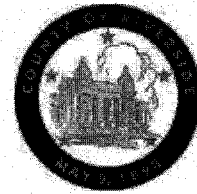


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
1.3
(ID # 7810)

MEETING DATE:

Tuesday, October 23, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 3783 AND TO FIND THE PROJECT EXEMPT FROM CEQA PER CEQA GUIDELINES SECTION 15061 (b)3 and 15301 (Existing Facilities) – Applicant: Dolgen California, LLC - Representative: Alcoholic Beverage Specialists – Third Supervisorial District - Harvest Valley/Winchester Area Plan - Highway 79 Policy Area - Homeland Area Zoning District - General Plan: Community Development: Commercial Retail (CD:CR) - Zoning: Scenic Highway Commercial (C-P-S) - Location: The northwest corner of Highway 74 and Ritter Avenue - 1.5 Acres - REQUEST: The project was originally approved under PP25248, for a Dollar General Store without alcohol sales. The current request is for a Conditional Use Permit to include sales of Beer and Wine (Type 20) for off-site consumption - APN 457-171-038. [Applicant fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Notice of Decision for the above referenced project acted on by the Planning Commission on July 18, 2018.

Continued on page 2

ACTION:

Charissa Leach, Assistant TLMA Director 9/20/2018

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: October 23, 2018
xc: Planning, Applicant

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

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

RECOMMENDED MOTION: That the Board of Supervisors:

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

FOUND the project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)3 and 15301 (Existing Facilities), based on the findings and conclusions incorporated in the staff report; and,

APPROVED CONDITIONAL USE PERMIT NO. 3783, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The project proposes to include sales of beer and wine for off-site alcohol consumption for an approved and existing Dollar General Store.

The plot plan was originally recommended for approval by the Planning Commission on June 19, 2013, under Plot Plan No. 25248, as modified by Substantial Conformances No. 1 and 2, (PP No. 25248) for a Dollar General Store without alcohol sales. The Board of Supervisors made the final approval on October 24, 2013. The Change of Zone changed the Zoning Classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) (CZ07793).

This Conditional Use Permit (Project) is exclusively for the sale of beer and wine for consumption off the premises where sold. The previously approved PP No. 25248 was for the use of the site as a Dollar General convenience store, without alcohol sales, and PP No. 25248, along with the conditions of approval, will remain in effect. This Conditional Use Permit would only allow the sale of beer and wine for off-site consumption.

Alcohol Sales and Public Convenience and Necessity

Currently there are three (3) alcohol beverage control licenses permitted in Census Tract 427.2. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses to four (4). According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for this census tract is two (2). In order to

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

exceed the number of allowed licenses for a census tract, the ABC requires acknowledgement from the local jurisdiction that the jurisdiction agrees with the increase beyond the limit. The acknowledgement is the approval of finding of "Determination of Public Convenience and Necessity" in the recommendations.

The Conditional Use Permit application was submitted to the County of Riverside on October 18, 2017.

The Planning Commission considered the project on July 18, 2018. There were two speakers in opposition. The Planning Commission approved the project with a 4-1 vote.

Board Action

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

Impact on Residents and Businesses

The impacts of the project have been evaluated through the public hearing process.


Additional Fiscal Information

All fees are paid by the applicant; there is no General Fund obligation.

ATTACHMENTS

ATTACHMENT A. Planning Commission Minutes

ATTACHMENT B. Planning Commission Staff Report Package


Scott Bruekner 10/15/2018



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JULY 18, 2018**

1.0 CONSENT CALENDAR

- 1.1 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32989** – Applicant: Highgrove Property Owner, LLC – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Center Street, easterly of Mount Vernon Avenue, southerly of Teresa Street, and westerly of Carlin Lane – 10.04 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” Subdivision of 10.04 acres into 27 single family residential lots and two (2) open space lots for a paseo connection and water detention – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32989, extending the expiration date to June 27, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 32989, extending the expiration date to June 27, 2021.
- 1.2 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34676** – Applicant: L&J Ranch Development, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Anza Road, easterly of Via Pascal, southerly of Monte Verde Road, westerly of Butterfield Stage Road – 10.27 Acres – Zoning: One-Family Dwelling (R-1) – Approved Project Description: Schedule “A” subdivision of 10.27 acres into 22 single family residential lots with a minimum lot size of 10,000 sq. ft. and one (1) detention basin – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 34676, extending the expiration date to August 18, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 34676, extending the expiration date to August 18, 2021.
- 1.3 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33687** – Applicant: McCanna Hills, LLC – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Commercial Retail (CD-CR) (0.20-0.35 FAR) – Open Space: Recreation (OS-R) – Conservation (OS-C) – Location: Northerly of Nuevo Road, easterly of Foothill Avenue, southerly of Sunset Avenue, and westerly of Dunlap Drive – 67.16 Acres – Zoning: Specific Plan (SP251) – Approved Project Description: Schedule “A” subdivision of 67.16 acres into 309 residential lots with a minimum lot size of 4,000 sq. ft., five (5) water quality basins, 18 Open Space lots totaling 4.9 acres, and three (3) park lots totaling 5.44 acres – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33687, extending the expiration date to September 12, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Tract Map No. 33687, extending the expiration date to September 12, 2021.
- 1.4 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36475** – Applicant: City Ventures Homebuilding, LLC – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (0.5 acre min.) – Location: Northerly of El Sobrante Road, easterly of McAllister Street, southerly of Sweet Avenue, and westerly of Vista del Lago Drive – 168.33 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” subdivision of 168.33 acres into 171 residential lots, two (2) water quality detention basins, four (4) park sites, and 21 open space lots – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36475, extending the expiration date to June 30, 2021. **APPROVED** First Extension of Time Request for Tentative Tract Map No. 36475, extending the expiration date to June 30, 2021.



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
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30, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.5 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35408** – Applicant: MMR & Associates – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Northerly of 55th Avenue, easterly of Harrison Street, southerly of 54th Avenue, and westerly of Shady Lane – 20 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Approved Project Description: Schedule “E” Subdivision of 20 acres into 14 industrial lots with parcel sizes ranging from 1.2 gross acres to 2.2 gross acres – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 35408, extending the expiration date to June 27, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

APPROVED Second Extension of Time Request for Tentative Parcel Map No. 35408, extending the expiration date to June 27, 2021.

1.6 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30852** – Applicant: Mitzman Land Development, Inc. – First Supervisorial District – Temescal Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Open Space: Recreation (OS-R) – Location: Northerly of Dawson Canyon Road, southerly of Arcaro Drive, and westerly of Gavilan Springs Ranch – 414.22 Acres – Zoning: Residential Agricultural (R-A-1) – Approved Project Description: Subdivision of 414.22 gross acres into 249 residential lots with a minimum lot size of one (1) acre on 348.5 gross acres, seven (7) Open Space lots with a minimum lot size of 0.25 acres on 58.54 gross acres, and four (4) detention basins with a minimum lot size of 0.70 acres on 3.89 gross acres – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 30852, extending the expiration date to September 3, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

APPROVED Second Extension of Time Request for Tentative Tract Map No. 30852, extending the expiration date to September 3, 2021.

1.7 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33372** – Applicant: Shizao Zheng – Fifth Supervisorial District – Nuevo Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (0.5 acre min.) – Location: Northerly of 13th Street, southerly of 12th Street, easterly of Banner Street, and westerly of North Drive – 58.31 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” subdivision of 58.31 gross acres into 98 single family lots and two (2) drainage lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33372, extending the expiration date to August 20, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

APPROVED Second Extension of Time Request for Tentative Tract Map No. 33372, extending the expiration date to August 20, 2021.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

3.1 **ORDINANCE NO. 348.4862 – Exempt from the California Environmental Quality Act (CEQA)** – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide – **REQUEST:** Ordinance No. 348.4862 is an amendment to Riverside County’s Land Use Ordinance No. 348, modifying several sections and replacing Article XIXh “Eastvale Neighborhood Preservation Overlay Zone” with Article XIXh “Cannabis Activities.” This amendment establishes regulations and development standards for cannabis activities within the unincorporated areas of the County of Riverside. Additionally, the Ordinance establishes the permitting and operational

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

FIND the project exempt from the California Environmental Quality act (CEQA); and

ADOPT Ordinance No. 348.4857.



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JULY 18, 2018**

requirements for Cannabis activities. Continued from June 20, 2018. For information regarding this project contact the Planning Department at (951) 955-3200 or visit the Riverside County Planning Department website at <http://planning.rctlma.org/Home/Cannabis.aspx>.
(Public Hearing Closed)

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CHANGE OF ZONE NO. 7854, TENTATIVE TRACT MAP NO. 36771 – Intent to Adopt a Mitigated Negative Declaration – EA42739 – Applicant: Melissa Tan – Engineer/Representative: Avalon Consultants, Inc. – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Santa Rosa Plateau Policy Area – Location: Northerly of Tenaja Road, southerly of Avenida Escala, easterly of Calle Paramo, and westerly of Avenida de Encanto – 40.21 Gross Acres – Zoning: Residential Agricultural – 20 Acre Minimum (R-A-20) – **REQUEST: The **Change of Zone** proposes to change the site's zoning from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 5 Acre Minimum (R-A-5). The **Tentative Tract Map** is a Schedule "D" subdivision of 40.21 acres into eight (8) residential lots ranging in size from 5.01 to 5.08 acres, and **Exception** to Section 3.8c of Ordinance No. 460 to allow for the lot depth of Lot 4 to exceed four times the width. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.**

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

ADOPT a Mitigated Negative Declaration to Environmental Assessment No. 42739; and

APPROVE and Exception to Section 3.8.C. of Ordinance No. 460; and

TENTATIVELY APPROVE Change of Zone No. 7854; and

APPROVE Tentative Tract Map No. 36771, subject to the conditions of approval as modified at hearing.

4.2 GENERAL PLAN AMENDMENT NO. 1226 (ENTITLEMENT/POLICY AMENDMENT) – Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15601(b)(3) (Activities Covered by General Rule Exemption) – Applicant: County of Riverside – All Supervisorial Districts – All Area Plans – All Zoning Areas/Districts – All Zoning – Location: Unincorporated Riverside County – **REQUEST: General Plan Amendment No. 1226 proposes to amend the Safety, Healthy Communities, and Land Use Elements as follows: (1) Safety Element – This amendment proposes to update the Safety Element's seismic hazards Liquefaction section to clarify text regarding these zones and to take advantage of new geologic and hydrologic data that was not available to the County during the last update of these maps in 2003. This amendment will also incorporate four (4) new maps published by the California Geologic Survey pursuant to the Seismic Hazards Mapping Act. (2) Healthy Communities Element and Land Use Element – Pursuant to the requirements of California Senate Bill (SB) 1000, this amendment will create policies to create an environmental justice component in the General Plan. Specifically, environmentally disadvantaged communities will be identified and addressed to ensure that they are not adversely affected by the land use decision making process and to ensure that the decision making process involves robust public participation to address the physical and social needs of such communities. Project Planner: Robert Flores at (951) 955-1195 or email at RFlores@rivco.org.**

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

ADOPTED Planning Commission Resolution No. 2018-007; and

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

FIND the project exempt from the California Environmental Quality act (CEQA); and

TENTATIVELY APPROVE General Plan Amendment No. 1226, as modified at hearing.

4.3 GENERAL PLAN AMENDMENT NO. 1227 (Entitlement/Policy Amendment) – Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15601(b)(3) (Activities Covered by General Rule Exemption) – Applicant: County of Riverside – All Supervisorial Districts – All Area Plans – All Zoning Areas/Districts – All Zoning – Location: Properties within the Rural and Rural Community Foundation Components of Riverside County – **REQUEST: General Plan Amendment No. 1227 proposes to revise**

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

ADOPTED Planning Commission Resolution No. 2018-005; and

The Planning Commission Recommend the Following Actions to the Board of Supervisors:



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JULY 18, 2018**

the Land Use Element Policies LU 21.7 and LU 22.7 to encourage small-scale commercial uses to establish in areas that are supported by the rural communities. The proposed amendment simplifies the policies to provide the opportunity to integrate appropriately scaled commercial uses to service rural area of the County. It also clarifies that the small-scale commercial use shall not conflict with the vision set forth in any applicable General Plan Policy Area or Land Use Overlay. Project Planner: Robert Flores at (951) 955-1195 or email at RFlores@rivco.org.

FIND the project exempt from the California Environmental Quality act (CEQA); and

TENTATIVELY APPROVE General Plan Amendment No. 1227.

- 4.4 CONDITIONAL USE PERMIT NO. 3783 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15061(b)(3) (general rule) and Section 15301 (existing facilities) – Applicant: Dolgen California LLC – Representative: Alcoholic Beverage Specialists – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Highway 79 Policy Area – Homeland Area Zoning District – General Plan: Community Development: Commercial Retail (CD-CR) – Zoning: Scenic Highway Commercial (C-P-S) – Location: Northwesterly corner of Highway 74 and Ritter Avenue – 1.5 Acres – **REQUEST:** The project was originally approved under Plot Plan No. 25248, for a Dollar General Store without alcohol sales. The current request is for a Conditional Use Permit to include sales of Beer and Wine (Type 20) for off-site consumption. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 4-1

FIND the project exempt from the California Environmental Quality act (CEQA); and

APPROVE Conditional Use Permit No. 3783, subject to the conditions of approval as modified at hearing.

- 4.5 CONDITIONAL USE PERMIT NO. 3784 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15061(b)(3) (general rule) and Section 15301 (existing facilities) – EA43073 – Applicant: Dolgen California LLC – Representative: Alcoholic Beverage Specialists – Fifth Supervisorial District – The Pass Area Plan – Cabazon Policy Area – General Plan: Community Development: Mixed Use Area (CD-MUA) – Zoning: Mixed Use (MU) – Location: Northeasterly corner of N Fern Street and Main Street, and southerly of Interstate 10 – 1.38 Acres – **REQUEST:** The project was originally approved under Plot Plan No. 26096, for a Dollar General Store without alcohol sales. The current request is for a Conditional Use Permit to include sales of Beer and Wine (Type 20) for off-site consumption. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

CONTINUED Off-Calendar.

**STAFF RECOMMENDS A CONTINUANCE OFF CALENDAR –
ITEM WILL BE RE-NOTICED AND RE-ADVERTISED**

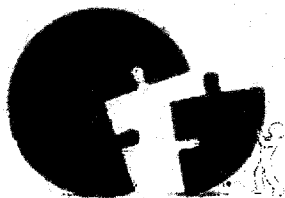
5.0 WORKSHOP

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.4

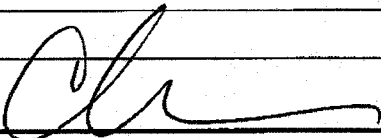
Planning Commission Hearing: July 18, 2018

PROPOSED PROJECT

Case Number(s): CUP No. 3783
Select Environ. Type CEQA Exempt – 15061(b)3, 15301
Area Plan: Harvest Valley/Winchester
Zoning Area/District: Homeland Area
Supervisorial District: Third District
Project Planner: Brett Dawson
Project APN(s): 457-171-020, 457-171-024, 457-171-025
Continued From:

Applicant(s): Dolgen California LLC

Representative(s): Alcoholic Beverage Specialists


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 3783 proposes to include sales of beer and wine for off-site alcohol consumption for an approved and existing Dollar General Store.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)3 and 15301 (Existing Facilities) based on the findings and conclusions in the staff report; and,

APPROVE CONDITIONAL USE PERMIT NO. 3783, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail
Proposed General Plan Land Use Designation:	N/A

Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential
East:	Commercial Retail
South:	Commercial Retail
West:	Commercial Retail
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Scenic Highway Commercial (C-P-S)
South:	Scenic Highway Commercial (C-P-S)
West:	Rural Residential (R-R)
Existing Use:	Dollar General Store
Surrounding Uses	
North:	Vacant and Single Family Residences
South:	Commercial Development
East:	Vacant and Post Office
West:	Vacant

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.49	
Existing Building Area (SQFT):	8,239	
Proposed Building Area (SQFT):	N/A	
Floor Area Ratio:	N/A	0.2-0.35 FAR
Building Height (FT):	N/A	
Proposed Minimum Lot Size:	N/A	
Total Proposed Number of Lots:	N/A	
Map Schedule:	N/A	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
General Retail	8,239	1 space per 200 sq ft floor area	41	N/A
TOTAL:				

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes 146,152 and 80
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	Yes
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The plot plan was originally recommended for approval by the Planning Commission on June 19, 2013 under Plot Plan No. 25248, as modified by Substantial Conformances No. 1 and 2, (PP No. 25248) for a Dollar General Store without alcohol sales. The Board of Supervisors made the final approval on October 24, 2013. The Change of Zone changed the Zoning Classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) (CZ07793).

This Conditional Use Permit (Project) is exclusively for the sale of beer and wine for consumption off the premises where sold. The previously approved PP No. 25248 was for the use of the site as a Dollar General convenience store, without alcohol sales, and PP No. 25248, along with the conditions of approval, will remain in effect. This Conditional Use Permit would only allow the sale of beer and wine for off-site consumption.

Alcohol Sales and Public Convenience and Necessity

Currently there are three (3) alcohol beverage control licenses permitted in Census Tract 427.2. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses to four (4). According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for this census tract is two (2). In order to exceed the number of allowed licenses for a census tract, the ABC requires acknowledgement from the local jurisdiction that the jurisdiction agrees with the increase beyond the limit. The acknowledgement is the approval of finding of "Determination of Public Convenience and Necessity" in the recommendations.

The Conditional Use Permit application was submitted to the County of Riverside on October 18, 2017.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project has been determined to be categorically exempt from CEQA, as set forth per Sections 15061(b)3 and 15301 (Existing Facilities) of the State CEQA Guidelines. Section 15301 exempts permitting, licensing, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Section 15061(b)3 states that if the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposal is to allow the sale of beer and wine for off-site alcohol consumption for an existing Dollar General Store. Because the proposal is for permitting only, and will not create any physical changes to the exterior of the store, and would have no potential for causing a significant effect on the environment, the proposal qualifies as exempt based on Sections 15061(b)3 and 15301 of the State CEQA guidelines.

The environmental impacts for the approved Plot Plan No. 25248 were assessed under EA42556 and a Negative Declaration was determined.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Commercial Retail. The Commercial Retail land use designation, states it encourages, "Local and regional serving retail and service uses" for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The Project

is consistent with the Land Use Designation because the use is to permit beer and wine sales for an existing convenience store, which will provide local and regional retail and services.

2. The site has a Zoning Classification of Scenic Highway Commercial (C-P-S), which is consistent with the Riverside County General Plan. Section 18.48 of Ordinance No. 348 permits the sale of alcoholic beverages for off-premises consumption within the C-P-S zone with a Conditional Use Permit.
3. The proposal is to add the sale of beer and wine for off premises consumption to an existing convenience store. There will be no physical changes to the site or building plans, whereby the project will remain consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone.
4. The site is located within the Highway 79 Policy Area. The purpose of the Highway 79 Policy Area is to address transportation infrastructure capacity within the policy area. The site was originally reviewed for compliance with the policy area, and the site was approved under Plot Plan 25248. The proposal is to add beer and wine sales for offsite consumption. The Highway 79 Policy Area does not address alcoholic beverage sales.

Public Convenience of Necessity Findings

5. The number of alcoholic beverage licenses ABC is authorized to issue within a census tract is derived from population. The California State Business and Professions Code Section 23817.5 states, "The number of premises for which an off-sale beer and wine licenses is issued shall be limited to one for each 2,500 (residents), or fraction thereof." Based on the 2010 census, ABC is authorized to issue two off-site sale licenses within Census Tract 427.20. Currently, there are three off-site licenses within Census Tract 427.20. When the licenses within a census tract exceeds the number of licenses that ABC is authorized to issue, the local jurisdiction (County of Riverside) is required to make findings that the issuance of an additional license serves as a Public Convenience or Necessity.

Based upon the information contained within the staff report and accompanying attachments, the Planning Commission is required to find the proposal to be in the interest of the Public Convenience of Necessity as follows:

- a. The sale of alcohol at this Grocery Store will be a public convenience.
The subject property proposes to sell beer and wine for the convenience of its patrons that shop for groceries and general merchandise. It is convenient for consumers to purchase all of their desired products in one location. This type of retail/grocery store is unique and provides services not found nearby.
- b. The approval of a new license for the off-sale of beer and wine is an ancillary use to a general merchandise store and will not have a disproportionate impact on adjacent residential neighborhoods or sensitive uses. Less than 2.5% of store area is devoted exclusively for beer and wine sales. The sale of beer and wine is an ancillary use to the sale of general merchandise and groceries and will not adversely affect the adjacent property or sensitive uses that may be nearby.
- c. The approval of the sale of beer and wine will not result in an adverse impact on public health, safety, or welfare. The location or the use shall not result in adverse impacts on public health, safety or welfare in that the subject business is a convenience store within

minimal area allocated to beer and wine sales. This proposal was routed to the Riverside County Sheriff's Department for review and comment and a public hearing notice was mailed to adjacent property owners within 1000' feet of the subject site. To date, staff has not received any comments from the public. Staff has included conditions of approval to address any potential adverse impacts to the surrounding area.

6. According to ABC, over concentrations of existing licenses above those allocated for Census Tracts are common occurrences.
7. The proposed project does provide the public necessity and convenience for the residents of the surrounding community. The Project provides additional local retail services for the surrounding community in line with the General Plan. In addition, the Project will provide a convenience to local residents, jobs, and overall economic growth in the community. By providing beer and wine as well as retail options, the site will reduce the number of vehicle trips in the area, and the residents would gain the resulting cumulative benefits of those reduced vehicle trips such as less traffic congestion and lower total emissions.

Approval Requirements

8. The following findings are required to grant a Conditional Use Permit, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 :
 - a. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The project site has a General Plan Land Use Designation of Community Development: Commercial Retail. The Commercial Retail land use designation, states it encourages, "Local and regional serving retail and service uses" for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The Project is consistent with the Land Use Designation because the use is the off-site sales of beer and wine for a convenience store, which will provide local and regional retail and services.
 - b. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, through the project design. The processing of the Conditional Use Permit, with the conditions of approval and the conditions that further enforce the development standards, will give the jurisdiction the power to revoke the permit in the instance the store creates problems affecting the public health, safety and general welfare of the community.
 - c. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The store is located adjacent to residential uses, providing a convenient and closer location for the residents to purchase beer and wine, the location is close enough that many of the residents would be able to easily walk, or bicycle to the store, whereby reducing the number of vehicle trips in the area, and the residents would gain the resulting cumulative benefits of those reduced vehicle trips such as less traffic congestion and lower total emissions.

Alcoholic Beverage Sales Findings/Development Standards Findings:

9. The project site is consistent with the objectives and development standards of Section of No.18.48 (Alcoholic Beverage Sales) of Ordinance No. 348 based on the following:

- a. The sale of alcoholic beverages for off-premises consumption is allowed in the Scenic Highway Commercial (CPS) zoning classification with an approved Conditional Use Permit in the.
- b. A radius map buffering 1000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any playgrounds, parks, schools or nonprofit youth facilities within 1000 feet the site.

There are no schools, public parks, nonprofit youth facilities, or playgrounds located with 600 feet of the site. Therefore, vehicle traffic from the facility will not be a potential hazard to a school, public park, nonprofit youth facilities or playground.

- c. A notice of public hearing has been given to all property owners within 1,000 feet of the subject facility, as well as elementary schools, secondary school district and any public entity operating a public park or playground within 1000 feet of the subject facility.
- d. This approval is for only beer and wine.
- e. It has been conditioned that the owner and the management of the store 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.
- f. It has been conditioned that no displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.
- g. It has been conditioned that cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.
- h. It has been conditioned that 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.

10. The project site is consistent with the objectives and development standards set forth in the Scenic Highway Commercial (C-P-S) zone. The proposed use is for beer and wine sales only for an existing convenience store. The use will not create or impact any proposed development, whereby the development standards of section 9.53 of Ordinance 348 would not apply.

Other Findings:

11. The site is located within the March Air Reserve Base Zone E compatibility zone and influence area. The building was previously approved in 2013, and at that time the airport influence areas boundaries were different, whereby the site was not located within the airport influence area. The off-site sales of beer and wine will not create any additional development, whereby not triggering a requirement for ALUC review.
12. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). Conditions of approval were placed on PP No. 25248 requiring compliance with Ordinance No. 655.
13. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

CUP No. 3783 will allow the sale of alcoholic beverages for off-site consumption at the approved Dollar General store. As part of the approval for PP No. 25248, conditions of approval related to SKR fees were placed on the approved PP No. 25248. .

14. The site is located within a High Paleontological Sensitivity area. This use is for the beer and wine sales for an existing convenience store. The Plot Plan been conditioned to mitigate any development impacts to paleontological sensitivity. CUP No. 3783 will allow the sale of alcoholic beverages for off-site consumption at the approved Dollar General store. As part of the approval for PP No. 25248, conditions of approval related to paleontological sensitivity were placed in the approved PP No. 25248.

Fire Findings:

15. The site is located within a Local Responsibility Area ("LRA") and is also located within a very high fire hazard severity zone. This use is for the beer and wine sales for an existing convenience store. CUP No. 3783 will allow the sale of alcoholic beverages for off-site consumption at the approved Dollar General store. As part of the approval for PP No. 25248, conditions of approval related to fire hazards were placed in the approved PP No. 25248.the Plot Plan.

Conclusion:

16. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1000 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls in regards to the proposed use permit.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeal shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the notice of decision appears on the Board's agenda.

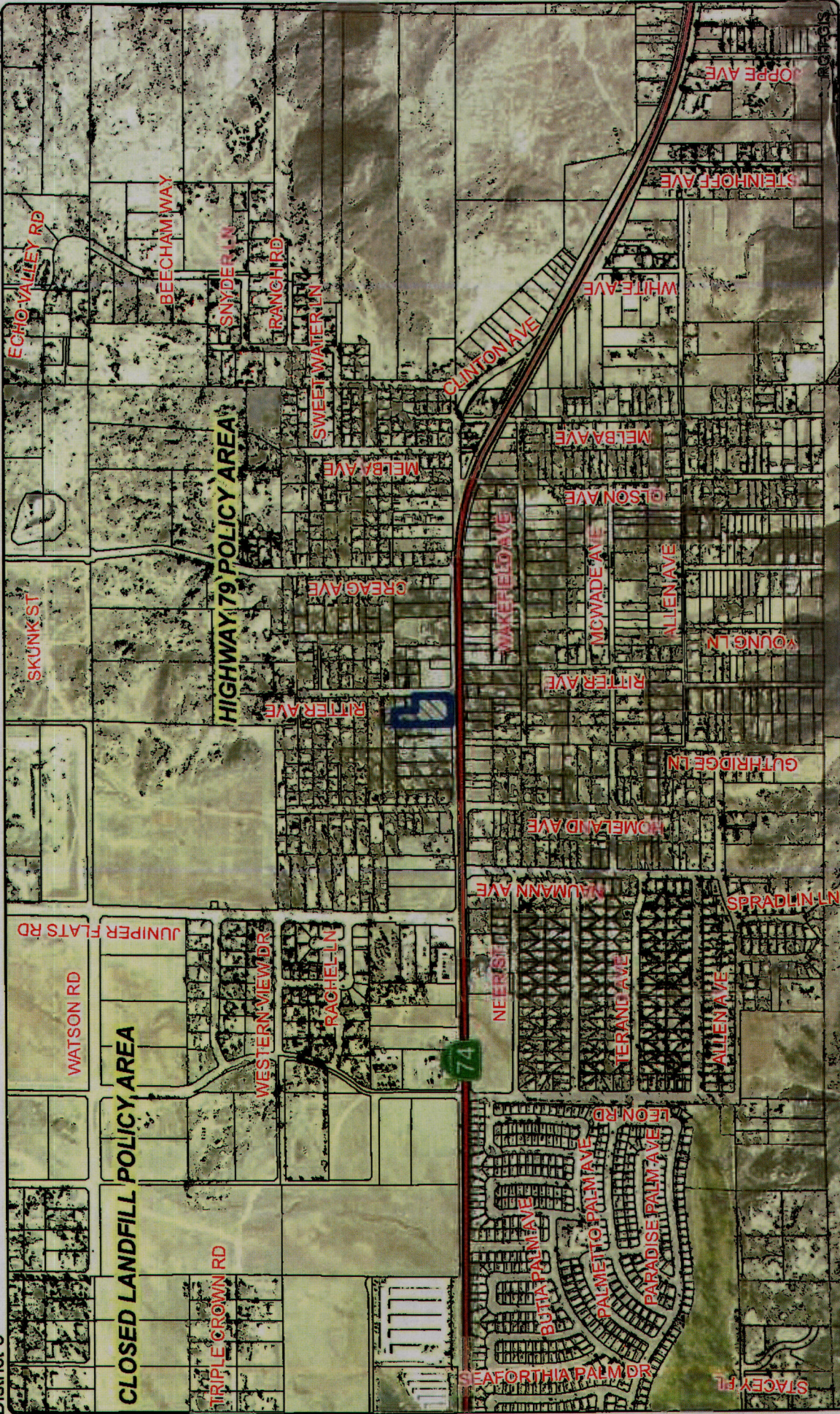
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03783

VICINITY/POLICY AREAS

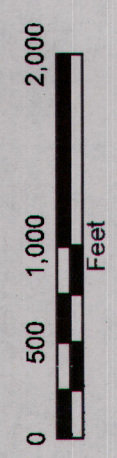
Supervisor: Washington
District 3

Date Drawn: 06/05/2018
Vicinity Map



Zoning Area: Homeland

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing growth and land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under the current General Plan. The County of Riverside is not responsible for any errors or omissions in this vicinity map. The County of Riverside is not responsible for any errors or omissions in this vicinity map. The County of Riverside is not responsible for any errors or omissions in this vicinity map. The County of Riverside is not responsible for any errors or omissions in this vicinity map.

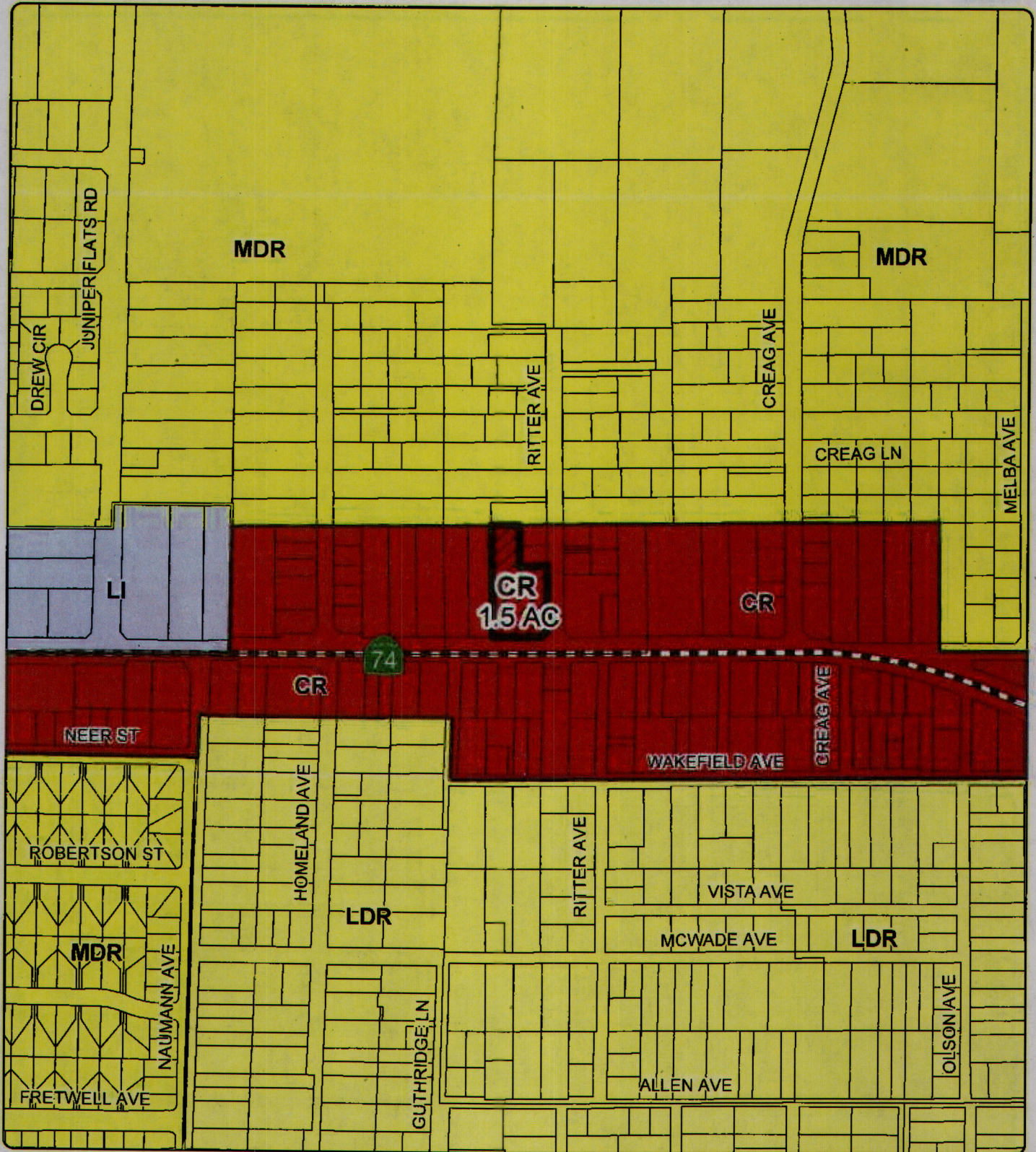
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03783

EXISTING GENERAL PLAN

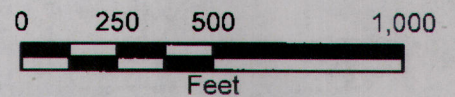
Supervisor: Washington
District 3

Date Drawn: 06/05/2018
Exhibit 5



Zoning Area: Homeland

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

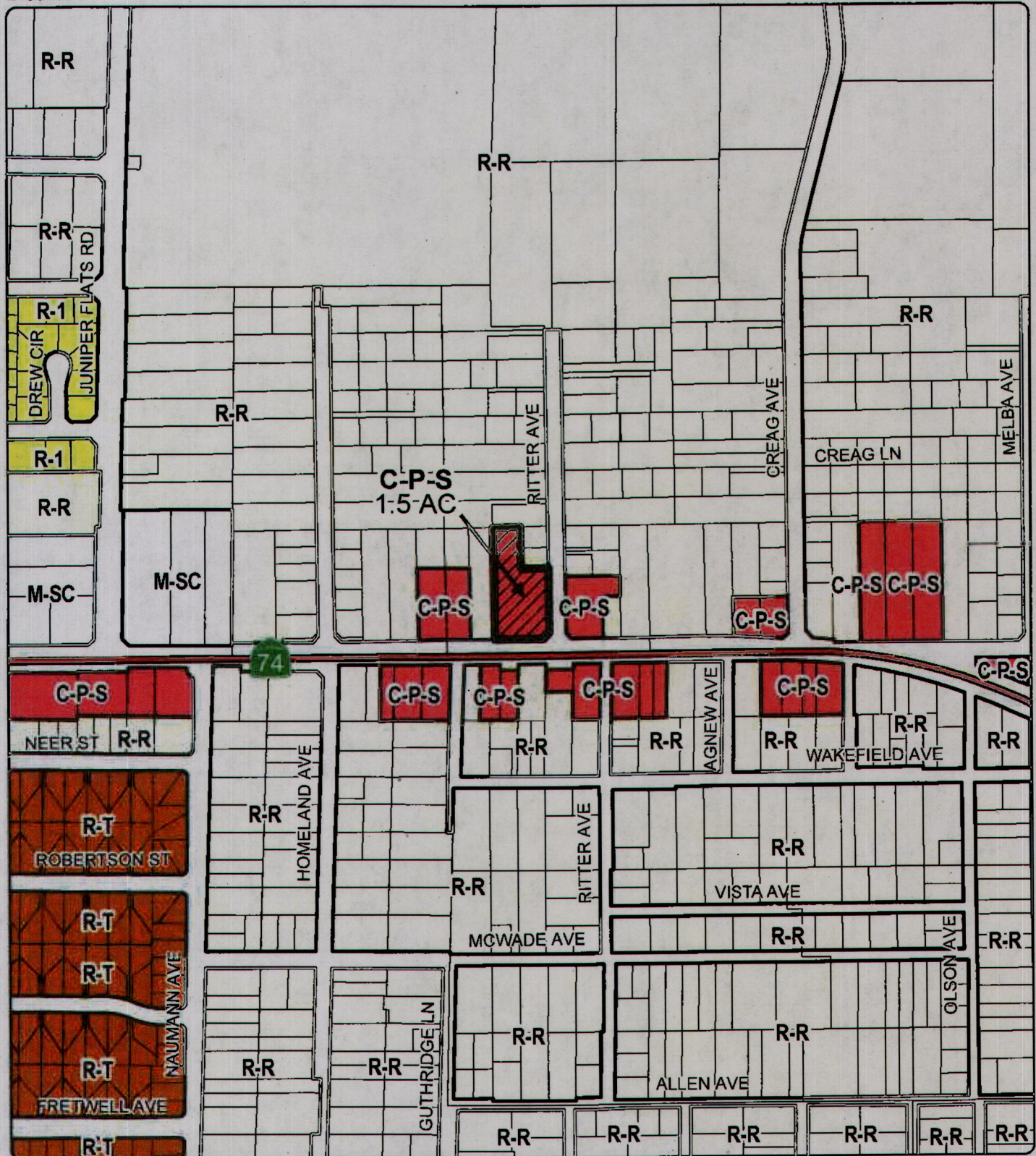
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03783

EXISTING ZONING

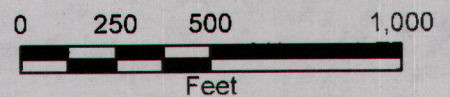
Supervisor: Washington
District 3

Date Drawn: 06/05/2018
Exhibit 2



Zoning Area: Homeland

Author: Vinnie Nguyen



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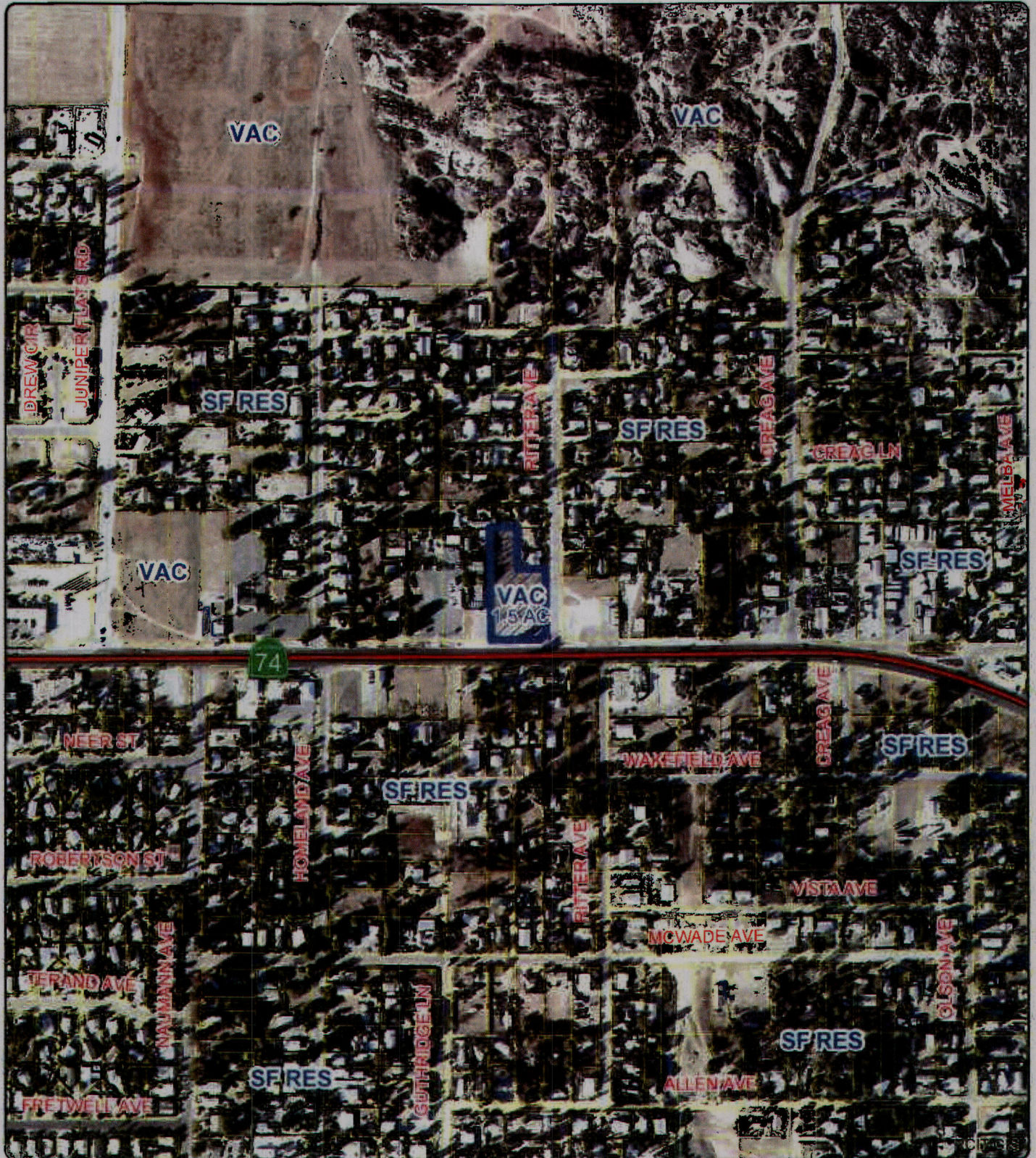
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03783

Supervisor: Washington
District 3

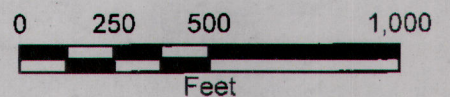
Date Drawn: 06/05/2018
Exhibit 1

LAND USE



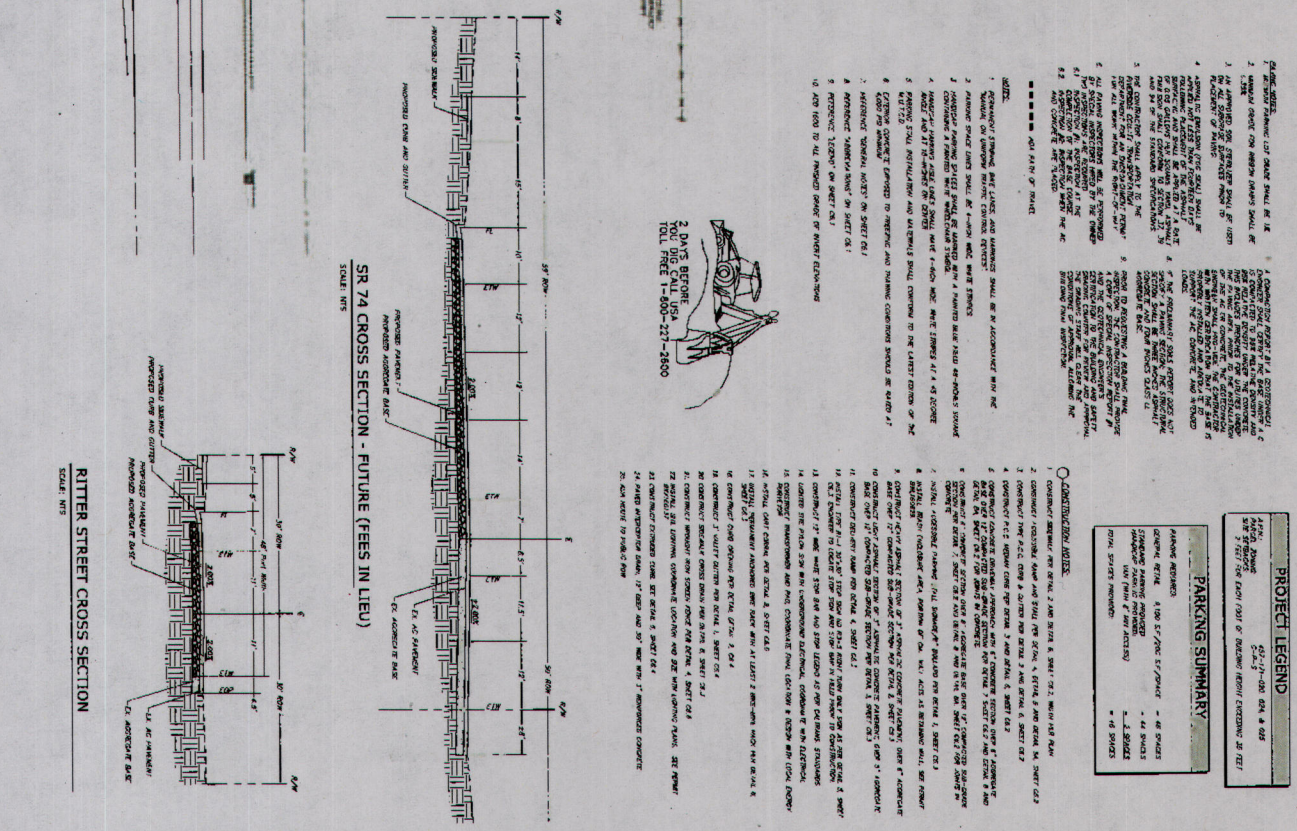
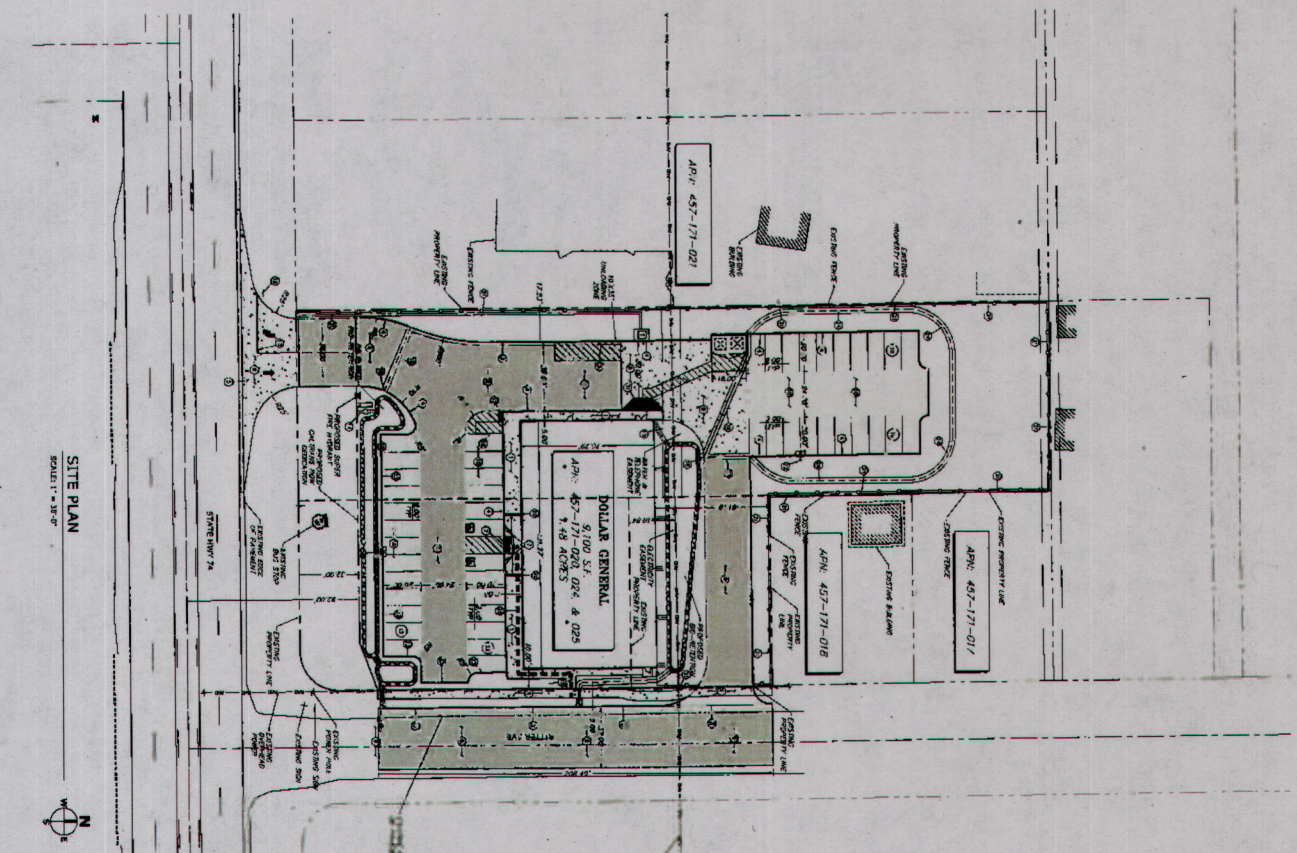
Zoning Area: Homeland

Author: Vinnie Nguyen



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NO.	DESCRIPTION
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- DATE: 08/11/2011**
1. OWNER SHALL PROVIDE ALL NECESSARY RECORDS TO THE ENGINEER AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE RECORDS.
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 20. OWNER SHALL PROVIDE ALL NECESSARY RECORDS TO THE ENGINEER AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE RECORDS.

PROJECT LEGEND	
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APN: 457-171-017	APN: 457-171-016
APN: 457-171-015	APN: 457-171-014
APN: 457-171-013	APN: 457-171-012
APN: 457-171-011	APN: 457-171-010
APN: 457-171-009	APN: 457-171-008
APN: 457-171-007	APN: 457-171-006
APN: 457-171-005	APN: 457-171-004
APN: 457-171-003	APN: 457-171-002
APN: 457-171-001	APN: 457-171-000

Dollar General - GRADING PLAN
31558 Highway 74, Homeland, CA

CROSS DEVELOPMENT, LLC
17430 CAMPBELL ROAD, SUITE 225, DALLAS, TEXAS 75252

TECTONICS DESIGN GROUP
12655 Double B Boulevard, Reno, NV 89521
TEL: 775-784-9888
WWW.TECTONICSGROUP.COM

DATE: 08/11/2011
PROJECT: DOLLAR GENERAL - GRADING PLAN
SCALE: 1" = 30'

PROJECT LEGEND

PARKING SUMMARY

CONSTRUCTION NOTES

REVISIONS

APPROVED: [Signature]

DATE: 08/11/2011

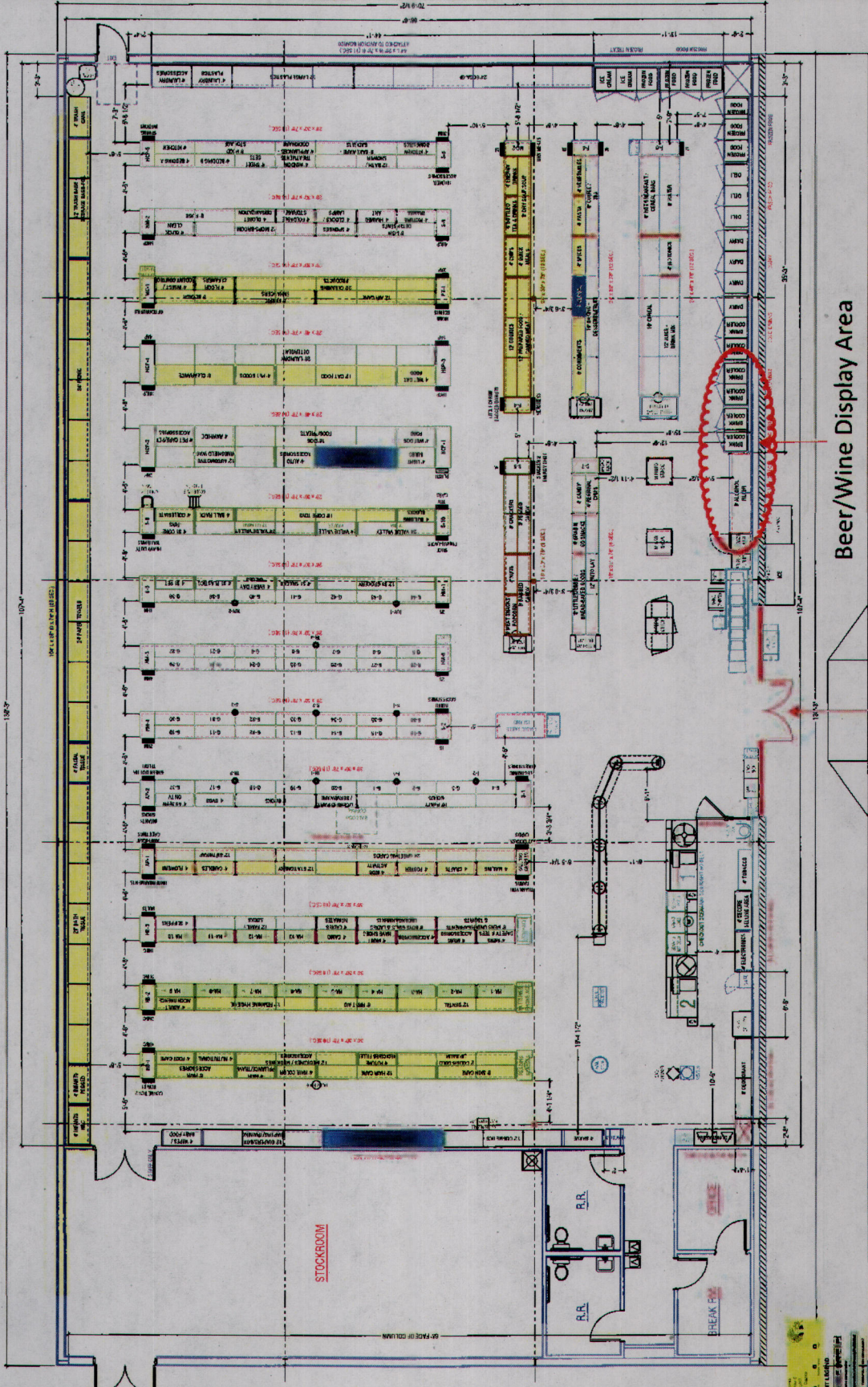
DOLLAR GENERAL

PRELIMINARY:
 DATE: 04/21/16 BY: SEH
 (1)
 (2)

DRAWING HISTORY
 DATE BY
 (1)
 (2)
 (3)
 (4)
 (5)
 (6)
 (7)
 (8)
 (9)

PROJECT TYPE: NEW
 PLAN TYPE: BTS-C
 LAYOUT TYPE: D616-7
 SPECIFIC BRAND: STANDARD
 FLOOR DATE: TBD
 SALES FLOOR SQ FT: 7,368
 TOTAL SQ FT: 9,221
 CEILING HEIGHT: OPEN
 LIGHT HEIGHT: 11'-0"
 SEASONABLE: 176
 SALES: \$1,955,000
 STORE NUMBER: 17052

ADDRESS:
 CITY: HOMELAND
 STATE: CA
 ZIP: 92548
 STORE PLANNING HOTLINE: (615) 855-5385



Beer/Wine Display Area

Main Entrance/Exit

**Dollar General Store #17052
NWC Hwy. 74 & Ritter Avenue
Homeland, CA**

Aerial Photo



Photo #1 from Hwy. 74



Photo #2 from Hwy. 74



Photo from Ritter Avenue





COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



07/09/18, 2:07 pm

CUP03783

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03783. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP03783.) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

The project was originally approved under PP25248, for a Dollar General Store without alcohol sales, the current request is for a Conditional Use Permit to include sales of Beer and Wine for off-site consumption.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), dated 12/14/17.

Exhibit C (Floor Plans), dated 12/14/17.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}
- 3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
- 4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

E Health

E Health. 1 Gen - Custom

CUP3783 was for the review to include sales of Beer and Wine for off-site consumption. Department of Environmental Health (DEH) District Environmental Services (DES) shall be notified and all requirements will be met in order to conduct this type of operation. Please contact (951) 766-2824 for additional details.

Planning

Planning. 1 Gen - Alcohol Slaes Only

This permit is for the sale of alcohol only. This does not pertain to any new construction, grading, our building. Refer to PP25248 for conditions pertaining to construction, grading etc.

Planning. 2 Gen - Ceased Operations

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.

Planning. 3 Gen - Graffiti

Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within hours of being applied.

Planning. 4 Gen - Maintain Liscensing

At all times during the conduct of the permitted use, the permittee shall maintain and keep in effect a valid license with the Department of Alcoholic Beverage Control (ABC) and remain in good standing through compliance of all State and County requirements pertaining to the use of the license. Should such licensing be denied, expire, or lapse at any time in the future, this Conditional Use Permit shall become null and void.

Planning. 5 Gen - No Consumption

No alcoholic beverages shall be consumed on the property or any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the ABC-257

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 Gen - No Consumption (cont.)
and ABC-253.

Planning. 5 Gen - No Consumption

There shall be no bar or lounge area upon the licensed premises maintained for the purpose of sales, service or consumption of alcoholic beverages directly to patrons for consumption.

Planning. 6 Gen - No Employee Drinking

No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while in the premises.

Planning. 7 Gen - No Loitering

Loitering is prohibited on or around these premises or this area under the control of the licensee(s) as depicted on the ABC-257 and ABC-253.

Petitioner(s) shall police the area under their control in an effort to prevent the loitering of persons about the premises as depicted on ABC-253.

Planning. 8 Gen - No Open Bottles

No open bottles of distilled spirits shall be stored on the premises for specific customers.

Planning. 9 Gen - Peace Officers

Peace officers, as listed in Section 830.1 of the California Penal Code, and the Director and other persons employed by the Department of Alcoholic Beverage Control for the administration and enforcement of the Alcoholic Beverage Control Act are hereby authorized to visit and inspect the proposed premises as outlined in red on form ABC-257 dated, at any time the undersigned is exercising the privileges authorized by the license o such premises.

Planning. 10 Gen - Post Sign

The Petitioner(s) shall post and maintain a professional quality sign facing the premises parking lot(s) that reads as follows:

"NO LOITERING, NO LITTERING NO DRINKING OF ALCOHOLIC BEVERAGES VIOLATORS ARE SUBJECT TO ARREST"

The sign shall be at least two feet square with two inch block lettering. The sign shall be in english and spanish.

Planning. 11 Gen - Posting Requirements

The owner and the management of the store shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 Gen - Posting Requirements (cont.)
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.

Planning. 12 Gen - Section 18.48 standards

No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.
Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.
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.

07/09/18
14:05

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 1

Plan: CUP03783

Parcel: 457171025

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1

Transportation Notice

Not Satisfied

Since CUP3783 is strictly to add the provision of alcohol sales to PP25248, there are no new Transportation conditions of approval for CUP3783. Any discrepancy between the previous sentence and the project description shall require the project to be reviewed by the Transportation Department.

The conditions of approval for PP25248 remain in effect and apply at their respective permit milestone.

80. Prior To Building Permit Issuance

Transportation

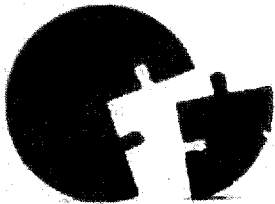
080 - Transportation. 1

Transportation Notice

Not Satisfied

Since CUP3783 is strictly to add the provision of alcohol sales to PP25248, there are no new Transportation conditions of approval for CUP3783. Any discrepancy between the previous sentence and the project description shall require the project to be reviewed by the Transportation Department.

The conditions of approval for PP25248 remain in effect and apply at their respective permit milestone.



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

*Charissa Leach, P.E.
Assistant TLMA Director*

**DEVELOPMENT ADVISORY COMMITTEE ("DAC")
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: November 28, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Fire Department (Palm Desert)
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
Riverside Transit Agency
Riv. Co. Sheriff's Dept.

Riv. Co. Airport Land Use Commission
Winchester/Homeland Municipal Advisory
Council (MAC)
Board of Supervisors - Supervisor: 3rd District-
Washington
Planning Commissioner: 3rd District- Taylor-
Berger
Santa Ana Watershed Project Authority
Banning Unified School District

Southern California Edison Co. (SCE)
Southern California Gas Co.
CALTRANS District # 8
Alcohol and Beverage Control (ABC)
California Council for the Blind

Conditional Use Permit No. 3783 – EA43072 – Applicant: Dolgen California LLC – Representative: Alcoholic Beverage Specialists – third Supervisorial District – Harvest Valley/Winchester Area Plan – Highway 79 Policy Area – Homeland Area Zoning District – General Plan: Commercial Retail (CR) – Zoning: Scenic Highway Commercial (C-P-S) – Location: The northwest corner of Highway 74 and Ritter Avenue – 1.5 Acres – REQUEST: The project was originally approved under PP25248, for a Dollar General Store without alcohol sales, the current request is for a Conditional Use Permit to include sales of Beer and Wine for off-site consumption – APNs: 457-171-020, 457-171-024, and 457-171-025 Related Case: PP25248, PP25248S1, PP25248S2, PAR01338. BBID: 582-408-544, UPROJ: CUP03783

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated DAC 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 LMS routing on or before the above date. This case is scheduled for a **DAC internal review on December 14, 2017.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

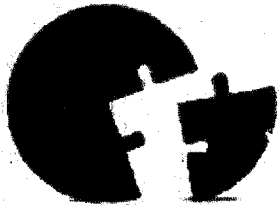
DATE: _____

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.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Brett Dawson, Project Planner at (951) 955-0972, or e-mail at bdawson@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

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.

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

- Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
 - Part 2 is to be completed by the applicant, and returned to ABC.
 - Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

DOLGEN CALIFORNIA LLC

2. PREMISES ADDRESS (Street number and name, city, zip code)

NWC HWY 74 & RITTER AVE, HOMELAND, CA 92548

3. LICENSE TYPE

20

4. TYPE OF BUSINESS

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Private Club |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterans Club |
| <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Tavern: Beer | <input type="checkbox"/> Fraternal Club |
| <input type="checkbox"/> Bed & Breakfast: | <input type="checkbox"/> Theater | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| Wine only All | | | |
| <input type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input type="checkbox"/> Convenience Market | <input type="checkbox"/> Drive-in Dairy |
| <input checked="" type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline | |
| Other - describe: | | | |

5. COUNTY POPULATION

6. TOTAL NUMBER OF LICENSES IN COUNTY

7. RATIO OF LICENSES TO POPULATION IN COUNTY

8. CENSUS TRACT NUMBER

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

427.2

2

3

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

- Yes, the number of existing licenses exceeds the number allowed
- No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

- Yes (Go to Item #13)
- No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

14. TOTAL NUMBER OF REPORTING DISTRICTS

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

16. AVERAGE NO. OF OFFENSES PER DISTRICT

17. 120% OF AVERAGE NUMBER OF OFFENSES

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

- Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17
- No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

- a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
- b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
- c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

PART 2 - TO BE COMPLETED BY THE APPLICANT (If box #20b is checked)

21. Based on the information on the reverse, the Department may approve your application if you can show that public convenience or necessity would be served by the issuance of the license. Please describe below the reasons why issuance of another license is justified in

22. APPLICANT SIGNATURE

23. DATE SIGNED

PART 3 - TO BE COMPLETED BY LOCAL OFFICIALS (If box #20c is checked)

The applicant named on the reverse is applying for a license to sell alcoholic beverages at a premises where undue concentration exists (i.e., an over-concentration of licenses and/or a higher than average crime rate as defined in Section 23958.4 of the Business and Professions Code). Sections 23958 and 23958.4 of the Business and Professions Code requires the Department to deny the application unless the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance. Please complete items #24 to #30 below and certify or affix an official seal, or attach a copy of the Council or Board resolution or a signed letter on official letterhead stating whether or not the issuance of the applied for license would serve as a public convenience or necessity.

24. WILL PUBLIC CONVENIENCE OR NECESSITY BE SERVED BY ISSUANCE OF THIS ALCOHOLIC BEVERAGE LICENSE?

Yes No See Attached (i.e., letter, resolution, etc.)

25. ADDITIONAL COMMENTS, IF DESIRED (may include reasons for approval or denial of public convenience or necessity):

26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED

INFORMATION AND INSTRUCTIONS -

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| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterans Club |
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| <input type="checkbox"/> Bed & Breakfast: | <input type="checkbox"/> Theater | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only | | | |
| <input type="checkbox"/> All | | | |
| <input type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input type="checkbox"/> Convenience Market | <input type="checkbox"/> Drive-in Dairy |
| <input checked="" type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline | |
| <input type="checkbox"/> Other - describe: | | | |

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6. TOTAL NUMBER OF LICENSES IN COUNTY

7. RATIO OF LICENSES TO POPULATION IN COUNTY

8. CENSUS TRACT NUMBER

427.2

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

2

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

3

On-Sale	Off-Sale	On-Sale	Off-Sale
On-Sale	<input checked="" type="checkbox"/> Off-Sale	On-Sale	<input checked="" type="checkbox"/> Off-Sale

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Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

PART 2 - TO BE COMPLETED BY THE APPLICANT (If box #20b is checked)

21. Based on the information on the reverse, the Department may approve your application if you can show that public convenience or necessity would be served by the issuance of the license. Please describe below the reasons why issuance of another license is justified in

22. APPLICANT SIGNATURE

23. DATE SIGNED

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Yes

No

See Attached (i.e., letter, resolution, etc.)

25. ADDITIONAL COMMENTS, IF DESIRED (may include reasons for approval or denial of public convenience or necessity):

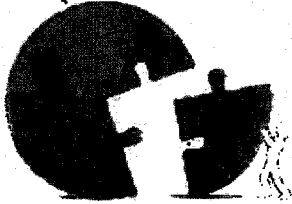
26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP 03783

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Dolgen California, LLC #17052

Contact Person: Tax-License Dept E-Mail: tax-beerandwinlicense@dollar

Mailing Address: 100 Mission Ridge

Goodlettsville TN 37072
City State ZIP

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

Engineer/Representative Name: Alcoholic Beverage Specialists

Contact Person: Steve Rawlings E-Mail: SER@Rawlingspm.com

Mailing Address: 26023 Jefferson Ave., Suite D

Murrieta CA 92562
City State ZIP

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

Property Owner Name: CD DG Homeland, LLC

Contact Person: Steve Rumsey E-Mail: _____

Mailing Address: 5317 Inverrary Drive

Plano TX 75093
City State ZIP

Daytime Phone No: (214) 614-8252 Fax No: () _____

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

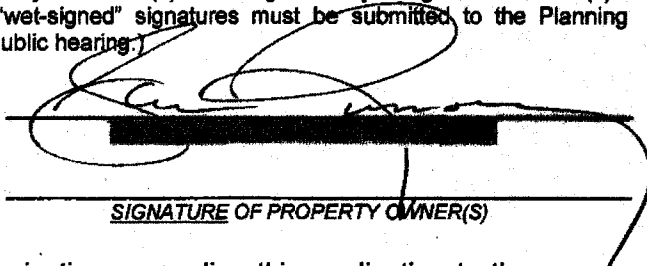
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Steve Rumsey

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 457-171-024 & 020, 025

Approximate Gross Acreage: 1.5

General location (nearby or cross streets): North of Hwy 74, South of Creag Lane, East of Homeland Ave, West of Ritter.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Finding of public convenience or necessity and permit to sell beer and wine for off-site consumption (ABC Type 20 License) at a grocery and consumer goods store - Dollar General #17052.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 18.4

Number of existing lots: 2

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	9,100	15	1	Grocery and consumer goods store	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). PP25248 & CZ07793
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EZ42556 EIR 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 signed copy(ies): _____

Is the project located within 1,000 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 Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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 project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Dolgen California, LLC #17052

Address: 100 Mission Ridge, Goodlettsville, TN 37072

Phone number: 615-855-4000 x5484

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



Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 457-171-024 & 020, 1025

Specify any list pursuant to Section 65962.5 of the Government Code: None

Regulatory Identification number: _____

Date of list: _____


 *Adam R. Decker*  7/17/17

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

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

 *[Signature]* Date 6/24/2017
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and CD DG Homeland, LLC, a Texas Limited Liability Company ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 457-171-020, 457-171-024 and 457-171-025 ("PROPERTY"); and,

WHEREAS, on October 18, 2017, PROPERTY OWNER filed an application for Conditional Use Permit No. 3783 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
CD DG Homeland, LLC
Attn: Steve Rumsey
5317 Inverrary Drive
Plano, TX 75093

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. *Amendment and Waiver.* No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. *Severability.* If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. *Survival of Indemnification.* The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. *Interpretation.* The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. *Captions and Headings.* The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. *Jurisdiction and Venue.* Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.


17. *Counterparts; Facsimile & Electronic Execution.* This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. *Joint and Several Liability.* In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. *Effective Date.* The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.


IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Charissa Leach
Assistant TLMA Director - Community Development

Dated: 3/15/18

[Signatures continued on following page]

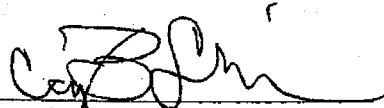
FORM APPROVED COUNTY COUNSEL
BY: 
MICHHELLE CLARK
DATE: 3/25/18

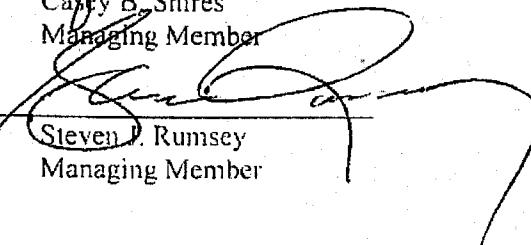
PROPERTY OWNER:

CD DG Homeland, LLC, a Texas Limited Liability Company

By: Cross Development Single Box I, LLC, a Texas
Limited Liability Company
Its Member

By: Cross Development Management, LLC, a Texas
Limited Liability Company
Its Member

By: 
Casey B. Shires
Managing Member

By: 
Steven P. Rumsey
Managing Member

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the project shown below:

CONDITIONAL USE PERMIT NO. 3783 – Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) (general rule) and Section 15301 (existing facilities) – Applicant: Dolgen California LLC – Representative: Alcoholic Beverage Specialists – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Highway 79 Policy Area – Homeland Area Zoning District – General Plan: Community Development: Commercial Retail (CD-CR) – Zoning: Scenic Highway Commercial (C-P-S) – Location: Northwestern corner of Highway 74 and Ritter Avenue – 1.5 Acres – **REQUEST:** The project was originally approved under Plot Plan No. 25248, for a Dollar General Store without alcohol sales. The current request is for a Conditional Use Permit to include sales of Beer and Wine (Type 20) for off-site consumption.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JULY 18, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact the Project Planner Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12th Floor, Riverside, CA 92501.

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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 06, 2018,

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

APN (s) or case numbers CUP03783 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

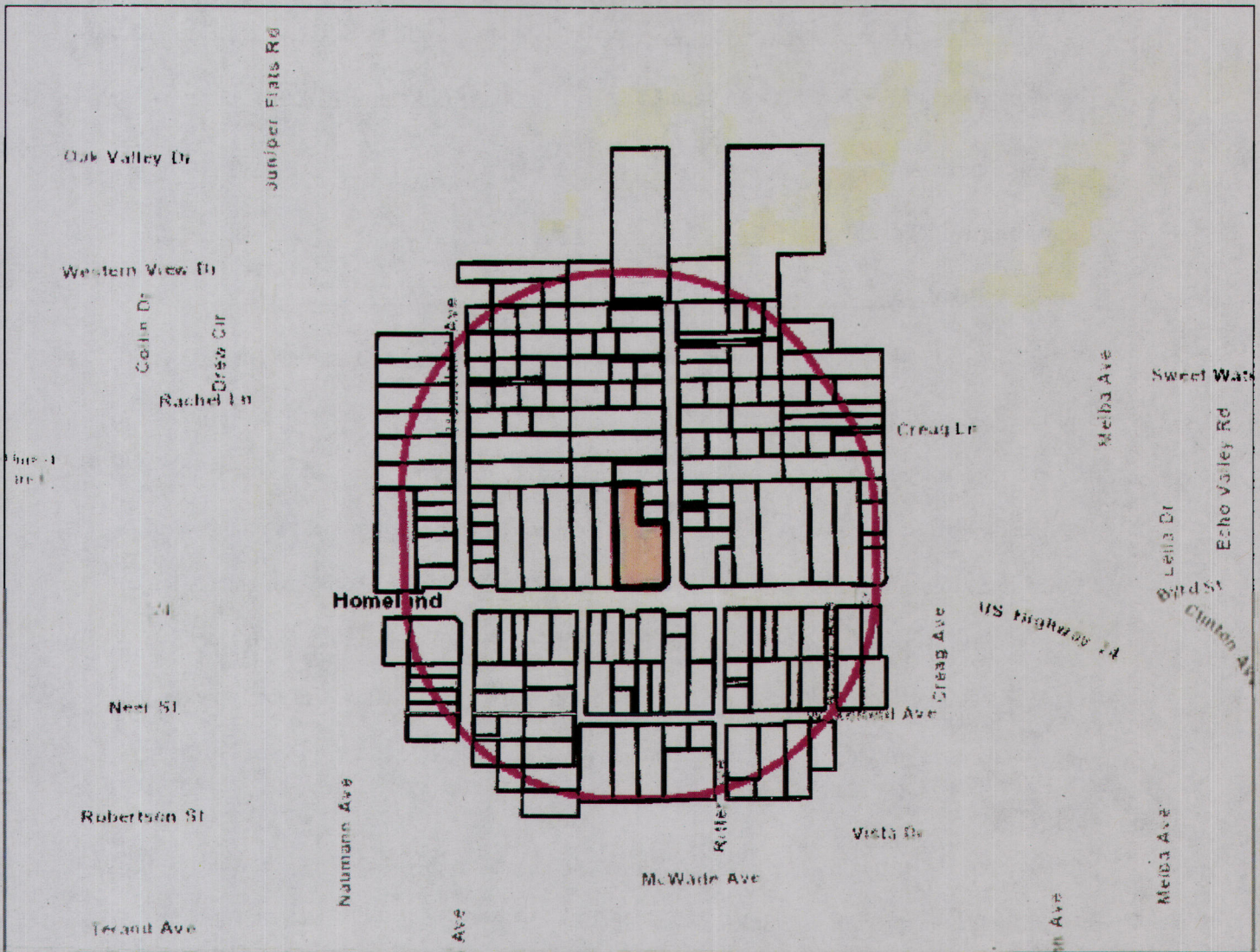
ADDRESS: 4080 Lemon Street 9TH Floor




Riverside, Ca. 92502

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

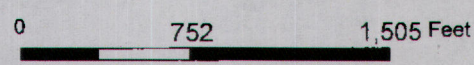
Riverside County GIS

CUP03783 (1000 feet buffer)



- Legend**
-  County Boundary
 -  Cities
 -  World Street Map

Notes



IMPORTANT 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.

457171037
JOSE LUIS PORRAS
CANDELARIA PORRAS
P O BOX 757
HOMELAND CA 92548

457171028
JOSE NEVAREZ
NORMA NEVAREZ
P O BOX 673
HOMELAND CA 92548

457171023
JOSE NEVAREZ
NORMA NEVAREZ
P O BOX 673
HOMELAND CA 92548

457172005
LEOBARDO OROPEZA
MAGDALENA JIMENEZ
25844 RITTER AVE
HOMELAND CA. 92548

457171012
RENE RAUL LOPEZ
20240 MAGNOLIA AVE
NUEVO CA 92567

457171011
JUAN GOMEZ
5256 E BEVERLY BLV
LOS ANGELES CA 90022

457171010
ELVIS MENDOZA
1281 N STATE ST STE A121
SAN JACINTO CA 92583

457152003
MELISSA ANN LAZIO
25760 HOMELAND AVE
HOMELAND CA. 92548

457172011
HT PROP
31902 AVENIDA EVITA
SAN JUAN CAPISTRANO CA 92675

457172010
JORGE S RINCON
LIDIA D RINCON
13429 VARSITY LN
MORENO VALLEY CA 92555

457181009
THOMAS J DEPAOLO
ROSEMARIE COUCH
146 C XIMENO
LONG BEACH CA 90803

457172013
DANIEL MONTES LOPEZ
MARIA ALVAREZ DEMONTES
25980 CRAIG ST
ESPARTO CA 95627

457181008
ALFONSO LUQUE VILLALOBOS
LUCIA LUQUE
25871 CREAG AVE
HOMELAND CA. 92548

457181011
VICTORIA C BUSTAMANTE
25881 CREAG AVE
HOMELAND CA. 92548

457171013
JAVIER U BAUTISTA
ANGELICA MARTINEZ GONZALES
P O BOX 462
HOMELAND CA 92548

457172009
RAMIRO SANDOVAL
ESPERANZA BELTRAN
25882 RITTER AVE
HOMELAND CA. 92548

457171014
REY MADUENO
JEAN MADUENO
25875 RITTER AVE
HOMELAND CA. 92548

457152007
ROXANA P FUNEZ
FRANCISCO MARTINEZ JUAREZ
MARIA B MARTINEZ

44154 ALSACE LN
HEMET CA 92544

457152010
RODRIGO GALLEGOS
HECTOR GALLEGOS
450 N SCOVELL AVE
SAN JACINTO CA 92582

457172014
FLORENCIO VILLASENOR
ROSALVA VILLASENOR
P O BOX 624
MURRIETA CA 92562

457181012
DONNA WILLMON
29726 BIG RANGE RD
CANYON LAKE CA 92587

457171004
PRIMITIVO VILLASENOR
25805 RITTER AVE
HOMELAND CA. 92548

457172008
JASON R GARNER
CHRISTINE J DRENNING
25868 RITTER AVE
HOMELAND CA. 92548

457172012
FRANCISCO R MENDOZA
25870 RITTER AVE
HOMELAND CA. 92548

457152026
JESUS LOZANO MAGANA
P O BOX 262
PERRIS CA 92572

457181032
YASUNORI TAKAHASHI
KAZUKO TAKAHASHI
P O BOX 466
HOMELAND CA 92548

457171022
TERRY L POPE
3109 BRIDGEWATER CIR
HEMET CA 92545

457172019
JOSE JUAN RANGEL
0
CA. 0

457181018
ARNOLD B POE
JEANETTE M POE
25941 CREAG AVE
HOMELAND CA. 92548

457152024
DAVIS AUGUSTUS ALLEN
25894 HOMELAND AVE
HOMELAND CA. 92548

457151009
DENNIS MARTIN
25901 HOMELAND AVE
HOMELAND CA. 92548

457171016
VICENTE F BATRES
25901 RITTER AVE
HOMELAND CA. 92548

457151011
LORRIE LOUISE RUIZ
SERGIO RUIZ
25905 HOMELAND AVE
HOMELAND CA. 92548

457181017
GABRIEL LOPEZ
GRACIELA LOPEZ
6830 WINTERBERRY WAY
CORONA CA 92880

457152028
JUAN MORA
25906 HOMELAND AVE
HOMELAND CA. 92548

457181006
LUIS A LAZARO
25829 CREAG AVE
HOMELAND CA. 92548

457172020
ROBERT H DAHL
P O BOX 964
LAKE ARROWHEAD CA 92352

457152022
RAY LEE HESTER
DEBRA ANN HESTER
25870 HOMELAND AVE
HOMELAND CA. 92548

457152020
MARIA LUZ DE CISNEROS
25838 HOMELAND AVE
HOMELAND CA. 92548

457172021
OCTAVIO LOPEZ GOMEZ
MARIA MARTHA CORTEZ
4615 SHASTA BLUE LN
HEMET CA 92545

457172025
JOHNNY J RODRIGUEZ
PO BOX 511
HOMELAND CA 92548

457152023
4D MANAGEMENT HOLDINGS INC
ALLEN G NEL
DAVID SHAPIRO
C/O 4D SERVICING
6360 MCLEOD DR NO 15
LAS VEGAS NV 89120

457171009
IGNACIO CORONA
25821 RITTER AVE
HOMELAND CA. 92548

457152014
RALPH R SIMS
MONICA SIMS
12452 BRYANT ST
YUCAIPA CA 92399

457172017
JOSE JUAN RANGEL
25918 RITTER AVE
HOMELAND CA. 92548

457171017
KATRINA M ROMAN
25921 RITTER AVE
HOMELAND CA. 92548

457181016
PHILLIP J SANDOVAL
ORALIA SANDOVAL
21820 JOHNS ST
PERRIS CA 92570

457172018
BENICIO FLORES
TERESA FLORES
25914 RITTER AVE
HOMELAND CA. 92548

457171018
RICARDO MARTINEZ
ESTER M MARTINEZ
ANA RUTH MARTINEZ

457151010
HIS LIGHT ON THE HILL INC
SOUTHERN CALIF DIST COUNCIL ASSEM OF
28125 BRADLEY RD STE 180A
SUN CITY CA 92586

P O BOX 404
HOMELAND CA 92548

457151012
ROSALIO A ROSALES
BERONICA A ROSALES
27615 ELLIS AVE
ROMOLAND CA 92584

457152030
JOSE FRANCISCOHER SANCHEZ
25938 HOMELAND AVE
HOMELAND CA. 92548

457152008
ADELA MARTINEZ TALAVERA
JESUS MARTINEZ GUTIERREZ
1455 S STATE ST NO 7
HEMET CA 92543

457152002
FAYE WATSON
25754 HOMELAND AVE
HOMELAND CA. 92548

457171036
KELLIE MOLINA
ELIZABETH GRIFFITH
25785 RITTER AVE
HOMELAND CA. 92548

457172037
FRANCISCO OROZCO
TERESA OROZCO
25790 RITTER AVE
HOMELAND CA. 92548

457152005
FERNANDO RAMOS
CONCESA RAMOS
25780 HOMELAND AVE
HOMELAND CA. 92548

457172042
MARKO GARCIA
SIMONA GARCIA
P O BOX 201
HOMELAND CA 92548

457172038
NANCY G HART
JOSEPH F HART
1236 E 61ST ST
LONG BEACH CA 90805

457172036
NANCY G HART
JOSEPH F HART
1236 E 61ST ST
LONG BEACH CA 90805

457152006
MOISES URIBE
13722 MEYER RD
WHITTIER CA 90605

457181023
MARY HUNT
P O BOX 161
HOMELAND CA 92548

457181013
MOISES DESANTIAGO
25887 CREAG AVE
HOMELAND CA. 92548

457151008
EDWARD SOARES
GEORGINA SOARES
25891 HOMELAND AVE
ROMOLAND CA. 92585

457171015
CONRADO ALVAREZ GARCIA
25891 RITTER AVE
HOMELAND CA. 92548

457181015
ROGELIO F TARANGO
C/O C/O RAY TARANGO
468 W PAISLEY AVE
HEMET CA 92543

457181010
MARY HUNT
P O BOX 161
HOMELAND CA 92548

457172016
STEPHEN JOHN HENNESSEE
737 PO BOX
HOMELAND CA 92548

457171021
KRIS MILLER
33756 KEITH AVE
HEMET CA 92545

457152027
FRANCISCO HERNANDEZ
MATILDE HERNANDEZ
609 N GIRARD ST
HEMET CA 92544

457151019
ARTURO ACOSTA AHUMADA
25811 HOMELAND AVE
HOMELAND CA. 92548

457172039
NANCY G HART
JOSEPH F HART
1236 E 61ST ST
LONG BEACH CA 90805

457181031
ALVIN EARL HOLLIS
3030 MILLICENT WAY
PASADENA CA 91107

457171005
CANDELARIO D CONCEBIDA
MARIA D CONCEBIDA
25811 RITTER AVE
HOMELAND CA 92548

457172041
MICHAEL D BELMAR
BARBARA A BELMAR
PO BOX 298
HOMELAND CA 92548

457152011
GUSTAVO MARTINEZ
ROSALIA MARTINEZ
25806 HOMELAND AVE
HOMELAND CA. 92548

457152015
ARTIS B DAVENPORT
23832 VIA MADRID
MURRIETA CA 92562

457172026
SERAFIN ALEMAN
31231 HWY 74
HOMELAND CA 92548

457171029
GRACIELA ACOSTA
25829 RITTER AVE
HOMELAND CA. 92548

457151005
ALFONSO ALVAREZ
MARIA G ALVAREZ
25829 HOMELAND AVE
HOMELAND CA. 92548

457172028
TODD T GUSS
31090 OAK VALLEY DR
HOMELAND CA 92548

457151006
GUILLERMO PEREZ ZEPEDA
CELIA T PEREZ
25839 HOMELAND AVE
HOMELAND CA. 92548

457152009
ANTONIO ROA
18990 SAN PASQUAL VALLEY
ESCONDIDO CA 92027

457152016
ANGEL ALONSO
MAGDALENO ALVAREZ
25832 HOMELAND AVE
HOMELAND CA. 92548

457152018
DONALD H YOUNG
MABEL C YOUNG
823 WOODGROVE RD
FILLMORE CA 93015

457152012
FRANCISCO SANTOS
BELEN PINEDA
25814 HOMELAND AVE
HOMELAND CA. 92548

457172029
TODD T GUSS
31090 OAK VALLEY DR
HOMELAND CA 92548

457171008
JOSE NEVAREZ
NORMA NEVAREZ
P O BOX 673
HOMELAND CA 92548

457181029
DIANNA LEE DIAL
25845 CREAG AVE
HOMELAND CA 92548

457152029
GABRIEL MARRON
LUGINA MARRON
33820 SALVIA LN
MURRIETA CA 92563

457151013
RAMON REYES
25945 HOMELAND AVE
HOMELAND CA. 92548

457152025
TERRY L POPE
3109 BRIDGEWATER CIR
HEMET CA 92545

457171006
VICTORIA QUINTERO DURAN
25801 RITTER AVE
HOMELAND CA. 92548

457152013
BERNARDINO FLORES
1650 BOYLE AVE
ESCONDIDO CA 92027

457181030
DIANNA LEE DIAL
25845 CREAG AVE
HOMELAND CA. 92548

457181028
JOSE D CORVERA
CESAR CORVERA
C/O C/O CESAR CORVERA
25849 CREAG AVE
HOMELAND CA. 92548

457152017
JULIO VARGAS FLORES
ROSA MARIA VARGAS
25830 HOMELAND AVE
HOMELAND CA. 92548

457172006
LUIS F ESCALANTE NAJERA
25846 RITTER AVE
HOMELAND CA. 92548

457151007
JAMES E TRASK
KATI J TRASK
25801 HOMELAND AVE
HOMELAND CA. 92548

457152021
JESUS IBARRA
LUCILA IBARRA
29555 NOGUES RD
NUEVO CA 92567

457152019
UZZIE PACHECO
25826 HOMELAND AVE
HOMELAND CA. 92548

459161002
MANUEL F ACEVEDO
ROSARIO ACEVEDO
28125 PATTI LN
ROMOLAND CA 92585

459161004
SAUL LINARES ARRIAGA
27969 MONROE AVE
ROMOLAND CA 92585

459094001
MANUEL F ACEVEDO
ROSARIO ACEVEDO
28125 PATTI LN
ROMOLAND CA 92585

459162004
TINA MARIE DECUIR STANZIONE
24206 HODGES LN
ROMOLAND CA 92548

459094003
MARVIN R JEGLIN
PATRICIA L JEGLIN
P O BOX 409
HOMELAND CA 92548

459162003
ISAAC ANDREW MENDEZ
26900 WINCHESTER NO 3307
MURRIETA CA 92563

459162005
DANNEY EDWARD BALL
C/O PMB 333
140 E STETSON
HEMET CA 92543

459094018
DAVID KIM YUN
TOMMY DOSHIK YUN
JIMMY MINSHIK YUN
C/O TOMMY YUN
18588 CALLE VISTA CIR
NORTHRIDGE CA 91326

459162001
ISAAC ANDREW MENDEZ
26900 WINCHESTER NO 3307
MURRIETA CA 92563

459161007
OMEGA 2000 GROUP CORP
314 E KIMBALL AVE
HEMET CA 92543

459094017
DAVID KIM YUN
TOMMY DOSHIK YUN
JIMMY MINSHIK YUN
C/O TOMMY YUN
18588 CALLE VISTA CIR
NORTHRIDGE CA 91326

459094002
MARVIN R JEGLIN
PATRICIA L JEGLIN
P O BOX 409
HOMELAND CA 92548

459163001
MARK CANSDALE
31776 5TH AVE
LAGUNA BEACH CA 92651

459161001
MANUEL F ACEVEDO
ROSARIO ACEVEDO
28125 PATTI LN
ROMOLAND CA 92585

459162002
ISAAC ANDREW MENDEZ
26900 WINCHESTER NO 3307
MURRIETA CA 92563

457160024
ERIC K JESPERSON
AMALIA E JESPERSON
9247 BELLAGIO RD
SANTEE CA 92071

459094011
JUVEN CASTRO
P O BOX 10905
SANTA ANA CA 92711

459165001
BENNIE L LUNSTRUM
31531 WAKEFIELD AVE
HOMELAND CA 92548

457152031
RUSSELL ALLON STIGALL
25952 HOMELAND AVE
HOMELAND CA 92548

457181020
MICHAEL D MILLER
JANA L MILLER
468 SERRA
CORONA DEL MAR CA 92625

457171027
JOHN D BOHN
CYNTHIA L BOHN
P O BOX 387
HOMELAND CA 92548

457181019
RAFAELA RODRIGUEZ
26080 LEON RD
HOMELAND CA 92548

457160009
T TURIAN
P O BOX 2502
PAM DESERT CA 92261

459162010
ALBARO ROCHA
SARA ROCHA
31636 WAKEFIELD AVE
HOMELAND CA 92548

457171002
SEAN D ROOT
DIANA A ROOT
25787 RITTER AVE
HOMELAND CA 92548

457151014
HIS LIGHT ON THE HILL INC
SOUTHERN CALIF DIST COUNCIL ASSEM OF
28125 BRADLEY RD STE 180A
SUN CITY CA 92586

457171038
CD DG HOMELAND
4336 MARSH RIDGE RD
CARROLLTON TX 75010

457172022
EVANGELOS KARPOUZIS
MARIA KARPOUZIS
4885 GREEN CREST DR
YORBA LINDA CA 92887

457172023
WILLIAM R ROBSON
EMMA J ROBSON
1634 CAMINO CRESTA
HEMET CA 92545

457152001
CHARLES D LEAKE
25740 HOMELAND AVE
HOMELAND CA. 92548

459093020
COMMUNITY FIRST CHURCH OF GOD OF
P O BOX 189
HOMELAND CA 92548

459161018
HAMPSHIRE HOLDINGS INC
26875 CALLE HERMOSA
CAPISTRANO BEACH CA 92624

459093019
FIRST CHURCH OF GOD OF HOMELAND
C/O C/O COMM FIRST CHURCH OF GOD OF
P O BOX 189
HOMELAND CA 92548

459161010
DINAH SOUZA
C/O C/O GERALDINE A PALMER
P O BOX 33
HOMELAND CA 92548

459163004
JUAN MANUEL PINEDA
ANGELICA PLANCARTE PINEDA
MARIA ALBERTA ORTEGA

31210 NEER ST
HOMELAND CA 92548

459161014
NICOLE KATHLEEN CADELL
14518 PURDY DR NW
GIG HARBOR WA 98332

459162006
NERI GODINEZ
BENITA GODINEZ
31666 WAKEFIELD AVE
HOMELAND CA. 92548

459161017
CARLOS DANIEL PEREZ
MARIA ISABEL PEREZ
P O BOX 486
HOMELAND CA 92548

459093016
COMMUNITY FIRST CHURCH OF GOD OF
P O BOX 189
HOMELAND CA 92548

459162009
JOSE MEJIA
MARIA MEJIA
176 PRADO DR
HEMET CA 92545

459161013
JOHNNY YING ZHANG
31510 WAKEFIELD AVE
HOMELAND CA. 92548

459093017
COMMUNITY FIRST CHURCH OF GOD OF
P O BOX 189
HOMELAND CA 92548

459162007
ALBARO ROCHA
SARA ROCHA
31636 WAKEFIELD AVE
HOMELAND CA 92548

459162008
ALBARO ROCHA
SARA ROCHA
31636 WAKEFIELD AVE
HOMELAND CA. 92548

459094016
EFRAIN MORENO
MARIA MORENO
26045 GUTHRIDGE LN
HOMELAND CA. 92548

459161011
MARIA BENITEZ
31544 WAKEFIELD AVE
HOMELAND CA. 92548

459094012
RIVERSIDE COUNTY FLOOD CONT & WATER
1995 MARKET ST
RIVERSIDE CA 92501

459161016
SOUTHERN CROSS
990 W FLORIDA AVE
HEMET CA 92543

459163005
ROBERT ALAN REANEY
HIROKO SEKI REANEY
31700 WAKEFIELD AVE
HOMELAND CA. 92548

459094021
FRANCISCO HERNANDEZ
MATILDE HERNANDEZ
609 N GIRARD ST
HEMET CA 92544

459164010
ELEANOR SHACKELFORD
26146 RITTER AVE
HOMELAND CA. 92548

459094020
JOSE REYES TORRES
MONIQUE REDE
26106 HOMELAND AVE
HOMELAND CA. 92548

459093015
COMMUNITY FIRST CHURCH OF GOD
P O BOX 189
HOMELAND CA 92548

459161008
OMEGA 2000 GROUP CORP
314 E KIMBALL AVE
HEMET CA 92548

459093014
NATHAN S BABCOCK
26079 HOMELAND AVE
HOMELAND CA. 92548

459161015
MARIA H ALCANTAR
PEDRO ALCANTAR
31530 WAKEFIELD AVE
HOMELAND CA. 92548

459094004
ALBERTO ORTIZ DIAZ
31389 ALLEN AVE
HOMELAND CA 92548

459094007
JOHN W COOPER
MICHELLE ANN COOPER
26090 HOMELAND AVE
HOMELAND CA 92548

459164005
SIRO DELGADO ARAIZA
31671 WAKEFIELD AVE
HOMELAND CA. 92548

459164003
LYDIA STALTARE
ANTHONY STALTARE
C/O C/O LYDIA S DARMIENTO
46 WILLOW AVE
NORTH PLAINFIELD NJ 7063

459094014
MILDRED CHAMBERS
26093 GUTHRIDGE LN
HOMELAND CA. 92548

459093013
RICHARD D BURBANK
CHARLENE PAINTER
26085 HOMELAND AVE
HOMELAND CA. 92548

459164011
DOUGLAS W BAKER
K TRINA BAKER
4551 EMERSON ST
RIVERSIDE CA 92506

459165009
ANGEL DE JESUS NEGRETE
ANGEL G NEGRETE
31595 WAKEFIELD AVE
HOMELAND CA. 92548

459162011
CESAR A RUIZ
OSCAR RUIZ
26070 RITTER AVE
HOMELAND CA. 92548

459165003
JOSE AMBRIZ
31555 WAKEFIELD AVE
HOMELAND CA. 92548

459094013
RIVERSIDE COUNTY FLOOD CONT & WATER
1995 MARKET ST
RIVERSIDE CA 92501

459094019
ROSA DEL SAG PALOMARES MORFIN
25930 TRADEWINGS DR
SU CITY CA 92585

459094005
WILLIAM WESTON GRAY
4140 S 225TH W AVE
SAND SPRINGS OK 74063

459094006
JOSE MIGUEL DELGADO
ALICIA REYNA
30328 AVENIDA PALMERA
HOMELAND CA 92548

459165002
CHARLES J SORIA
P O BOX 649
HOMELAND CA 92548

457172004
JUAN JIMENEZ
JESSICA A JIMENEZ
25830 RITTER AVE
HOMELAND CA. 92548

457172024
JUAN JIMENEZ
JESSICA A JIMENEZ
26368 MELBA AVE
HOMELAND CA 92548

459164016
DOUGLAS W BAKER
K TRINA BAKER
4551 EMERSON ST
RIVERSIDE CA 92506

459094015
RODRIGO GALLEGOS
SOLEDAD GALLEGOS
450 N SCOVELL AVE
SAN JACINTO CA 92582

459165010
JAMES HERRERA
SYLVIA HERRERA
26147 RITTER AVE
HOMELAND CA. 92548

459165011
MARVIN L THOMPSON
P O BOX 532
HOMELAND CA 92548

459163002
MIGUEL ANGEL SEGOVIA
MARIA F SEGOVIA
27488 SWALLOW CT
TEMECULA CA 92591

457152033
MIGUEL LARA
MARIÁ R LARA
30480 AVENIDA CAYLEE
HOMELAND CA 92548

457151021
HIS LIGHT ON THE HILL INC
SOUTHERN CALIF DIST COUNCIL ASSEM OF
28125 BRADLEY RD STE 180A
SUN CITY CA 92586

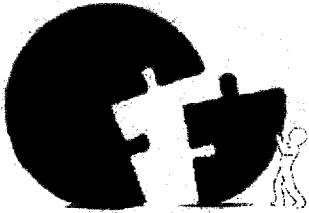
Dolgen California LLC #17052
Tax-License Dept.
100 Mission Ridge
Goodlettsville, TN 37072

CDDC Homeland LLC
Steve Trumsey
5317 Inverrary Drive
Plano, TX 75093

Alcoholic Beverage Specialists
Steve Rawlings
26023 Jefferson Ave, Suite D
Murrieta, CA 92562

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

Eastern Municipal Water District
2270 Trumble Road
Perris, CA 92570



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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

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

38686 El Cerrito Road
Palm Desert, CA 92201

County of Riverside County Clerk

Project Title/Case No.: CUP03783

Project Location: The northwest corner of Highway 74 and Ritter Avenue

Project Description: A request for a Conditional Use Permit for beer and wine sales for off-site consumption.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Dolgen California LLC, 100 Mission Ridge Goodlettsville Tennessee 37072

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15301)
- Statutory Exemption (_____)
- Other: 15061(b)3

Reasons why project is exempt: Exempt per Sections 15061(b)3 and 15301 The project is an approved facility, no new construction, physical changes, and no possibility of a significant effect on the environment will take place as a result of the Conditional Use Permit.

County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZCFG No. 6447 - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

INVOICE (PLAN-CFG06447)
FOR RIVERSIDE COUNTY

BILLING CONTACT

Cd Dg Homeland
4336 E Marsh Ridge Rd
Carrollton, Tx 75010

County of Riverside
Trans. & Land Management Agency



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06447	10/18/2017	10/18/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06447	0452 - CF&G TRUST: RECORD FEES	\$50.00
31558 Highway 74 Homeland,		SUB TOTAL \$50.00

TOTAL **\$50.00**

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-8271

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste 14
Palm Desert, CA 92211