

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

520B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 8, 2014

SUBJECT: CONDITIONAL USE PERMIT NO. 3695; Applicant: Dolgen California, LLC – Third/Third Supervisorial District – Location: northerly of Florida Avenue, easterly of Fairview Avenue and westerly of 4th Street – **REQUEST:** To add off-site alcohol sales only to a previously approved (but not yet constructed) 9,100 square feet commercial retail building for a Dollar General store with 46 parking spaces on an approximately one (1) acre lot. The proposed operating hours are 8 a.m. to 10 p.m. seven (7) days a week.

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Notice of Decision of the Planning Commission's action to approve Conditional Use Permit No. 3695.

THE PLANNING COMMISSION:

FOUND THE PROJECT EXEMPT FROM CEQA: pursuant to Categorical Exemption Section 15303(c); and,



Juan C. Perez
TLMA Director/Interim Planning
Director

D.M.

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

C.E.O. RECOMMENDATION:

APPROVE

BY: 
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Departmental Concurrence

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

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

1 - 3

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CONDITIONAL USE PERMIT NO. 3695**

DATE: May 8, 2014

PAGE: 2 of 2

ADOPTED a **FINDING** of "**PUBLIC CONVENIENCE AND NECESSITY**," regarding the sale of beer, wine & distilled spirits for off-site consumption from the proposed use, based upon the findings and conclusions incorporated in the staff report; and,

APPROVED **CONDITIONAL USE PERMIT NO. 3695**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

The project was approved at the Planning Commission hearing on December 4, 2013. At the hearing, Staff introduced a Memorandum to the Commission which introduced two corrections to the staff report and recommended the addition of three Conditions Approval (10. Planning. 36, 10. Planning. 37 & 60. And Planning. 11.) During the hearing the Commission also revised one other Condition of Approval (10. Planning 8). This Conditional Use Permit only proposed to allow the sale of alcoholic beverages (Beer, Wine & Distilled spirits as part of the operation of the previously permitted commercial retail market for Dollar General. This application's approval is contingent upon compliance with Conditions of Approval of Plot Plan No. 23535R1.

Impact on Citizens and Businesses

Currently there are two active Type 21 licenses existing within the Census Tract the project site is located (437.01.) Based on Census data from 2010, there are approximately 1,756 persons per license within this Census Tract, and with the addition of another license there will be 1,170 persons per license (for a total of three licenses.) That will only slightly exceed the standard ratio of 1 license per 1,200 persons. During the public hearing, testimony was given from the applicant's representative that the addition of alcoholic beverage sales was less than 5% of the square footage of the retail store, and was considered to be of an incidental nature since those beverages would be sold in 6-packs, 12-packs and 750 milliliter bottles; and no single container sales would occur. Therefore, while the issuance of another license will cause a slight overconcentration, because of the limitations in the quantities for sale as part of an overall retail market, it can be anticipated that the granting of the Conditional Use Permit will not cause a significant negative impact on the citizens in the area nor negatively affect similar business in the area.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

DATE: May 1, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

SUBJECT: CONDITIONAL USE PERMIT NO. 3695

(Charge your time to these case numbers)

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

- | | |
|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File, EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> CEQA Exempt |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions, Ordinances, PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

Documents to be sent to County Clerk's Office for Posting:

Notice of Exemption

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

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

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

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DATE: DECEMBER 4, 2013**

I. AGENDA ITEM: 3.9

CONDITIONAL USE PERMIT NO. 3695 – CEQA Exempt – Applicant: Dolgen California, LLC – Third/Third Supervisorial District – Location: Northerly of Florida Avenue, easterly of Fairview Avenue and westerly of 4th Street – 0.96 Gross Acres – Zoning: Scenic-Highway Commercial (C-P-S). (Quasi-judicial)

II. PROJECT DESCRIPTION:

The project proposes to add off-site alcohol sales only to a previously approved (not built) 9,100 square feet commercial retail building for a Dollar General store with 46 parking spaces on an approximately one (1) acre lot.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: H.P. Kang at (951) 955-1888 or email hpkang@rctlma.org.

Spoke in favor of the proposed project:

- Steve Rawlings (applicant's representative), (951) 667-5152

No one spoke in a neutral position or in opposition.

IV. CONTROVERSIAL ISSUES:

V. PLANNING COMMISSION ACTION:

Motion by Chairman Petty, 2nd by Commissioner Leach

A vote of 5-0

FOUND NO FURTHER ENVIRONMENTAL REVIEW NEEDED; and,

ADOPTED FINDINGS OF "PUBLIC CONVENIENCE AND NECESSITY"; and,

APPROVED CONDITIONAL USE PERMIT NO. 3694, subject to modifications to the Conditional of Approval discussed at hearing.

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.

Agenda Item No.:
Area Plan: Southwest
Zoning Area: San Jacinto Valley
Supervisory District: Third/Third
Project Planner: H. P. Kang
Planning Commission: December 4, 2013

CONDITIONAL USE PERMIT NO. 3695
CEQA Exempt
Applicant: Dolgen California, LLC
Engineer/Representative: Steve Rawlings

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant, Dolgen California, LLC, proposes to add off-site alcohol sales only to a previously approved (not built) 9,100 square feet commercial retail building for a Dollar General store with 46 parking spaces on an approximately one (1) acre lot.

The proposed operating hours are 8 a.m. to 8 p.m. seven (7) days a week.

The project site is located northerly of Florida Avenue, easterly of Fairview Avenue and westerly of 4th Street.

BACKGROUND:

On January 7, 2013, the above referenced project (PP23535R1) was approved for 9,100 square feet commercial retail building for a Dollar General store with 46 parking spaces on an approximately one (1) acre lot at Director's Hearing. There were no proponents or opponents for the project. The project is not currently constructed.

The California Department of Alcoholic Beverage Control has indicated that this project is located in the Census Tract No. 437.01. Within this census tract, only two (2) off-sale licenses are permitted without being considered over concentrated. With this CUP proposal of one (1) additional off-sale will make this census tract over concentrated.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Existing General Plan Land Use: | Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) |
| 2. Surrounding General Plan Land Use: | Community Development: Commercial Retail (CR) (0.20 – 0.35 FAR) to the south, east, and west and
Community Development: Medium Density Residential (MDR) (2 to 5 D.U./Ac.) to the north |
| 3. Existing Zoning: | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning: | North: Rural Residential (R-R)
East: Rural Residential (R-R)
South: Scenic Highway Commercial (C-P-S)
West: Scenic Highway Commercial (C-P-S) |
| 5. Existing Land Use: | Vacant land |
| 6. Surrounding Land Use: | North: Single Family Residential and Vacant
East: Single Family Residential
South: Tire Shop and Liquor Store
West: Verizon (non-retail) office building and Vacant |

D.M.

- | | |
|----------------------------|---------------------------------------------------------|
| 7. Project Data: | Total Acreage: 0.96 Gross Acre
Parking Spaces: 46 |
| 8. Environmental Concerns: | CEQA Exempt Per Categorical Exemption Section 15303 (c) |

RECOMMENDATIONS:

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

FIND THAT THE PROJECT IS EXEMPT FROM CEQA: pursuant to Categorical Exemption Section 15303(c); and,

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

APPROVAL of **CONDITIONAL USE PERMIT NO. 3695**, 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, which is incorporated herein by reference.

1. The project site is designated Community Development: Commercial Retail on the San Jacinto Valley Area Plan.
2. The proposed off-site alcohol sales at a neighborhood and community level are allowed in the Community Development: Commercial Retail Land Use designation within the floor area ratio (FAR) range from 0.2 to 0.35.
3. The proposed off-site alcohol sales is surrounded by Community Development: Medium Density Residential (CD: MDR) to the north and east, and Community Development: Commercial Retail (CD: CR) to the south and west.
4. The public’s health, safety and general welfare through the proposed use, added alcohol sales to a previously approved commercial retail (Dollar General) store, will be protected through project design.
5. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
6. The proposed off-site alcohol sales (as identified in the Section 9.50) are conditionally permitted in the Scenic Highway Commercial (C-P-S) zone based on County Ordinance No. 348.
7. The proposed off-site alcohol sales is consistent with the lot size, setbacks, building height, parking, and roof mounted equipment screening standards set forth in the Scenic Highway Commercial (C-P-S) zone.

8. The surrounding zoning is Scenic Highway Commercial (C-P-S) to south, and west and Rural Residential (R-R) to the north and east.
9. The project site is a vacant disturbed parcel adjacent to an existing commercial service and retail stores to the south and single family residential development to the north and east. There is a commercial office development to the west along with a vacant piece of property.
10. There are two (2) licenses (Type 21) exist currently in Census Tract No. 437.01. Both licenses are active and the Conditional Use Permit is requesting the determination of Public Necessity & Convenience. Currently, there are approximately 1,756 persons per license and with added license there will be 1,170 persons per license (total of three).
11. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of the Ordinance No. 348.
12. There are no existing or proposed schools, public park/playground, or religious worship centers within 1,000 feet from the project site.
13. The proposed project provides public necessity and convenience for the residents of the surrounding community.
14. This project is not located within a cell criteria area of the Western Riverside County Multiple-Species Habitat Conservation Plan (WRCMSHCP).
15. The project is exempt from CEQA pursuant to Categorical Exemption Section No. 15303(c) that addressed the development of the site as a commercial retail building and adding off-site sale of alcoholic beverage.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR), 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 conditionally 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. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - b. A City Sphere of Influence.
 - c. A Specific Plan.
 - d. An Airport Influence Area.
 - e. A Cell Criteria Area of the WRCMSHCP.
 - f. A High Fire Area.
 - g. A Fault Zone.

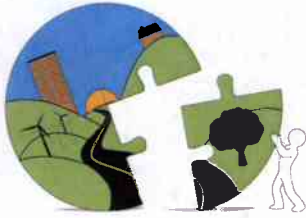
3. The project site is located within:
 - a. The boundaries of the Hemet Unified School District.
 - b. The Western TUMF (Transportation Uniform Mitigation Fee Ord. 824).
 - c. The DIF (Development Impact Fee Area Ord. 659) San Jacinto Valley.

4. The subject site is currently designated as Assessor's Parcel Number 549-153-021.

HK:hk/dm

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Date Prepared: 4/22/14



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: December 4, 2013
TO: Planning Commission
FROM: H. P. Kang, Project Planner
RE: Item No. 3.9 – Conditional Use Permit 03695

This memorandum is prepared to add information to or revise information contained in the previously prepared Staff Report:

Typographical error

Under the recommended section the following language is appropriate:

FIND THE PROJECT IS EXEMPT FROM CEQA: pursuant to Categorical Exemption Section 15303(c); and,

Under finding 15:

The project is exempt from CEQA pursuant to Categorical Exemption Section No. 15303(c) that addressed the development of the site as a commercial retail building and adding off-site sale of alcoholic beverage.

The following conditions shall be added

10.PLANNING.36 The sale of any alcoholic beverage under Conditional Use Permit No. 3695 shall only be allowed if and when all Conditions of Approval for Plot Plan No. 23535R1 have been met and a certificate of occupancy issued by the County of Riverside.

10.PLANNING.37 The project site shall not install or operate any public telephones or any arcade games on the premises.

60.PLANNING.11 No grading and/or building permit shall be issued under the Conditional Use Permit No. 03695.

Agenda Item No.: 3.9
Area Plan: Southwest
Zoning Area: San Jacinto Valley
Supervisory District: Third/Third
Project Planner: H. P. Kang
Planning Commission: December 4, 2013

CONDITIONAL USE PERMIT NO. 3695
CEQA Exempt
Applicant: Dolgen California, LLC
Engineer/Representative: Steve Rawlings

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant, Dolgen California, LLC, proposes to add off-site alcohol sales only to a previously approved (not built) 9,100 square feet commercial retail building for a Dollar General store with 46 parking spaces on an approximately one (1) acre lot.

The proposed operating hours are 8 a.m. to 8 p.m. seven (7) days a week.

The project site is located northerly of Florida Avenue, easterly of Fairview Avenue and westerly of 4th Street.

BACKGROUND:

On January 7, 2013, the above referenced project (PP23535R1) was approved for 9,100 square feet commercial retail building for a Dollar General store with 46 parking spaces on an approximately one (1) acre lot at Director's Hearing. There were no proponents or opponents for the project. The project is not currently constructed.

The California Department of Alcoholic Beverage Control has indicated that this project is located in the Census Tract No. 437.01. Within this census tract, only two (2) off-sale licenses are permitted without being considered over concentrated. With this CUP proposal of one (1) additional off-sale will make this census tract over concentrated.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Existing General Plan Land Use: | Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) |
| 2. Surrounding General Plan Land Use: | Community Development: Commercial Retail (CR) (0.20 – 0.35 FAR) to the south, east, and west and
Community Development: Medium Density Residential (MDR) (2 to 5 D.U./Ac.) to the north |
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| 5. Existing Land Use: | Vacant land |
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East: Single Family Residential
South: Tire Shop and Liquor Store
West: Verizon (non-retail) office building and Vacant |

D.M.

- | | |
|----------------------------|------------------------------------------------------------|
| 7. Project Data: | Total Acreage: 0.96 Gross Acre
Parking Spaces: 46 |
| 8. Environmental Concerns: | CEQA Exempt Per Categorical Exemption Section
15303 (c) |

RECOMMENDATIONS:

FIND THE PROJECT NEED NO FURTHER ENVIRONMENTAL REVIEW based on previous CEQA document, Environmental Assessment No. 42523; and,

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

APPROVAL of **CONDITIONAL USE PERMIT NO. 3695**, 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, which is incorporated herein by reference.

1. The project site is designated Community Development: Commercial Retail on the San Jacinto Valley Area Plan.
2. The proposed off-site alcohol sales at a neighborhood and community level are allowed in the Community Development: Commercial Retail Land Use designation within the floor area ratio (FAR) range from 0.2 to 0.35.
3. The proposed off-site alcohol sales is surrounded by Community Development: Medium Density Residential (CD: MDR) to the north and east, and Community Development: Commercial Retail (CD: CR) to the south and west.
4. The public's health, safety and general welfare through the proposed use, added alcohol sales to a previously approved commercial retail (Dollar General) store, will be protected through project design.
5. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
6. The proposed off-site alcohol sales (as identified in the Section 9.50) are conditionally permitted in the Scenic Highway Commercial (C-P-S) zone based on County Ordinance No. 348.
7. The proposed off-site alcohol sales is consistent with the lot size, setbacks, building height, parking, and roof mounted equipment screening standards set forth in the Scenic Highway Commercial (C-P-S) zone.
8. The surrounding zoning is Scenic Highway Commercial (C-P-S) to south, and west and Rural Residential (R-R) to the north and east.

9. The project site is a vacant disturbed parcel adjacent to an existing commercial service and retail stores to the south and single family residential development to the north and east. There is a commercial office development to the west along with a vacant piece of property.
10. There are two (2) licenses (Type 21) exist currently in Census Tract No. 437.01. Both licenses are active and the Conditional Use Permit is requesting the determination of Public Necessity & Convenience. Currently, there are approximately 1,756 persons per license and with added license there will be 1,170 persons per license (total of three).
11. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of the Ordinance No. 348.
12. There are no existing or proposed schools, public park/playground, or religious worship centers within 1,000 feet from the project site.
13. The proposed project provides public necessity and convenience for the residents of the surrounding community.
14. This project is not located within a cell criteria area of the Western Riverside County Multiple-Species Habitat Conservation Plan (WRCMSHCP).
15. No further environmental assessment is required based on previously adopted Environmental Assessment No. 42523 that addressed the development of the site as a commercial retail building and adding off-site sale of alcoholic beverage will have less than significant impact.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR), 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 conditionally 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. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - b. A City Sphere of Influence.

CONDITIONAL USE PERMIT NO. 3695

PC Staff Report: December 4, 2013

Page 4 of 4

- c. A Specific Plan.
 - d. An Airport Influence Area.
 - e. A Cell Criteria Area of the WRCMSHCP.
 - f. A High Fire Area.
 - g. A Fault Zone.
3. The project site is located within:
- a. The boundaries of the Hemet Unified School District.
 - b. The Western TUMF (Transportation Uniform Mitigation Fee Ord. 824).
 - c. The DIF (Development Impact Fee Area Ord. 659) San Jacinto Valley.
4. The subject site is currently designated as Assessor's Parcel Number 549-153-021.

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Date Prepared: 12/12/12

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03695

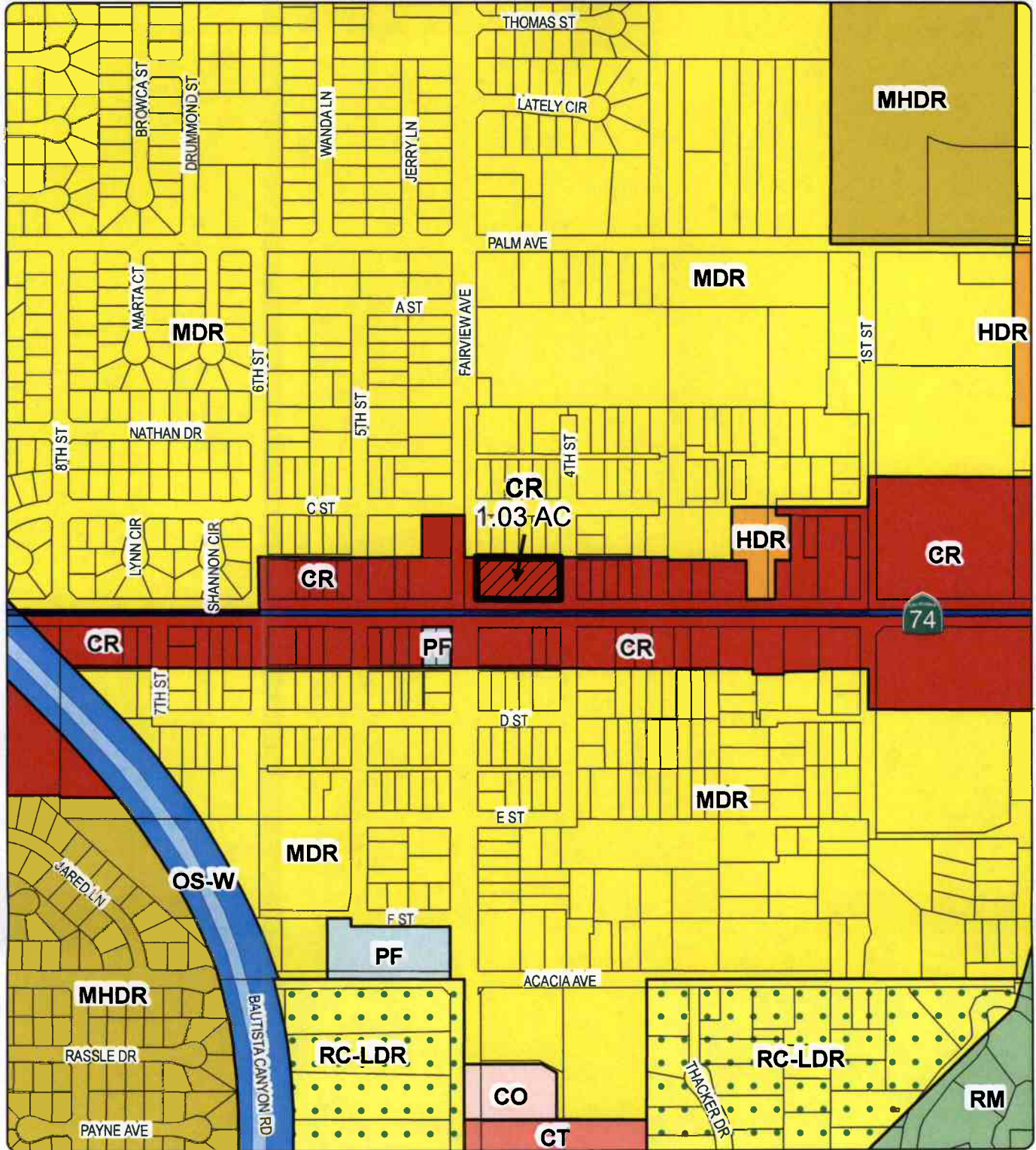
EXISTING GENERAL PLAN

Supervisor Stone

District: 3

Date Drawn: 11/12/13

Exhibit 5



Zoning Area: Bautista
 Township/Range: T5SR1E
 Section: 9

Assessors Bk. Pg. 549-153
 Thomas Bros. Pg. 812 A7
 Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

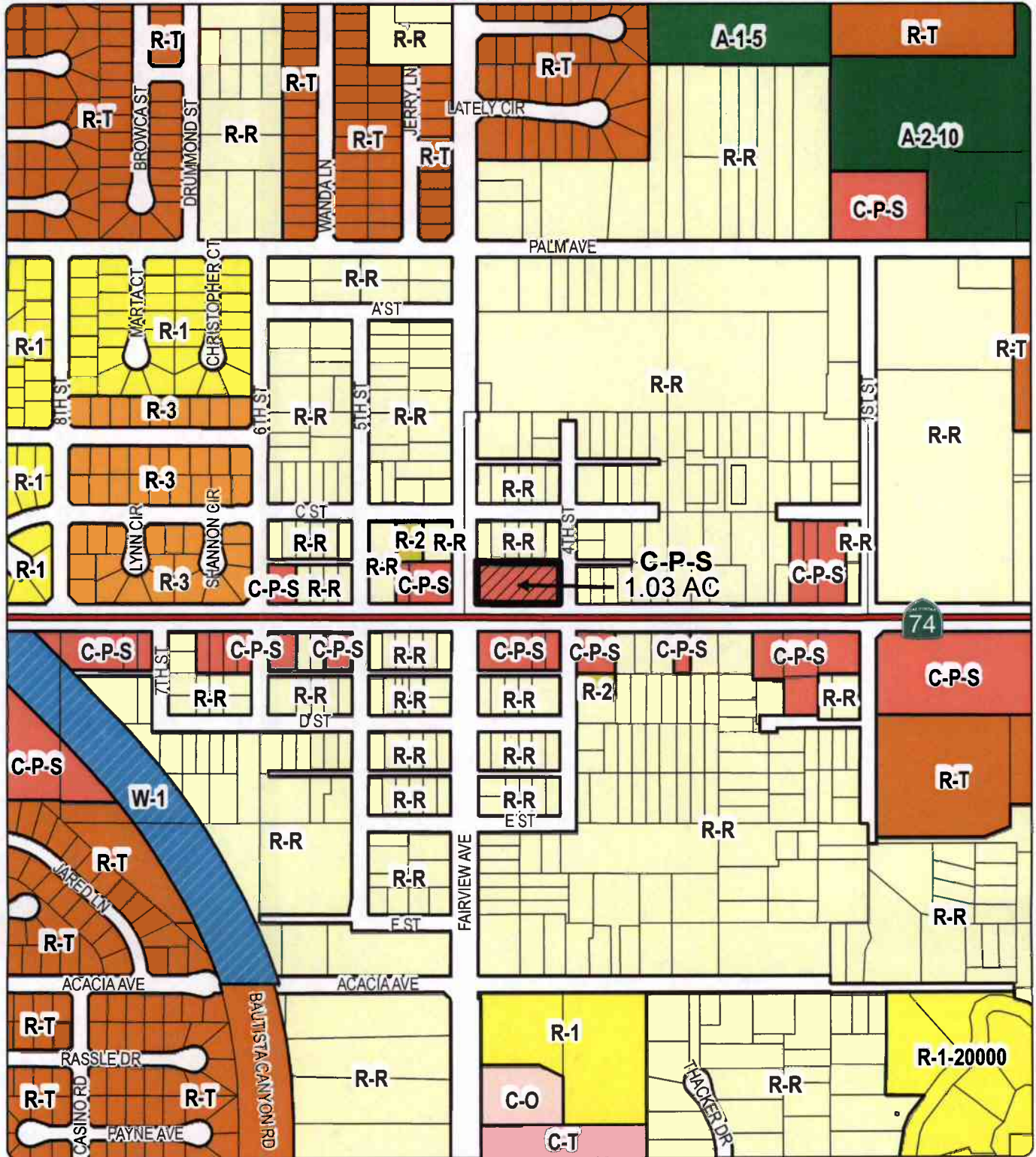
CUP03695

Date Drawn: 11/12/2013

Supervisor Stone
District 3

EXISTING ZONING

Exhibit 2



Zoning Area: Bautista
Township/Range: T5SR1E
Section: 9

Assessors Bk. Pg. 549-153
Thomas Bros. Pg. 812 A7
Edition 2011



0 250 500 1,000 1,500



Feet

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>

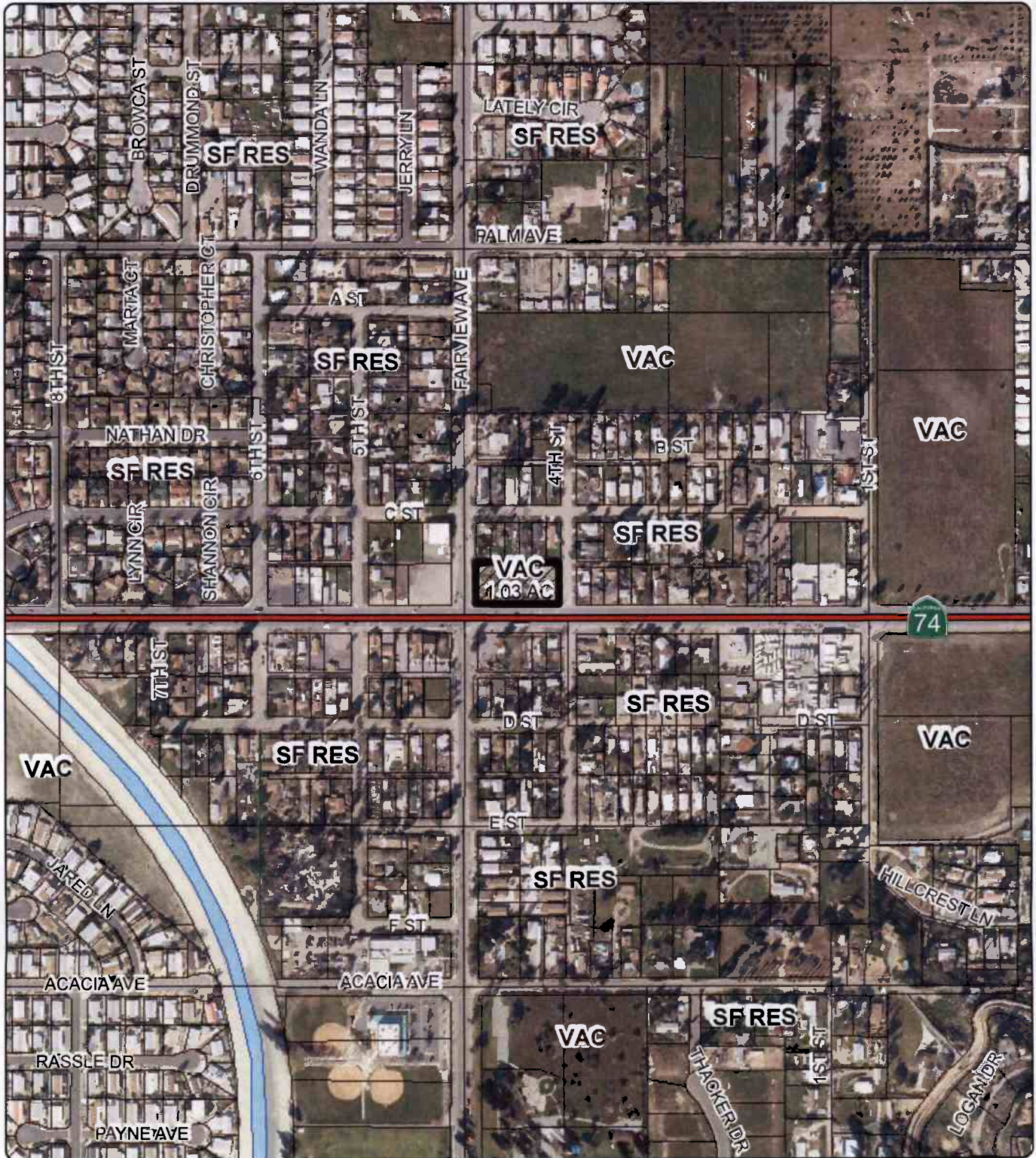
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03695

LAND USE

Supervisor Stone
District 3

Date Drawn: 11/12/13
Exhibit 1



Zoning Area: Bautista
Township/Range: T5SR1E
Section: 9

Assessors Bk. Pg. 549-153
Thomas Bros. Pg. 812 A7
Edition 2011



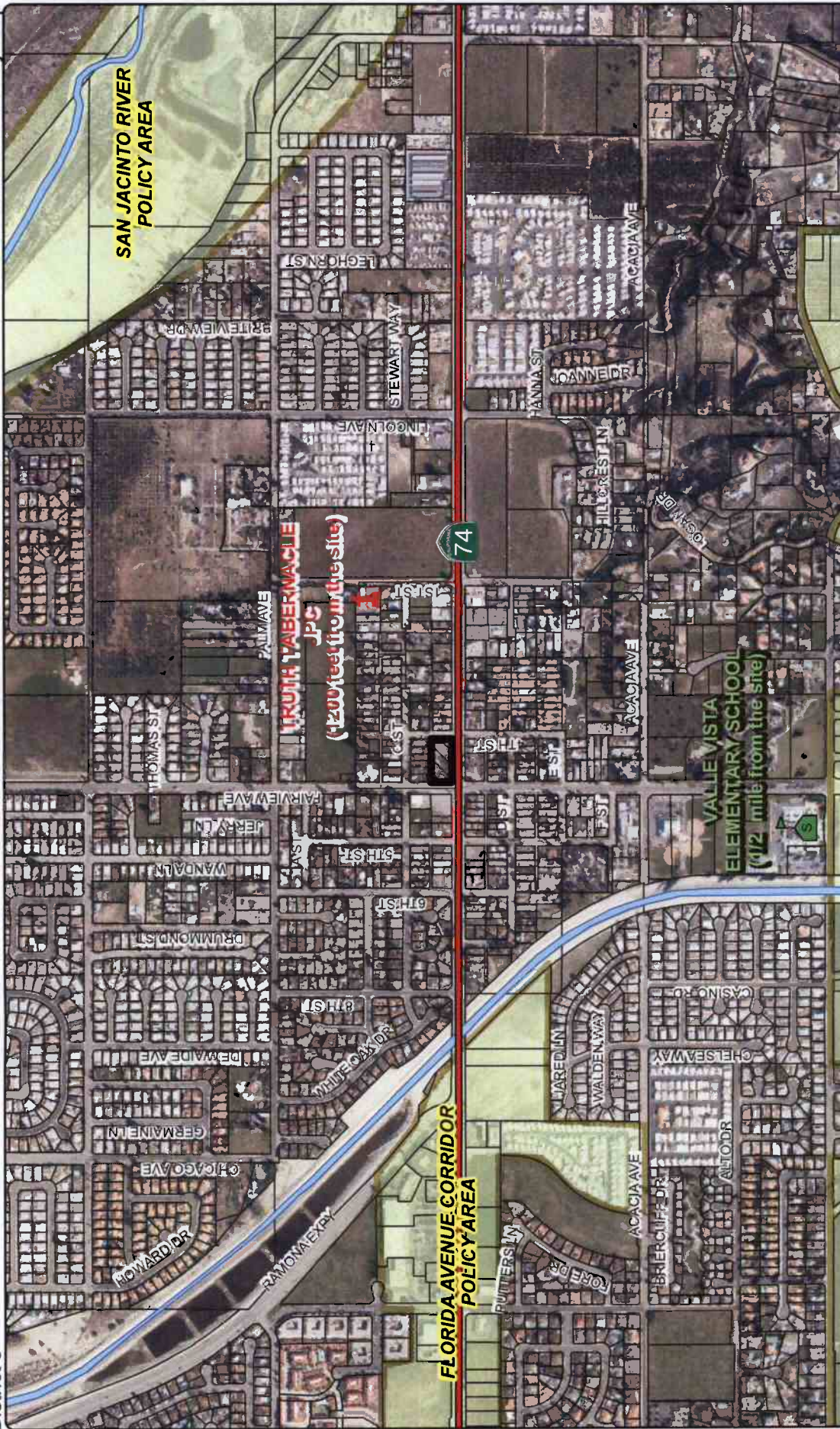
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT CUP03695

Supervisor Stone
District 3

VICINITY/POLICY AREAS

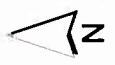
Date Drawn: 11/12/13
Vicinity Map



Assessors Bk. Pg. 549-153
Thomas Bros. Pg. 812 A7
Edition 2011

Zoning Area: Bautista
Township/Range: T5SR1E
Section: 9

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CONDITIONAL USE PERMIT Case #: CUP03695

Parcel: 549-153-021

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The permit is for a request to add off-site alcohol sales only to a previously approved (not built) 9,100 square feet commercial retail building for a Dollar General store with 46 parking spaces on an approximately one (1) acre lot.

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.

CONDITIONAL USE PERMIT Case #: CUP03695

Parcel: 549-153-021

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Conditional Use Permit No. 03695 proposes to sell off-site alcohol beverage at previously approved retail store. All grading to be conducted under Plot Plan No. 23535R1. No Grading Permits shall be issued under Conditional Use Permit No. 03695.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

CUP 3695 is a proposal to sell off-site alcohol beverage at previously approved retail store of approximately 9,100 sq. ft. commercial retail building with 46 parking spaces on a 0.96 acres site in San Jacinto Valley area. The project site is located northerly of Florida Avenue, easterly of Fairview Avenue, and westerly of 4th Street.

This is a proposal to sell alcohol on the approved PP 23535 where there are no new structures being proposed. As of September 2013 the plot plan is in plan check, until it is complete no permit, such as prior to grading or prior to building, shall be issued. All the approved conditions for PP 23535 are applicable to the CUP. The District has no objection to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 3 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 for PP23535R1, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 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

CONDITIONAL USE PERMIT Case #: CUP03695

Parcel: 549-153-021

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - FEES FOR REVIEW (cont.) RECOMMND

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.

10.PLANNING. 8 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 8 a.m. to 10 p.m., Sunday through Monday in order to reduce conflict with adjacent residential zones and/or land uses.

(AMENDED AT PC ON 12/4/13)

10.PLANNING. 11 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. 20 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 License Board (ABC), 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. 21 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 #: CUP03695

Parcel: 549-153-021

10. GENERAL CONDITIONS

10.PLANNING. 24 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. 25 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. 29 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. 30 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 34 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 Building and Safety Department at

CONDITIONAL USE PERMIT Case #: CUP03695

Parcel: 549-153-021

10. GENERAL CONDITIONS

10.PLANNING. 34 USE - BUSINESS LICENSING (cont.) RECOMMND

www.rctlma.org.buslic.

10.PLANNING. 35 USE - BEER & WINE RESTRICTIONS RECOMMND

The following development standards shall apply to the oncurrent sale of motor vehicle fuels and beer and wine for off-premises consumption:

- a. Only beer, wine and distilled spirits may be sold.
- b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.
- c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.
- d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.
- e. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.
- f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.
- g. No sale of alcoholic beverages shall be made from a drive-in window.

10.PLANNING. 36 USE - SALE OF ALCOHOL RECOMMND

The sale of any alcoholic beverage under Conditional Use Permit No. 3695 shall only be allowed if and when all

04/22/14
14:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

CONDITIONAL USE PERMIT Case #: CUP03695

Parcel: 549-153-021

10. GENERAL CONDITIONS

10.PLANNING. 36 USE - SALE OF ALCOHOL (cont.) RECOMMND

Conditions of Approval for Plot Plan No. 23535R1 have been met and a certificate of occupancy issued by the County of Riverside.

(ADDED AT PC ON 12/4/2013)

10.PLANNING. 37 USE - PUBLIC PHONE AND ARCADE RECOMMND

The project site shall not install or operate any public telephones or any arcade games on the premises.

(ADDED AT PC ON 12/4/2013)

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE CONDITIONS RECOMMND

Prior to issuance of grading permit all the conditions for PP 23535 must be satisfied

PLANNING DEPARTMENT

60.PLANNING. 10 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3695, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 11 USE - NO GRADING OR BLDG PMT RECOMMND

No grading and/or building permit shall be issued under the Conditional Use Permit No. 3695.

(ADDED AT PC ON 12/4/13)

80. PRIOR TO BLDG PRMT ISSUANCE

04/22/14
14:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

CONDITIONAL USE PERMIT Case #: CUP03695

Parcel: 549-153-021

80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE CONDITIONS

RECOMMND

Prior to issuance of building permit all the conditions for
PP 23535 must be satisfied.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 24 USE - CONDITION COMPLIANCE

RECOMMND

The Department of Building and Safety shall verify that
the Development Standards of this approval and all other
preceding conditions have been complied with prior to any
use allowed by this permit.



**California Department of Alcoholic Beverage Control
For the County of RIVERSIDE - (Off-Sale Licenses)
and Census Tract = 437.01**

Report as of 11/6/2013

License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1) 381573	ACTIVE	21	11/13/2001	10/31/2013	GHEREIR, EYAD KAMAL 44161 E FLORIDA AVE HEMET, CA 92544 Census Tract: 0437.01	MICKEYS LIQUOR		3300
2) 462932	ACTIVE	21	3/3/2008	9/30/2014	VALLE VISTA LIQUORS INC 44023 E FLORIDA AVE HEMET, CA 92544-5443 Census Tract: 0437.01	VALLE VISTA LIQUORS		3300

--- End of Report ---



LAND DEVELOPMENT COMM. TEE/
DEVELOPMENT REVIEW TEAM

FILE COPY

INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 15, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District

P.D. Geology/Archaeology Section
P.D. Landscaping Section
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
3rd District Supervisor
3rd District Planning Commissioner
City Sphere of Influence- Hemet

Hemet Unified School District
Eastern Municipal Water Dist.
Southern California Edison
Verizon
Lake Hemet Water Dist.
Alcohol Beverage Control

CONDITIONAL USE PERMIT NO. 03695 – EA42612 – Applicant: Dolgen California, LLC – Engineer/Representative: Steve Rawlings – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Florida Avenue, easterly of Fairview Avenue and westerly of 4th Street – 0.96 Gross Acres – Zoning: Scenic-Highway Commercial (C-P-S) – **REQUEST:** The project proposes to sell off-site alcohol beverage at previously approved (not build) retail store (Dollar General) of approximately 9,100 square foot commercial retail building with 46 parking spaces.– APN: 549-153-015 – Related Cases: CZ07419, PP23535, PP23535R1

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on August 29, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **H.P. Kang**, Project Planner, at **(951) 955-1888** or email at **hpkang@rctlma.org / MAILSTOP# 1070**.

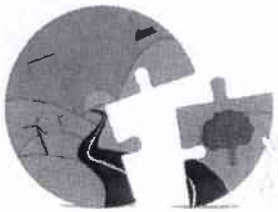
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Set ID CC006468

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: Finding of public convenience or necessity and permit to sell beer and wine (TYPE 20) for off-site consumption within a 8,956 sf grocery store.

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 18.48

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: CUPO3695, EA42612, CFG-05988 DATE SUBMITTED: 7/29/2013

APPLICATION INFORMATION

Applicant's Name: Dolgen California, LLC #13575 Attn: Tax-License Dept. E-Mail: tax-beerandwinelicense@dollargeneral.com

Mailing Address: 100 Mission Ridge
Goodlettsville, TN 37072
Street
City State ZIP

Daytime Phone No: (615) 855-4000 x5484 Fax No: ()

Engineer/Representative's Name: Steve Rawlings, Alcoholic Beverage Consulting E-Mail: se.rawlings@verizon.net

Mailing Address: 26023 Jefferson Ave., Suite D
Murrieta, CA 92562
Street
City State ZIP

Daytime Phone No: (951) 667-5152 Fax No: (951) 667-3455

Property Owner's Name: Hemet Auto Center Leasing, Inc E-Mail:

Mailing Address: 990 W. Florida Avenue
Hemet, CA 92543
Street
City State ZIP

Daytime Phone No: () Fax No: ()

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR 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.

Steven B. Deckard Steven B. Deckard
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.

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 549-153-021

Section: 9 Township: 5S Range: 1E

APPLICATION FOR LAND USE PROJECT

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PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

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

Demet Auto Center Leasing Inc
DBA Western LAWS Co

PRINTED NAME OF PROPERTY OWNER(S)

Dan R Shuck, Pres.

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 549-153-021

Section: 9 Township: 5S Range: 1E

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: .83 acres (36,199 sf)

General location (nearby or cross streets): North of Florida, South of C Street, East of Fairview, West of 4th Street.

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

Make a finding of public convenience or necessity and permit to sell beer and wine (TYPE 20) for off-site consumption within a 8,956 sf grocery store.

Related cases filed in conjunction with this application:

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

If yes, provide Case No(s). PP23535 R1 approved on 1/7/13 (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: _____

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards _____

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? _____ N/A _____ truck loads.

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

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

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

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

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

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

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

- Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

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

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

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

Name of Applicant: Dolgen California, LLC #13575
Address: 100 Mission Ridge
Phone number: 615-855-4000 x5484
Address of site (street name and number if available, and ZIP Code):
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: 549-153-021
Specify any list pursuant to Section 65962.5 of the Government Code:
Regulatory Identification number:
Date of list:

Applicant (1) Steven R. Davis Date 7/24/13
Applicant (2) _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

Yes No

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/8/2013,

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

APN (s) or case numbers CUPO3695 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

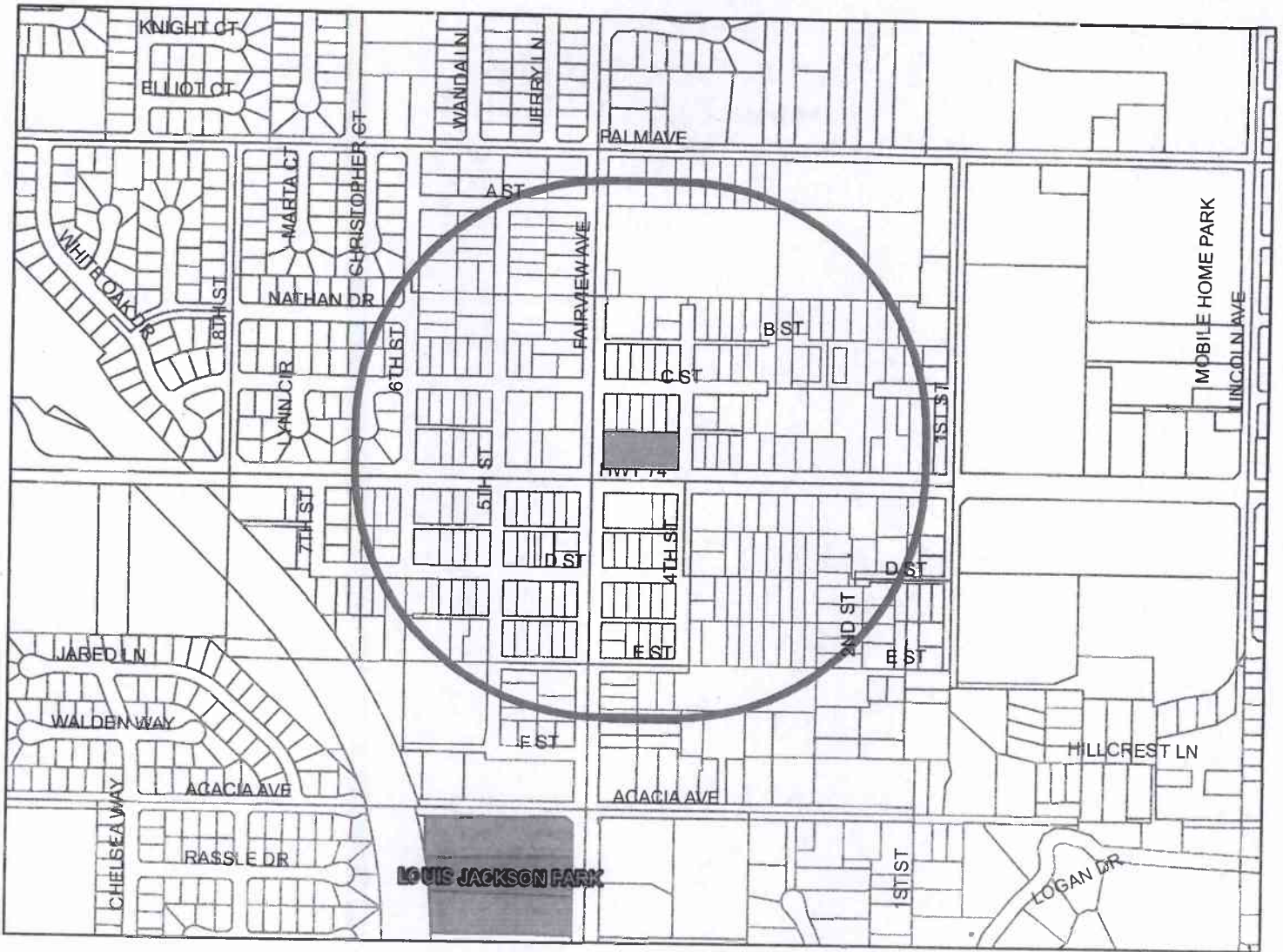
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CUP03695 (1000 feet buffer)



Selected Parcels

- 549-152-024 549-180-029 549-180-063 549-200-030 549-151-011 549-152-092 549-173-008 549-123-020 549-123-021 549-152-039
- 549-151-005 549-123-008 549-130-019 549-130-020 549-130-021 549-173-028 549-144-003 549-173-043 549-122-014 549-123-017
- 549-200-032 549-123-004 549-123-005 549-152-062 549-172-008 549-142-020 549-142-022 549-173-005 549-165-008 549-173-010
- 549-173-027 549-172-004 549-151-006 549-173-030 549-152-075 549-180-055 549-162-029 549-162-030 549-172-006 549-173-001
- 549-143-006 549-143-004 549-173-025 549-152-004 549-161-015 549-152-089 549-164-003 549-164-004 549-164-005 549-164-006
- 549-164-007 549-164-008 549-164-014 549-152-059 549-145-012 549-165-010 549-130-008 549-130-010 549-130-011 549-130-012
- 549-200-025 549-165-011 549-162-013 549-163-001 549-172-011 549-180-060 549-173-032 549-144-004 549-200-021 549-171-007

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: 549122005, APN: 549122005
JESSICA VAZQUEZ, ETAL
624 KESHA CT
SAN JACINTO CA 92583

ASMT: 549123004, APN: 549123004
BARBARA SEMINCK
25580 N 5TH ST
HEMET CA 92544

ASMT: 549122006, APN: 549122006
WEN BEEBE
25596 6TH ST
HEMET, CA. 92544

ASMT: 549123005, APN: 549123005
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25580 5TH ST
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ASMT: 549122008, APN: 549122008
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GRANADA HILLS CA 91344

ASMT: 549123006, APN: 549123006
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SAN JACINTO CA 92582

ASMT: 549122009, APN: 549122009
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25579 5TH ST
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ASMT: 549123007, APN: 549123007
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ASMT: 549122010, APN: 549122010
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ASMT: 549122014, APN: 549122014
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ASMT: 549123023, APN: 549123023
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ASMT: 549124006, APN: 549124006
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43960 A ST
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ASMT: 549124008, APN: 549124008
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ASMT: 549130002, APN: 549130002
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ASMT: 549130003, APN: 549130003
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ASMT: 549130004, APN: 549130004
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44097 PALM AVE
HEMET, CA. 92544

ASMT: 549130005, APN: 549130005
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41291 ACACIA AVE
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ASMT: 549130006, APN: 549130006
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44121 PALM AVE
HEMET, CA. 92544

ASMT: 549130013, APN: 549130013
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26160 SOBOBA ST
HEMET CA 92544

ASMT: 549130019, APN: 549130019
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26624 S YALE
HEMET CA 92544

ASMT: 549130021, APN: 549130021
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26624 S YALE ST
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43866 NATHAN DR
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43855 NATHAN DR
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ASMT: 549142014, APN: 549142014
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43888 C ST
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ASMT: 549141028, APN: 549141028
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25946 SAN LEANDRO CT
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ASMT: 549142015, APN: 549142015
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43894 C ST
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ASMT: 549141029, APN: 549141029
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43856 C ST
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ASMT: 549142017, APN: 549142017
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ASMT: 549141030, APN: 549141030
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ASMT: 549142018, APN: 549142018
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43920 C ST
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ASMT: 549142001, APN: 549142001
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25620 6TH ST
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ASMT: 549142019, APN: 549142019
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43928 C ST
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ASMT: 549142002, APN: 549142002
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ASMT: 549142020, APN: 549142020
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ASMT: 549143001, APN: 549143001
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ASMT: 549143004, APN: 549143004
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ASMT: 549144002, APN: 549144002
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43895 C ST
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ASMT: 549144011, APN: 549144011
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43849 D STREET
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ASMT: 549151005, APN: 549151005
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ASMT: 549151006, APN: 549151006
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ASMT: 549151008, APN: 549151008
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2639 REDLANDS DR
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ASMT: 549152007, APN: 549152007
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ASMT: 549152010, APN: 549152010
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ASMT: 549152011, APN: 549152011
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ASMT: 549152012, APN: 549152012
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25453 WANDA LN
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ASMT: 549152016, APN: 549152016
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44206 C ST
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ASMT: 549152025, APN: 549152025
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ASMT: 549152028, APN: 549152028
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ASMT: 549152029, APN: 549152029
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44135 C ST
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ASMT: 549152030, APN: 549152030
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ASMT: 549152039, APN: 549152039
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44160 STATE HIGHWAY 74
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ASMT: 549152044, APN: 549152044
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44076 FLORIDA AVE
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ASMT: 549152045, APN: 549152045
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44070 FLORIDA AVE
HEMET, CA. 92544

ASMT: 549152046, APN: 549152046
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ASMT: 549152047, APN: 549152047
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44086 HIGHWAY 74
HEMET, CA. 92544

ASMT: 549152051, APN: 549152051
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ASMT: 549152054, APN: 549152054
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P O BOX 1323
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ASMT: 549152065, APN: 549152065
ELIA LEMUS
104 GARDENSIDE CT
FALLBROOK CA 92028

ASMT: 549152055, APN: 549152055
HOLLY DAVIS, ETAL
31839 VIA SALTIO
TEMECULA CA 92592

ASMT: 549152069, APN: 549152069
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44152 C ST
HEMET, CA. 92544

ASMT: 549152058, APN: 549152058
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16608 FAYSMITH AVE
TORRANCE CA 90504

ASMT: 549152070, APN: 549152070
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44144 C ST
HEMET, CA. 92544

ASMT: 549152059, APN: 549152059
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44130 FLORIDA AVE
HEMET, CA. 92544

ASMT: 549152074, APN: 549152074
HERBERT SKERBELIS
C/O HERBERT SKERBELIS
5546 SKYLOFT DR
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ASMT: 549152062, APN: 549152062
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44125 C ST
HEMET, CA. 92544

ASMT: 549152075, APN: 549152075
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25934 VIEW LN
HEMET CA 92544

ASMT: 549152063, APN: 549152063
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44093 C STREET
HEMET CA 92544

ASMT: 549152082, APN: 549152082
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ASMT: 549152064, APN: 549152064
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ASMT: 549152083, APN: 549152083
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ASMT: 549152085, APN: 549152085
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25637 1ST ST
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ASMT: 549153019, APN: 549153019
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49800 HIGHWAY 174
HEMET CA 92544

ASMT: 549152087, APN: 549152087
ISLAMIC SOCIETY OF HEMET
27310 STONEHENGE CIR
HEMET CA 92544

ASMT: 549153020, APN: 549153020
EVENT ADVERTISING INC
2900 ADAMS CT NO C120
RIVERSIDE CA 92504

ASMT: 549152088, APN: 549152088
ROALD JACOBSEN
4300 LICHAU RD
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ASMT: 549153021, APN: 549153021
HEMET AUTO CENTER LEASING INC
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ASMT: 549152090, APN: 549152090
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ASMT: 549152091, APN: 549152091
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ASMT: 549161012, APN: 549161012
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ASMT: 549161014, APN: 549161014
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ASMT: 549162029, APN: 549162029
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ASMT: 549161017, APN: 549161017
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ASMT: 549162030, APN: 549162030
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ASMT: 549163001, APN: 549163001
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ASMT: 549163003, APN: 549163003
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44130 E ST
HEMET, CA. 92544

ASMT: 549173013, APN: 549173013
RYAN HARTIGAN, ETAL
25834 2ND ST
HEMET, CA. 92544

ASMT: 549173029, APN: 549173029
RUTH RAY
44122 E ST
HEMET, CA. 92544

ASMT: 549173021, APN: 549173021
GEOFFREY PEARSON, ETAL
25860 2ND ST
HEMET, CA. 92544

ASMT: 549173030, APN: 549173030
B HERWIG, ETAL
28834 ALPIN VIEW CT
HIGHLAND CA 92346

ASMT: 549173023, APN: 549173023
ELOISE HERNANDEZ
4037 BLAIR ST
CORONA CA 92879

ASMT: 549173031, APN: 549173031
RANDALL HOWARD
P O BOX 3312
HEMET CA 92546

ASMT: 549173032, APN: 549173032
DIANE ADAMS
44098 E ST
HEMET, CA. 92544

ASMT: 549180003, APN: 549180003
SEIFERT NORMA LIVING TRUST
C/O NORMA SEIFERT
43180 SAN MARCOS PL
HEMET CA 92544

ASMT: 549173035, APN: 549173035
SIDNEY WALKER
25860 4TH ST
HEMET, CA. 92544

ASMT: 549180004, APN: 549180004
DONALD FENAROLI, ETAL
23663 PEPPERLEAF ST
MURRIETA CA 92562

ASMT: 549173042, APN: 549173042
ROBERT KNEPP, ETAL
6428 RIDGE TERRACE 602
ORLANDO FL 32810

ASMT: 549180005, APN: 549180005
ROBERT HOLCOMB
3040 E FLORIDA AVE
HEMET CA 92544

ASMT: 549173043, APN: 549173043
ARACELI RODRIGUEZ
44203 D ST
HEMET, CA. 92544

ASMT: 549180006, APN: 549180006
JEANETTE FREEMAN
25887 FAIRCREST
HEMET CA 92544

ASMT: 549173044, APN: 549173044
BARBARA SIMS, ETAL
44215 D ST
HEMET CA 92544

ASMT: 549180030, APN: 549180030
MARIA GOMEZ
P O BOX 992
HEMET CA 92546

ASMT: 549180001, APN: 549180001
GARY WACKER, ETAL
P O BOX 4020
HEMET CA 92546

ASMT: 549180032, APN: 549180032
ERIKA ACEVES, ETAL
44128 D ST
HEMET, CA. 92544

ASMT: 549180002, APN: 549180002
NEIGHBORHOOD PATNERSHIP HOUSING SER
320 W G ST STE 103
ONTARIO CA 91762

ASMT: 549180033, APN: 549180033
THOMAS KEEN
44114 D ST
HEMET, CA. 92544

ASMT: 549180034, APN: 549180034
ROBERT BATES
7142 ORANGETHORPE AVE 11A
BUENA PARK CA 90621

ASMT: 549180061, APN: 549180061
RECIL WATSON, ETAL
44224 D ST
HEMET, CA. 92544

ASMT: 549180035, APN: 549180035
SILVIA MARTINEZ, ETAL
4040 MACARTHUR BLV 320
NEWPORT BEACH CA 92660

ASMT: 549180065, APN: 549180065
NIVEK
C/O KEVIN W SECHREST
44219 E FLORIDA AVE
HEMET CA 92544

ASMT: 549180036, APN: 549180036
YOLANDA SANCHEZ
45271 E FLORIDA
HEMET CA 92544

ASMT: 549192011, APN: 549192011
KARA UNLAND, ETAL
25901 5TH ST
HEMET, CA. 92544

ASMT: 549180037, APN: 549180037
KATHY CARRILLO, ETAL
P O BOX 1413
ROMOLAND CA 92585

ASMT: 549193001, APN: 549193001
ANA NUNEZ, ETAL
43957 E ST
HEMET, CA. 92544

ASMT: 549180054, APN: 549180054
ERNEST DELANEY
44140 D ST
HEMET, CA. 92544

ASMT: 549193002, APN: 549193002
STARLITE MGMT III
4900 SANTA ANITA AV NO 2C
EL MONTE CA 91732

ASMT: 549180055, APN: 549180055
JUSTIN BROYLES, ETAL
C/O JUSTIN BROYLES
44130 D ST
HEMET, CA. 92544

ASMT: 549193003, APN: 549193003
GREGORY PIETROPAOLO
25928 5TH ST
HEMET, CA. 92544

ASMT: 549180056, APN: 549180056
MEI WU, ETAL
365 ORIENTE ST
DALY CITY CA 94014

ASMT: 549193008, APN: 549193008
ETHEL PARRISH, ETAL
25929 FAIRVIEW AVE
HEMET, CA. 92544

ASMT: 549193009, APN: 549193009
BEVERLY BARRIER, ETAL
PMB F3362
19510 VAN BUREN BLV
RIVERSIDE CA 92508

ASMT: 549200041, APN: 549200041
R PRIEST
44059 E ST
HEMET, CA. 92544

ASMT: 549200021, APN: 549200021
JOSEPH KAISER, ETAL
25207 WANDA LN
HEMET CA 92544

ASMT: 549200042, APN: 549200042
HERMINIA HERNANDEZ
C/O THOMAS L COUNCILMAN
44047 E ST
HEMET, CA. 92544

ASMT: 549200025, APN: 549200025
ERICA MARQUEZ, ETAL
44114 ACACIA AVE
HEMET, CA. 92544

ASMT: 549200051, APN: 549200051
PAIGE GRANADOS
44175 E ST
HEMET, CA. 92544

ASMT: 549200030, APN: 549200030
3T PROP
P O BOX 245
HEMET CA 92545

ASMT: 549200059, APN: 549200059
DONNA VICKERY
8918 HUNTER PASS
ALPINE CA 91901

ASMT: 549200031, APN: 549200031
ALMA LOPEZ, ETAL
25908 FAIRVIEW AVE
HEMET, CA. 92544

ASMT: 549200064, APN: 549200064
RALPH IRWIN
256 CALLE CAMPESINO
SAN CLEMENTE CA 92672

ASMT: 549200032, APN: 549200032
BANK OF AMERICA
P O BOX 9000
GETZVILLE NY 14068

ASMT: 549200036, APN: 549200036
JOHN WARDEN, ETAL
C/O AMY K WARDEN
600 E OCEAN BLV NO 804
LONG BEACH CA 93401



Pechanga Indian Reservation Council
P.O. Box 1477
Temecula, CA 93593

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Cultural Resources Committee, Pechanga
Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

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

Hemet Unified School District
1791 W. Acacia Ave.
Hemet, CA 92545

Lake Hemet Water District
26385 Fairview Ave.
P.O. Box 5039
Hemet, CA 92544

ATTN: Michael McCann / David Barker
Reg. Water Quality Control Board #9
San Diego
9174 Sky Park Court, Suite 100
San Diego, CA 92123-4340

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

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

3rd Supervisor District
Jeff Stone, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1003

ATTN: John Petty
c/o Chantell Griffin, Planning Commission
Secretary
Planning Commission, Riverside County
Mail Stop 1070

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

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

ATTN: Tim Pearce, Region Planner
Southern California Gas Transmission
251 E. 1st St.
Beaumont, CA 92223-2903

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

Applicant:
Dolgen California, LLC
Attn: Tax-License Dept.
100 Mission Ridge
Goodlettsville, TN 37072

Representative:
Steve Rawlings
Alcoholic Beverage Consultant
26023 Jefferson Ave., Suite D
Murrieta, CA 92562

Owner:
Hemet Auto Center Leasing, Inc.
990 W. Florida Ave
Hemet, CA 92543



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

Conditional Use Permit No.03695

Project Title/Case Numbers

H. P. Kang
County Contact Person

951-955-1888
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Dolgen California, LLC
Project Applicant

100 Mission Ridge, Goodlettsville, TN 37072
Address

Northerly of Florida Avenue, easterly of Fairview Avenue and westerly of 4th Street.
Project Location

The applicant, Dolgen California, LLC, proposes to add off-site alcohol sales only to a previously approved (not built) 9,100 square feet commercial retail building for a Dollar General store with 46 parking spaces on an approximately one (1) acre lot. The prior approval of PP23535R1 analyzed the impacts of the 9,100 sq. ft. building and 46 parking lots and found to be exempt under the Categorical Exemption 15303 (c).

Project Description

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

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

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/hk
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

N* REPRINTED * R1307067

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

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

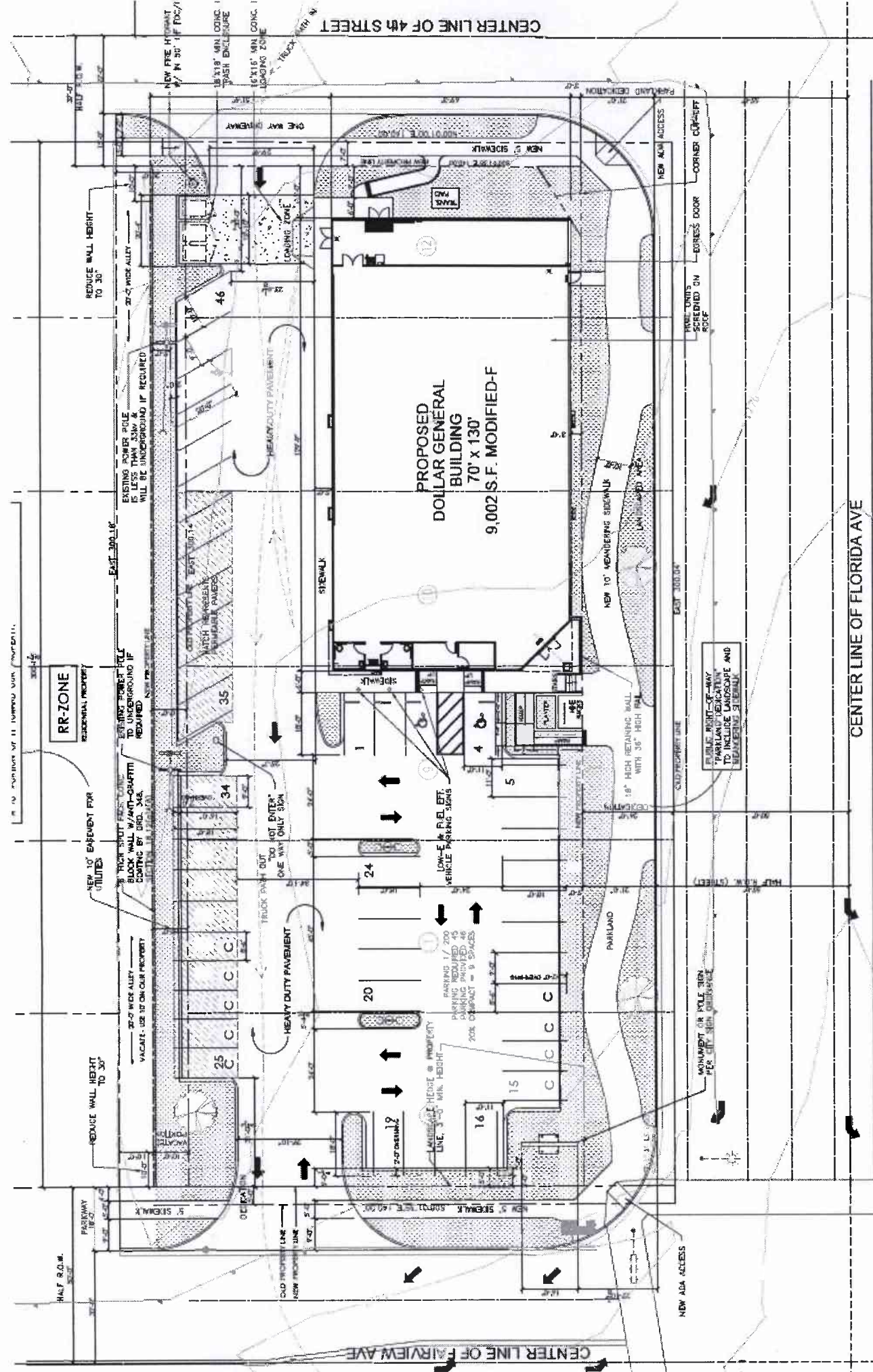
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: DOLGEN CALIFORNIA LLC 113575 \$50.00
paid by: CK 4330252
CFG FOR EA42612
paid towards: CFG05988 CALIF FISH & GAME: DOC FEE
at parcel: 25720 FAIRVIEW AVE HEM
appl type: CFG3

By _____ Jul 29, 2013 14:59
BNTHOMAR posting date Jul 29, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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



PROPOSED
DOLLAR GENERAL
BUILDING
70' X 130'
9,002 S.F. MODIFIED-F

RR-ZONE
RESIDENTIAL PROPERTY

CENTER LINE OF FLORIDA AVE

CENTER LINE OF 4th STREET

NEW 10' BARRETT FOR UTILITIES

REDUCE WALL HEIGHT TO 30"

TRUCK PAVT OUT
700' OF EXTER.
ONE WAY ONLY SIGN

HEAVY DUTY PAVEMENT

MINIMUM OR VOLE SIGN
PER CITY HIGH QUALITY

PARKING 11/200
DRIVING IMPROVED 40
200X COMPACT = 8 SPACES

PARKLAND

PUBLIC RIGHT-OF-WAY
"PARKLAND" DESIGNATED
TO INCLUDE LANDSCAPE AND
TREEMING SIDEWALK

HALF BLOCK (STREET)

NEW ADA ACCESS

NEW ADA ACCESS

NEW ADA ACCESS

NEW ADA ACCESS

NEW ADA ACCESS

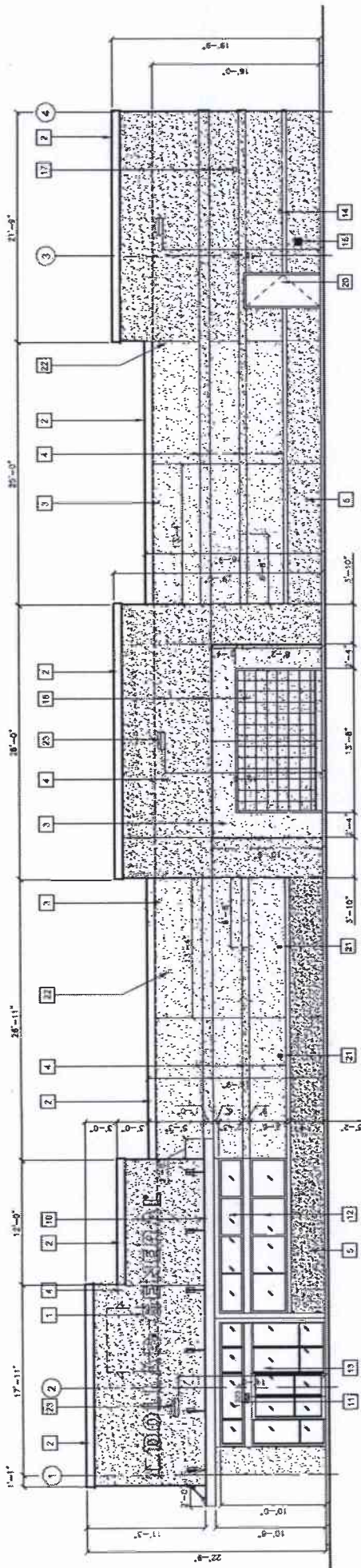
NEW ADA ACCESS

NEW ADA ACCESS

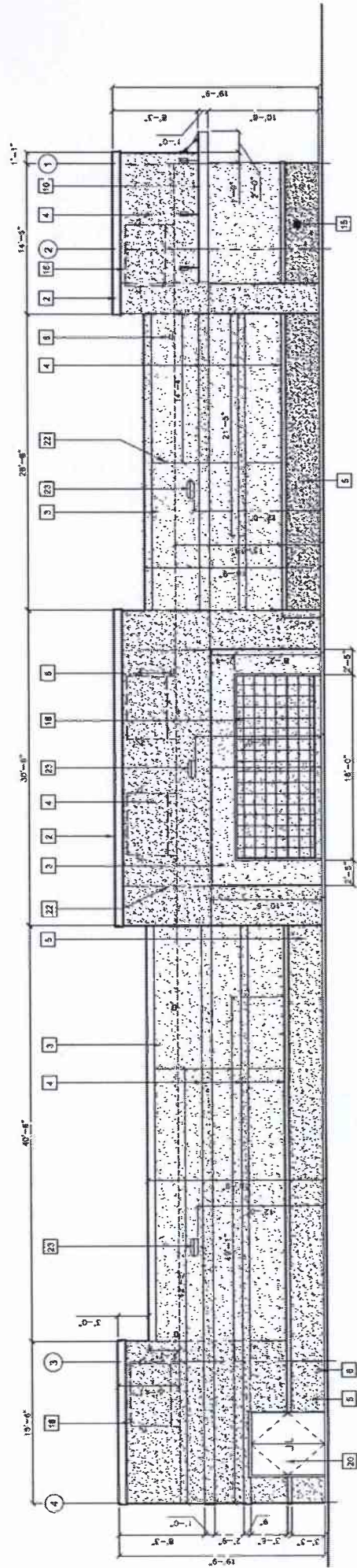
NEW ADA ACCESS

NEW ADA ACCESS

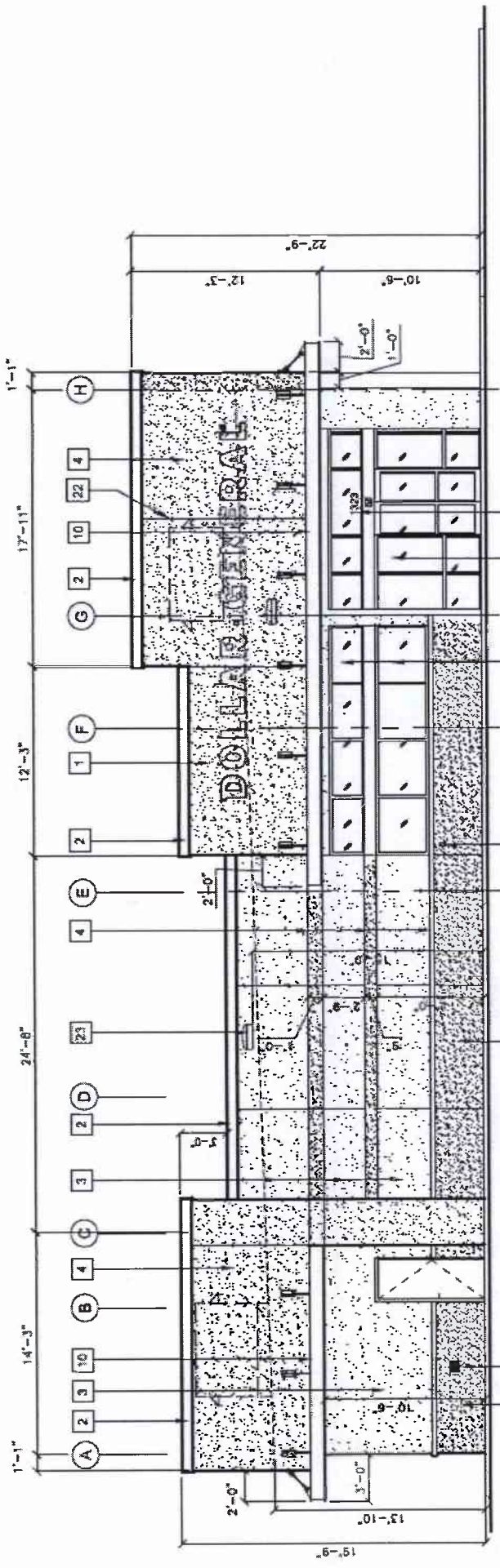
NEW ADA ACCESS



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

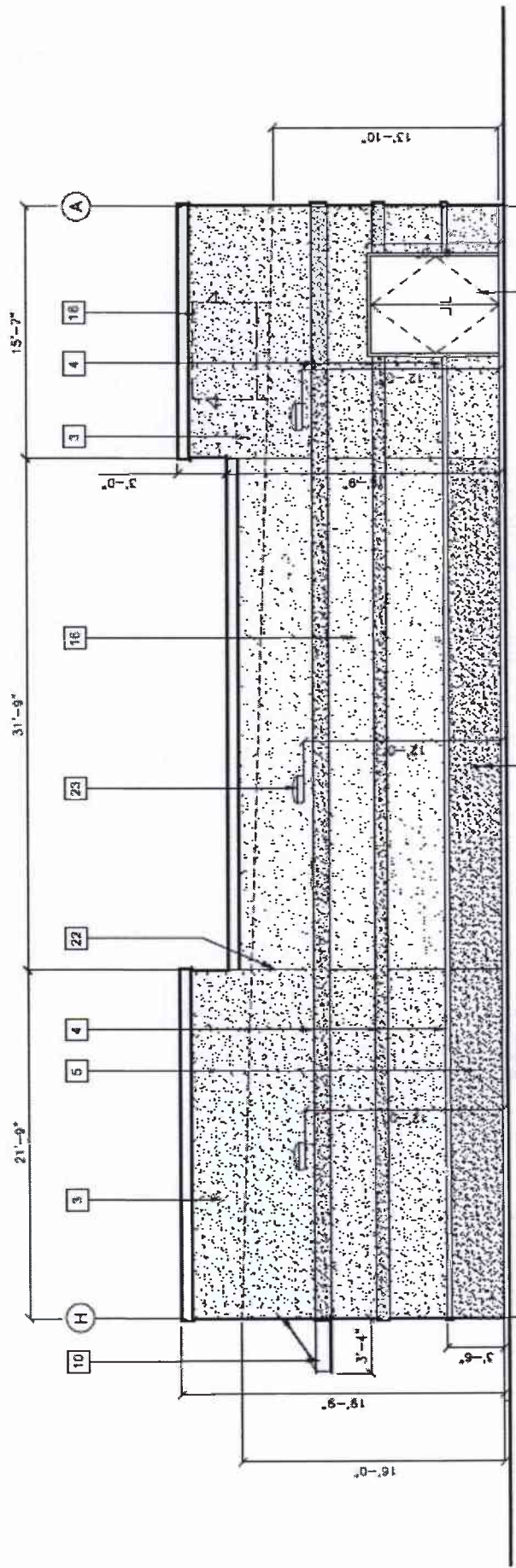


NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"