger, 2<sup>nd</sup> by Commissioner Hake,

A vote of 5-0


**FOUND** the project exempt from the California Environmental Quality Act; and,

**APPROVED CONDITIONAL USE PERMIT NO. 3743.**

**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).

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).

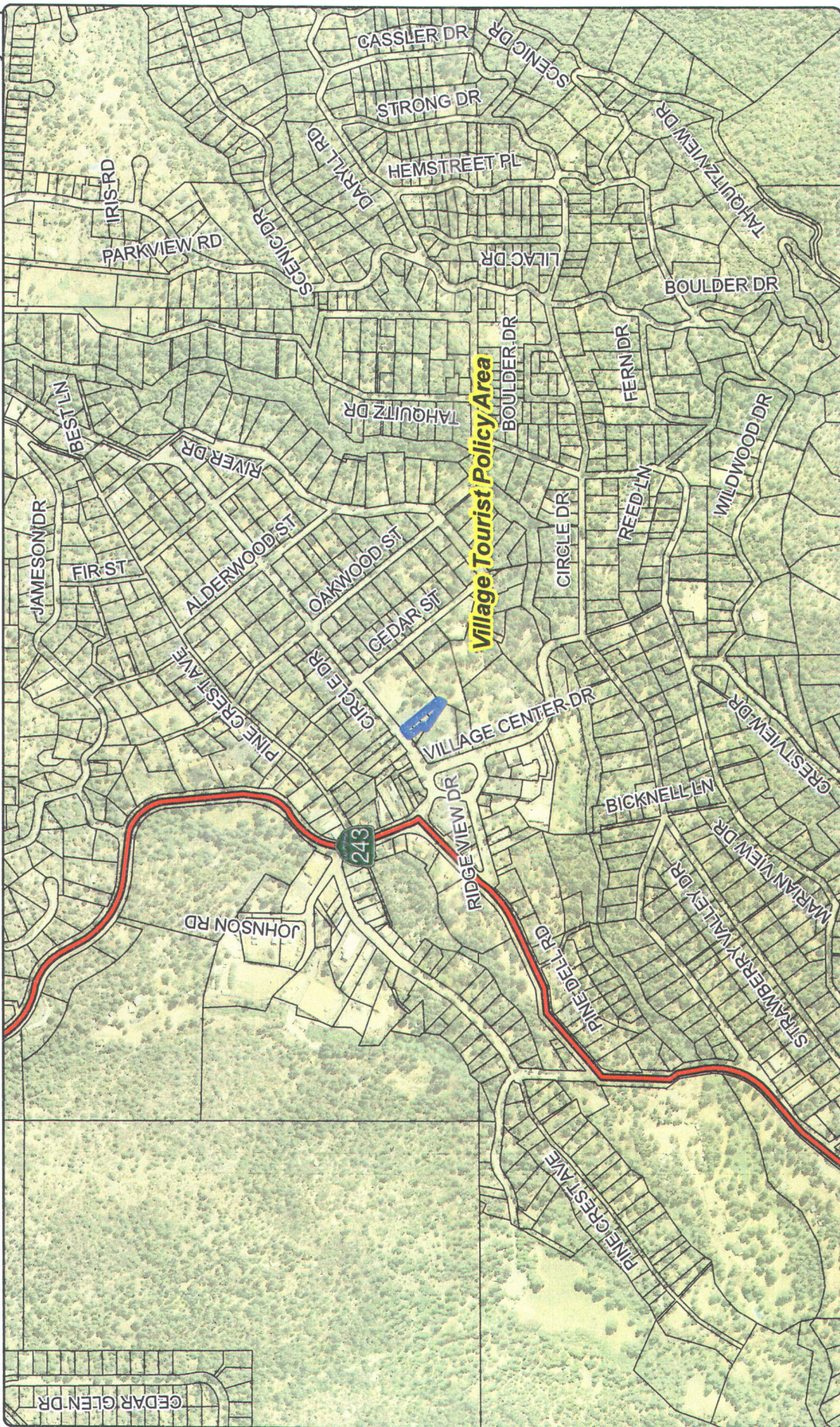
**INFORMATIONAL ITEMS:**

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**

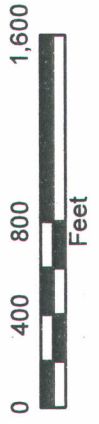
Supervisor: Washington  
 District 3

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 providing new land use designations for unincorporated Riverside County parcels. This new General Plan may contain different types of land use designations than previous plans. For more information, please contact the County Planning Department offices in Riverside at (951)945-3200 (Western County) or in Palm Desert at (760)865-8777 (Eastern County) or Website: <http://planning.cotriverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03743

LAND USE

Date Drawn: 04/04/2016

Exhibit 1

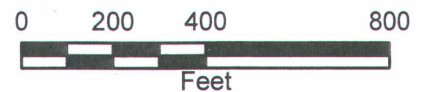
Supervisor: Washington

District 3



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

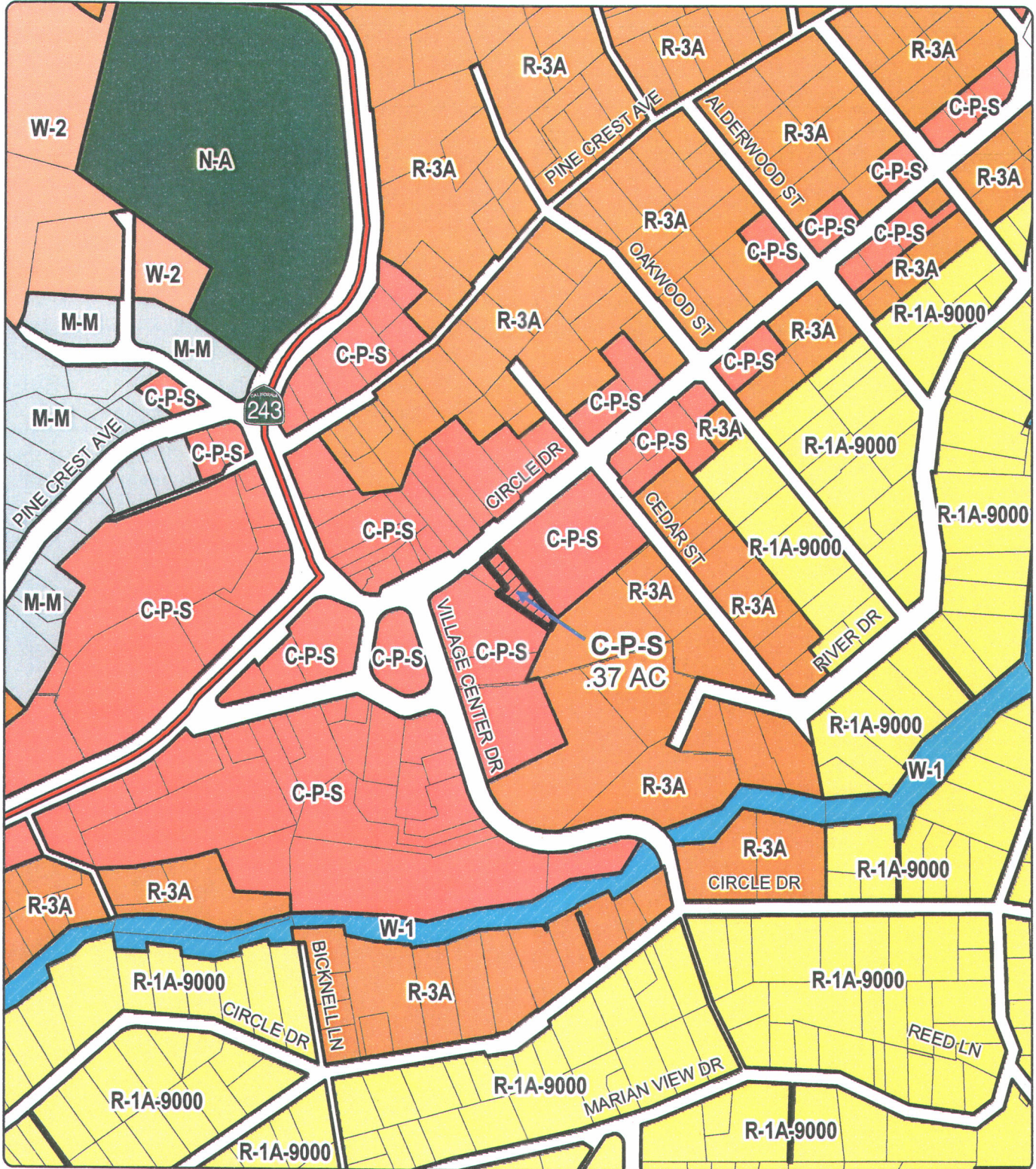
CUP03743

EXISTING ZONING

Supervisor: Washington  
District 3

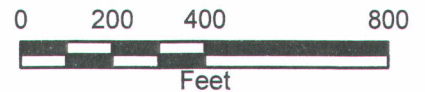
Date Drawn: 04/04/2016

Exhibit 2



Zoning Dist: Idyllwild

Author: Vinnie Nguyen



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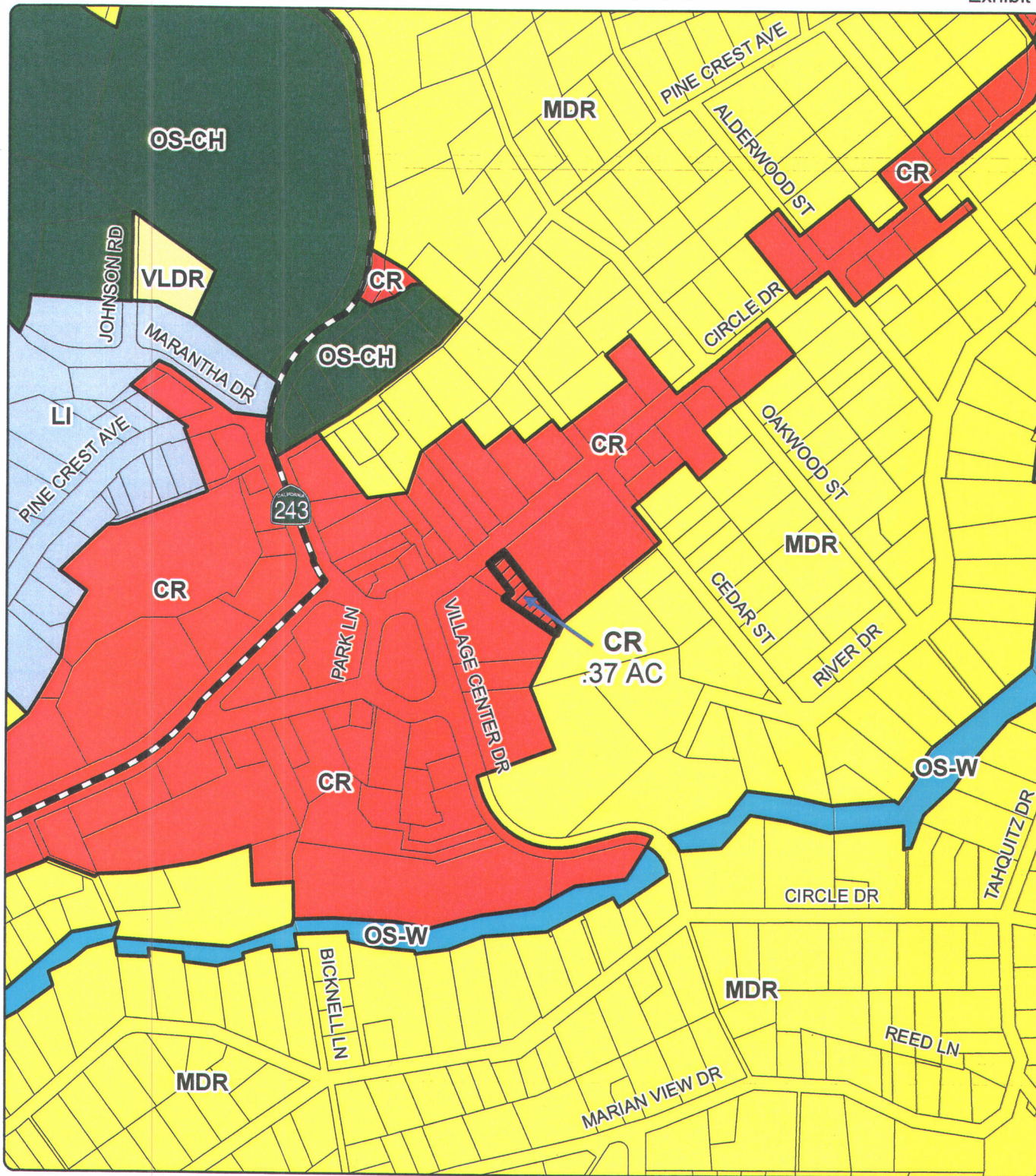
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03743

EXISTING GENERAL PLAN

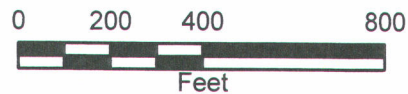
Supervisor: Washington  
District 3

Date Drawn: 04/04/2016  
Exhibit 5



Zoning Dist: Idyllwild

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 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.rctdms.org>





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

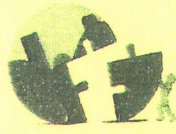




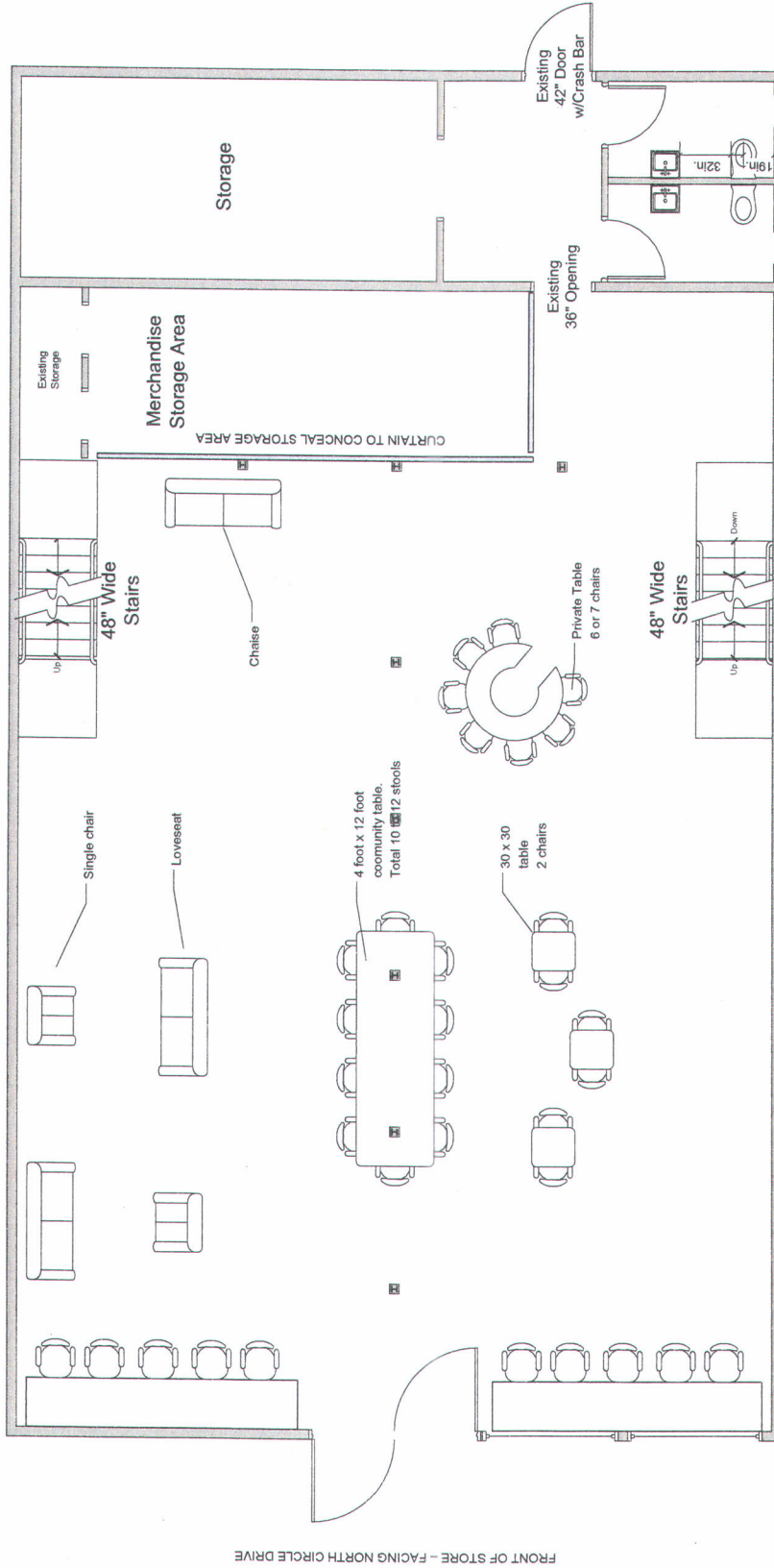
CASE: CUP03743  
EXHIBIT B-3 (3 of 3)  
DATE: 4/7/16  
PLANNER: LROSS



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:

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



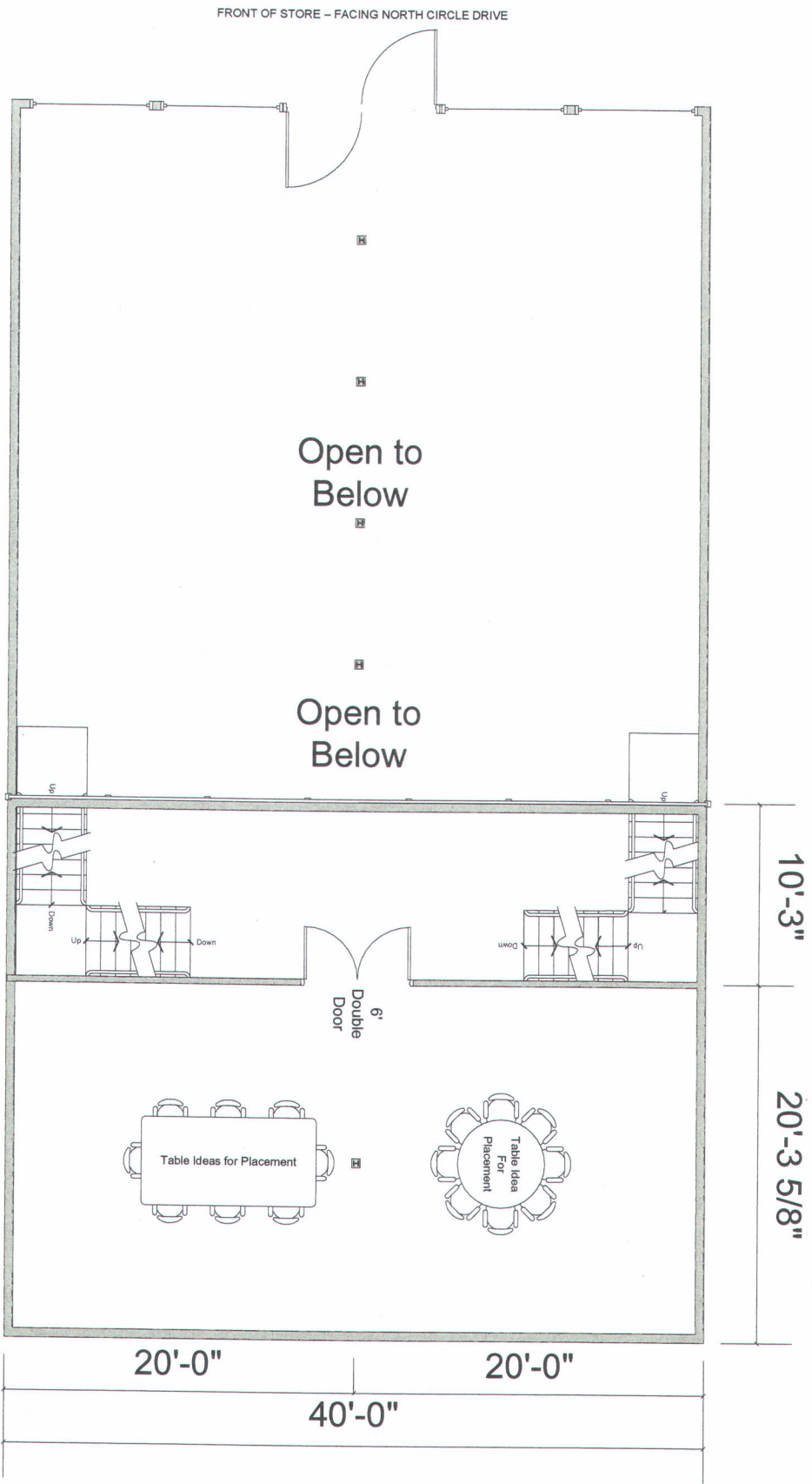
FRONT OF STORE - FACING NORTH CIRCLE DRIVE

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"
DRAWN BY	Chris Johnston	DESIGNED BY	
CHECKED BY		REVISED BY	
DATE		REVISED BY	
		SHEET 5 OF 8	

Main Floor Layout

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 Johnson P.O. Box 4157 Idyllwild, CA 92549 Cell: 714-308-5746		Middle Ridge Tasting Room and Gallery	
Chris Johnson		Loft Dimensions	
DATE	9-NOV-15	SCALE	1/4" = 1'-0"
REV	C	ENVNO	6 OF 8

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

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 II  
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@rctima.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 II  
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

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

RENEWAL

OWNERS: MIDDLE RIDGE INC

CONDITIONS



**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

Amy C Ogan  
SURETY REPRESENTATIVE SIGNATURE

AMY C OGAN

SURETY REPRESENTATIVE PRINTED NAME AND TITLE

MIDDLE RIDGE, INC.

PRINCIPAL/OBLIGOR NAME

BY: Christopher D. Starnes  
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  
TTB F 5170.2 (1/2005)

*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

04/07/16  
13:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

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.

ADDITIONAL 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

Exterior 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. The 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 vapor 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.



# 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: Gerald & 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

**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.

Gerald 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<sup>53</sup> 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.

## 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](mailto: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

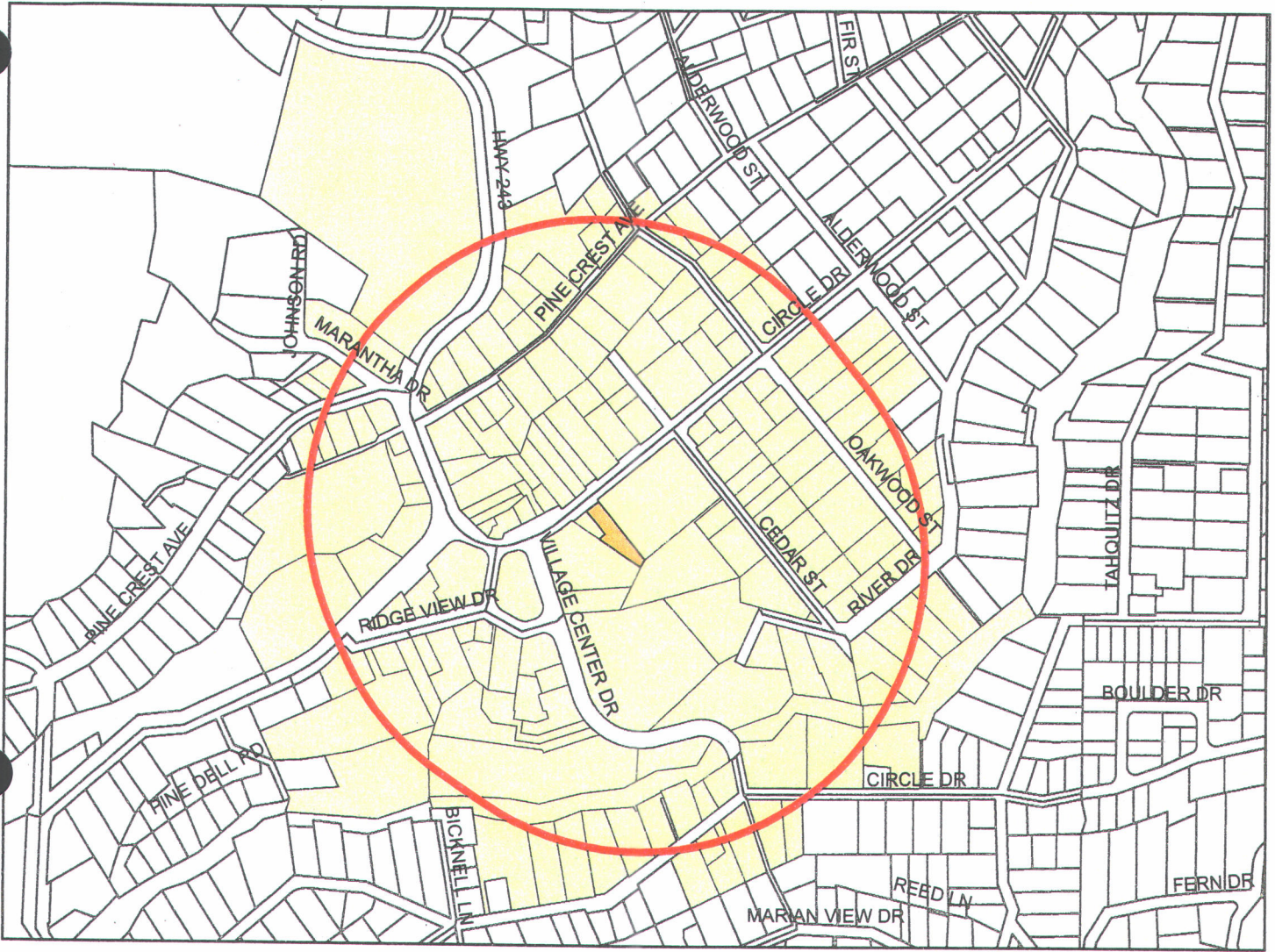
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

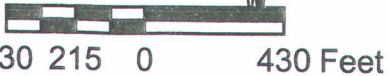
**CUP03743 (1000 feet buffer)**



**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



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

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

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

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

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

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

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

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

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

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

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

ASMT: 563283016, APN: 563283016  
ROBERTA GLASHEEN, ETAL  
PO BOX 3684  
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: 563323005, APN: 563323005  
PATRICIA PIETROK, ETAL  
P O BOX 1215  
IDYLLWILD CA 92549

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

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

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

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

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

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

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

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

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

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

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

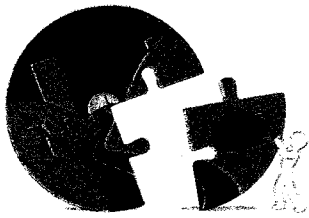
Applicant:  
Middle Ridge, Inc.  
P.O. Box 4157  
Idyllwild, CA 92549

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

Steve Weiss, AICP  
Planning 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. 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 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

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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

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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](http://www.rctlma.org)