

TO: Department of Alcoholic Beverage Control
 570 RANCHEROS DRIVE
 SUITE 240
 SAN MARCOS, CA 92069
 (760) 471-4237

File Number: **677818**
 Receipt Number: **3093040**
 Geographical Code: **3700**
 Copies Mailed Date: **March 24, 2026**
 Issued Date:

DISTRICT SERVING LOCATION: **SAN MARCOS**

First Owner: **CARSONCRAFT INC.**

Name of Business: **THE VINEYARD 1924**

COSD CLERK OF THE BOARD
 2026 MAR 30 AM 10:17

Location of Business: **1924 E MISSION RD
 FALLBROOK, CA 92028-1836**

County **SAN DIEGO**

Is Premises inside city limits **No** Census Tract: **0190.01**

Mailing Address:(If different from premises address) **921 W 18TH ST
 COSTA MESA, CA 92627-4541**

Type of license(s): **02** Dropping Partner: Yes No

Transferor's license/name: **517132 / CARSON, TOM BOURNE**

<u>License Type</u>	<u>Transaction Type</u>	<u>Master</u>	<u>Secondary LT And Count</u>		
02 - Winegrower	PER	Y			

<u>License Type</u>	<u>Transaction Description</u>	<u>Fee Code</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>
Application Fee	ISSUE TEMPORARY PERMIT	NA	1	03/24/26	\$100.00
Application Fee	PERSON TO PERSON TRF	NA	0	03/24/26	\$420.00
Application Fee	FEDERAL FINGERPRINTS	NA	2	03/24/26	\$48.00
Application Fee	STATE FINGERPRINTS	NA	2	03/24/26	\$78.00
02 - Winegrower	ANNUAL FEE	GLSK	0	03/24/26	\$155.00
Total					\$801.00

Have you ever been convicted of a felony? **No**

Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? **No**

STATE OF CALIFORNIA County of **SAN DIEGO**

Date: **March 24, 2026**

Applicant Name(s)

CARSONCRAFT INC.

TO: Department of Alcoholic Beverage Control
 8620 SPECTRUM CENTER BLVD
 STE 302
 SAN DIEGO, CA 92123
 (858) 300-6855

File Number: **677314**
 Receipt Number: **3087333**
 Geographical Code: **3700**
 Copies Mailed Date: **March 17, 2026**
 Issued Date:

DISTRICT SERVING LOCATION: **SAN DIEGO**

First Owner: **OLD FRANCIS BOURBON, LLC**

COSD CLERK OF THE BOARD
 2026 MAR 20 AM 10:24

Name of Business: **OLD FRANCIS BOURBON**

Location of Business: **9253 WISTER DR
 LA MESA, CA 91941-4137**

County **SAN DIEGO**

Is Premises inside city limits **No** Census Tract: **0152.00**

Mailing Address:(If different from premises address)

Type of license(s): **12, 18** Dropping Partner: Yes No

Transferor's license/name:

License Type	Transaction Type	Master	Secondary LT And Count
18 - Distilled Spirits Wholesaler	ORI	Y	12(1)
12 - Distilled Spirits Importer	ORI	N	

License Type	Transaction Description	Fee Code	Dup	Date	Fee
Application Fee	ADD PRIMARY LICENSE TYPE	NA	0	03/04/26	\$1,135.00
Application Fee	FEDERAL FINGERPRINTS	NA	2	03/04/26	\$48.00
Application Fee	STATE FINGERPRINTS	NA	2	03/04/26	\$78.00
18 - Distilled Spirits Wholesaler	ANNUAL FEE	NA	0	03/04/26	\$827.00
12 - Distilled Spirits Importer	ANNUAL FEE	NA	1	03/04/26	\$155.00
Total					\$2,243.00

Have you ever been convicted of a felony? **No**

Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? **No**

STATE OF CALIFORNIA County of SAN DIEGO

Date: March 4, 2026

Applicant Name(s)

OLD FRANCIS BOURBON, LLC

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
SAN DIEGO DISTRICT OFFICE
8620 SPECTRUM CENTER BLVD, STE 302
SAN DIEGO, CA 92123
(858) 300-6855



March 6, 2026

CLERK OF THE BOARD
2026 MAR 10 PM 4:12

CERTIFIED MAIL
CLERK OF THE BOARD OF SUPERVISORS
County of San Diego
1600 Pacific Hwy, Room 402
San Diego, CA 92101

RE: CONDITION MODIFICATION
LAKESIDE COUNTRY HOUSE BAR &
RESTAURANT INC
DBA: LAKESIDE COUNTRY HOUSE BAR &
RESTAURANT
9741 WINTERGARDENS BLVD
LAKESIDE, CA 92024
License # 41-664273

Dear Board Members,

This is to inform you that pursuant to an amendment to Section 23803 of the Business and Professions Code, which became effective January 1, 1998, the Department is required to notify local governing bodies of any petition to remove or modify conditions on an alcoholic beverage license.

Please be advised that the above-referenced licensee, whose currently licensed premises is within your jurisdiction, has petitioned the Department to remove or modify certain conditions on their alcoholic beverage license. I have enclosed the following items for your information and consideration:

1. A copy of Section 23803 of the Business and Professions Code.
2. A copy of the existing Petition for Conditional License, which contains the license conditions, and the grounds for their original imposition.
3. A copy of the licensee's letter/ABC-244 describing the conditions the licensee is seeking to remove or modify.

According to the provisions of Section 23803 BPC, you have thirty (30) days to file a written objection to the modification/removal of these conditions. If you have any questions or need any additional assistance in this matter, please do not hesitate to contact me 1(760) 621-7120 and email Benjamin.Asencio@abc.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Benjamin Asencio".

Benjamin Asencio
Licensing Representative



State of California

BUSINESS AND PROFESSIONS CODE

Section 23803

23803. (a) The department, upon its own motion or upon the petition of a licensee or a transferee who has filed an application for the transfer of the license, if it is satisfied that the grounds that caused the imposition of the conditions no longer exist, shall order their removal or modification, provided written notice is given to the local governing body of the area in which the premises are located. The local governing body has 30 days to file written objections to the removal or modification of any condition. The department may not remove or modify any condition to which an objection has been filed without holding a hearing as provided in Chapter 5 (commencing with Section 11500) of Part 1 of Division 3 of Title 2 of the Government Code.

(b) For purposes of this section, a situation in which the "grounds that caused the imposition of the conditions no longer exist" includes, but is not limited to, the situation in which there have been substantial changes in the totality of circumstances such that the department determines that the current circumstances reasonably justify the modification or removal of the conditions.

(c) Any petition for the removal or modification of a condition pursuant to this section shall be accompanied by a fee of four hundred seventy-five dollars (\$475). This fee may be adjusted by the department pursuant to subdivisions (d) and (e) of Section 23320.

(Amended by Stats. 2019, Ch. 29, Sec. 36. (SB 82) Effective June 27, 2019.)

NOW, THEREFORE, the undersigned petitioner(s) do/does hereby petition for a conditional license as follows, to-wit:

- 1 The quarterly gross sales of alcoholic beverages shall not exceed the quarterly gross sales of food during the same period. The licensee shall at all times maintain records which reflect separately the gross sale of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Department on demand.
- 2 The sale of alcoholic beverages for consumption off the premises is strictly prohibited.
- 3 There shall be no live entertainment of any type, including but not limited to, live music, disc jockey, karaoke, topless entertainment, male or female performers or fashion shows.
- 4 Sales and service and consumption of alcoholic beverages are permitted only between the hours of 11:00 am-10:00pm each day of the week.

This petition for conditional license is made pursuant to the provisions of Sections 23800 through 23805 of the Business and Professions Code and will be carried forward in any transfer at the applicant-premises.

Petitioner(s) agree(s) to retain a copy of this petition on the premises at all times and will be prepared to produce it immediately upon the request of any peace officer.

The petitioner(s) understand(s) that any violation of the foregoing condition(s) shall be grounds for the suspension or revocation of the license(s).

DATED THIS 6TH DAY OF November, 2021.



Applicant/Petitioner

Applicant/Petitioner

LAKESIDE COUNTRY HOUSE BAR & RESTAURANT INC
9741 WINTER GARDENS BLVD
LAKESIDE, CA 92040

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
8620 SPECTRUM CENTER BLVD, SUITE 302
SAN DIEGO, CA 92123

Re: Request to Remove License Conditions
Business Name: LAKESIDE COUNTRY HOUSE BAR & RESTAURANT INC
dba LAKESIDE COUNTRY HOUSE BAR & RESTAURANT
License No: 41-664273

Dear Sir or Madam:

May this letter serve as a formal request to remove conditions from the above-referenced ABC license. In particular, we are seeking the removal of the following conditions:

3. "There shall be no live entertainment of any type, including but not limited to, live music, disc jockey, karaoke, topless entertainment, male or female performers or fashion shows"

4. "Sales and service and consumption of alcoholic beverages are permitted only between the hours of 11:00 am – 10:00pm each day of the week."

This restaurant has been in business for a number of years but unfortunately was not able to sustain with the type of food being offered. After my purchase, I converted the menu to a family diner, serving breakfast, lunch and dinner. The conditions placed on the license have made it difficult to provide customers with the type of experience they are looking for. The conversion to a country-house style restaurant has allowed us to open early hours for breakfast. However, not being able to offer alcohol until 11am, many of our customers are not able to enjoy the full experience of their breakfast and have to look for other places to eat at. Unfortunately, the closest similar style restaurant just closed down, and it has been hard for customers to enjoy their breakfast with alcohol, such as a mimosa or bloody mary. Removing this condition will allow us to open earlier and serve a full breakfast with all alcoholic drinks available.

As for the live entertainment, similar to the breakfast situation, staying later for dinner, many customers have asked if they can book a party or event and bring in a DJ while their guests eat dinner. Any entertainment that we would offer would be small and meant for the small section of guests we can accommodate. The intent is not to have large scale parties, but small intimate events for the locals to either reserve or trivia/karaoke nights we would provide.

The area has low crime and there are few similar types of restaurants that serve alcohol. Although there are some residents close by, I don't believe removing these conditions would bother them, especially since a lot of the neighbors would be happy with the idea of being able to come in early and occasionally have live entertainment.

Since I purchased the restaurant, we have not had any violation in relation to the sale of alcohol or any violation in general. As we are a responsible licensed establishment, we do not believe lifting these restrictions would aggravate any existing law enforcement problem nor would

LAKESIDE COUNTRY HOUSE BAR & RESTAURANT INC
9741 WINTER GARDENS BLVD
LAKESIDE, CA 92040

it be contrary to public welfare or morals. We have a strict policy against serving intoxicated people or transients that look to cause trouble. We will continue to abide by ABC and government regulations by selling alcohol only to responsible customers 21 years of age and older. As such, we respectfully request that ABC remove the above-mentioned conditions. However, if the department does not agree with removing both conditions, I would ask for the department to consider at least removing one.

Very Truly Yours,
Rayadh Gaboola, President
LAKESIDE COUNTRY HOUSE BAR
& RESTAURANT INC

MATTIA & YOUSIF

LAW

3835 AVOCADO BLVD, STE 265
LA MESA, CALIFORNIA 91941
TELEPHONE: (619) 795-6632
FACSIMILE: (619) 795-6032
WWW.MATTIAYOUSIF.COM

Steve Samir Mattia, Esq.
Oday Yousif Jr., Esq.

February 24, 2026

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
8620 SPECTRUM CENTER BLVD, SUITE 302
SAN DIEGO, CA 92123

Our Client: LAKESIDE COUNTRY HOUSE BAR & RESTAURANT INC
dba LAKESIDE COUNTRY HOUSE BAR & RESTAURANT
License No.: 41-664273

Re: Request to Remove License Conditions

Dear Sir or Madam:

Please be advised, this office represents LAKESIDE COUNTRY HOUSE BAR & RESTAURANT in its petition to remove license conditions. Enclosed please find a formal request to remove the conditions signed by the store owner, ABC 244, along with a payment \$595.00.

I understand rule 66 restricts a condition removal request to be later than one year from when the license was issued, I believe the exception of subdivision (b) would apply, in that the reasons the impositions of the conditions no longer exist and I believe that the time will take to process the condition removal, it will have been one year. The neighborhood has changed significantly, and the customer base would greatly benefit if these conditions are removed.

Please forward any communication or decision regarding this matter to the address listed above.

If you have any questions or concerns, please feel free to contact me at (619) 795-6632.

Sincerely,



Steve S. Mattia, Esq.

RECEIVED

FEB 24 2026

Dept. of Alcoholic Beverage Control
San Diego

CHANGE IN LICENSEE INFORMATION/LICENSED PREMISES

This form is to be used for any changes that need to be made to the licensed premises or the licensee's information. It is used for most of the miscellaneous license reporting requirements, including, but not limited to: Reporting changes in corporations, limited liability companies, or limited partnerships that do not require a license transfer application; Request for Condition Modification/Removal; Request for approval of physical changes to the licensed premises.

Instructions: Complete items as appropriate. Items # 1, 2, 3, 4, 6 should be the licensee's current information before the change. When this form is completed, it must be submitted to the District office. Fees are non-refundable pursuant to Section 23320 B&P. Fee schedules are located at <https://www.abc.ca.gov/licensing/license-fees/>.

1. License Number

664273

2. Licensee's Name (If an individual: first name, middle name, last name. If a corporation, limited partnership, or limited liability company: name of entity)

LAKESIDE COUNTRY HOUSE BAR & RESTAURANT INC

3. Doing Business As (DBA)

LAKESIDE COUNTRY HOUSE BAR & RESTAURANT

4. Premises Address (Street number and name, city, zip code)

9741 WINTER GARDENS BLVD, LAKESIDE, CA 92040

5. District Office

SAN DIEGO

6. Business Mailing Address (Street number and name, city, zip code)

9741 WINTER GARDENS BLVD, LAKESIDE, CA 92040

7. Licensee's Phone Number

(619) 316-7644

8. Licensee's Email Address

RAYADH_GABOOLA@YAHOO.COM

9. Action or Change

- a. Corporate Change – Section 23405
- b. Limited Partnership Change – Section 23405.1
- c. Limited Liability Company Change – Section 23405.2
- d. Conditional Modification/Removal – Section 23803
(Utilize ABC-333-C for approvals)

- e. Premises Expansion – Section 24072
- f. Change in Premises Designation - Rule 64.2
 - Premises Reduction
 - Physical Character Change
- g. Other: _____

10. Details of Change

*SEE ATTACHED

11. Signature (only one signature required)

Certification for Signature of a Licensed Principal

I declare under penalty of perjury that I am authorized to sign for the licensed entity identified in Item 1 above. I have read the foregoing and know the contents thereof.

Signature



Printed Name and Title

RAYADH GABOOLA, PRESIDENT

Date

02/24/2026

FOR ABC USE ONLY

Receipt Number

Fee Paid

ABIS Updated

Yes No

Updated By (Initials)

Document Explaining Change Attached

Yes No

LR Comments:

Recommendation

Licensing Representative Signature

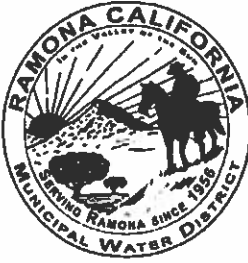
Date Signed

Recommendation

Supervisor's Signature

Date Signed

Distribution: Original to HQ Licensing; Copy to District file.



RAMONA MUNICIPAL WATER DISTRICT

105 Earlham Street
Ramona, CA 92065-1599
www.rmwd.org

Phone: (760) 789 -1330
Fax: (760) 788 - 2202

March 18, 2026

Supervisor Joel Anderson
San Diego County Board of Supervisors, District 2
Via email joel.anderson@sdcounty.ca.gov

SUBJECT: Comment Letter | Ramona Skatepark Funding in Capital Plan 2026-2031

Dear Supervisor Anderson:

On March 3, 2026, the County Board of Supervisors approved the 2026-2031 Capital Plan. The line item "Ramona Intergenerational Community Campus (RICC) and Active Recreation" was included in the 2025-2030 Capital Plan for Fiscal Year 2027-2028. In the Capital Plan that was just approved, this item has been deferred another year to Fiscal Year 2028-2029 and at this time has no associated construction budget. We appreciate the County keeping this item in the five-year budget but have concerns about when the skatepark element of the RICC will be designed, constructed and operational.

The number one recreation-related complaint in Ramona is the need for more recreation activities for children and teens. As you are aware, the community of Ramona has been asking the County of San Diego for a skatepark for some time. The Ramona Community Planning Group (RCPG) has had this project on their Park Land Dedication Ordinance (PLDO) priority list for several years. The RCPG voted at their February 5, 2026 meeting (12-0 with 3 members absent) to push for funding a skate park at the RICC and to include the skate park on future RICC plans going forward. Some of the recent delays in skatepark implementation at the RICC were related to other facilities of the RICC needing to be constructed first and coordination with the design of the 13th Street Bridge over Santa Maria Creek. However, the recent delays appear to be solely County-budget related.

The County has built and operates multiple skate parks in the County, including for communities much smaller than ours: 1) Jess Martin County Park (Julian), 2) Valley Center Community Hall and Park (Valley Center), 3) Lindo Lake County Park (Lakeside), and including two that just opened in fall 2025: 4) Calavo County Park (Spring Valley) and 5) Village View County Park

(Fallbrook). It is not clear how these communities were able to get a skatepark sooner than Ramona, but it would be helpful to have a discussion on how the County was able to successfully complete these projects and what sources of funds were used.

The District has the following recommendations:

1. County Department of Parks and Recreation (DPR) should consider phasing active recreation at the RICC so that County budget issues do not delay skatepark construction.
2. County DPR should use the available PLDO funding for Ramona to begin design of the active recreation at the RICC, including the skatepark.
3. The District is willing to help the County with the skatepark project if we can be of assistance, including with soliciting state or federal grant funding for the project.

Thank you for your attention and we appreciate any help the County can provide in helping Ramona construct its long-awaited skatepark.

For any questions, I can be reached at ewolski@rmwd.org or 760-788-2214.

Sincerely,



Erica Wolski
General Manager

cc: Andrew Hayes, District 2 Taxpayer Advocate (via email:
Andrew.Hayes@sdcounty.ca.gov)

Jason Hemmens, County Department of Parks and Recreation (via email:
jason.hemmens@sdcounty.ca.gov)

Andrew Potter, Clerk of the Board of Supervisors, (Communications Received) (via email: Andrew.potter@sdcounty.ca.gov)