

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 0010-Planning-All-MAP - 90 DAYS TO PROTEST (cont.)

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

Transportation

Transportation. 1 COUNTY WEB SITE

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

Transportation. 2 DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 3 DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the sub-divider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Transportation. 4 STD INTRO (ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Waste Resources

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0010-Waste Resources-MAP - LANDSCAPE PRACTICES (cont.)

Waste Resources. 1 0010-Waste Resources-MAP - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility. Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Waste Resources. 2 0010-Waste Resources-MAP- AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with waste hauler.
- Provide recycling service to tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:
www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Waste Resources. 3 0010-Waste Resources-MAP- HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Plan: PM37201

Parcel: 573260006

50. Prior To Map Recordation

Fire

050 - Fire. 1 0050-Fire-MAP-#004-ECS-FUEL MODIFICATION Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

050 - Fire. 2 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

050 - Fire. 3 0050-Fire-MAP-#7-ECS-HAZ FIRE AREA Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in a Very High Fire Hazard Severity Zone in the State Responsibility Area as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with setback and vegetation management requirements per the California Public Resources Code and construction requirements per the California Building Code.

Flood

050 - Flood. 1 0050-Flood-MAP ADP FEES Not Satisfied

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Anza Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

050 - Flood. 2 0050-Flood-MAP DEDICATION OF RIGHT-OF-WAY Not Satisfied

The site is located within the limits of the Anza Master Drainage Plan (MDP). The proposed alignment for Anza Creek Channel of the MDP is along the easterly boundary of the site. The construction of the facility is not necessary at this time. To allow for future construction of this facility, the developer will be required to dedicate the right of way to the public for the facility prior to recordation of the final map. The developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District. Credit for this dedication will be determined according to the Rules and Regulations for Administration of Area Drainage Plans.

Plan: PM37201

Parcel: 573260006

50. Prior To Map Recordation

Flood

050 - Flood. 3 0050-Flood-MAP SHOW FLOODPLAIN ECS Not Satisfied

The 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

050 - Flood. 4 0050-Flood-MAP SUBMIT ECS & FINAL MAP Not Satisfied

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

Planning

050 - Planning. 1 0050-Planning-MAP - CCOC FOR REMNDR PARCEL Not Satisfied

Prior to the recordation of the FINAL MAP, the land divider shall file an application for a Conditional Certificate of Land Division Compliance (CCOC) with the County Planning Department for review and approval, for the "Remainder Parcel" as delineated on the approved TENTATIVE MAP. Any FINAL MAP containing such a parcel shall not be permitted to record until the Planning Department determines that the CCOC will be suitable for recordation within sixty (60) days of the recordation of the FINAL MAP.

050 - Planning. 2 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 3 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 4 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 5 0050-Planning-MAP*- ECS AFFECTED LOTS Not Satisfied

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:

Environmental Constraint Sheet affecting this map is on fill in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page ____. [This affects [Lot] [Parcels] No(s). ____] [This affects all [Parcels] [Lots]]"

Planning-EPD

050 - Planning-EPD. 1 0060-EPD-UWIG Not Satisfied

The portions of the project adjacent to a streambed area shall incorporate the appropriate Urban/Wildland Interface Guidelines (MSHCP Section 6.1.4) in order to reduce Edge Effects that can adversely affect biological resources such as:

Plan: PM37201

Parcel: 573260006

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 1

0060-EPD-UWIG (cont.)

Not Satisfied

INVASIVES

When approving landscape plans for Development that is proposed adjacent to the streambed area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the streambed area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the streambed areas, species considered in the planting plans, resources being protected within the streambed area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

BARRIERS

Proposed land uses adjacent to the streambed area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the streambed area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

DRAINAGE/TOXICS

Proposed Developments in proximity to the streambed area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the streambed area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the streambed area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the streambed area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

LIGHTING

Night lighting shall be directed away from the streambed area to protect species within the streambed area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the streambed area is not increased.

GRADING/LAND DEVELOPMENT

Manufactured slopes associated with proposed site development shall not extend into the streambed area.

NOISE

Proposed noise generating land uses within the streambed area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, shall incorporate setbacks, berms or walls to minimize the effects of noise on wildlife and biological resources in the streambed area.

Survey

050 - Survey. 1

ACCESS RESTRICTION

Not Satisfied

Lot access shall be restricted on SH-371 (Cahuilla Road) and so noted on the final map, with the exception of one 36' access for Parcel-A and existing 30' access opening for Parcel "B" per TR18226 (MB 138/60-69).

050 - Survey. 2

EASEMENT

Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

Transportation

Plan: PM37201

Parcel: 573260006

50. Prior To Map Recordation

Transportation

050 - Transportation. 1 CALTRANS 2 Not Satisfied

A copy of the final map shall be submitted to Caltrans, District 08, Post Office Box 231, San Bernadino, California 92403; Attention: Project Development, for review and approval prior to recordation.

050 - Transportation. 2 INTERSECTION/SO' TANGENT Not Satisfied

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 3 R-0-W DEDICATION 1 Not Satisfied

Sufficient public street right-of-way along project boundary SH-371 (Cahuilla Road) shall be conveyed for public use to provide for a 59 foot half-width dedicated right-of-way per County Standard No. 93, Ordinance 461.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-MAP - IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 2 0060-BS GRADE-MAP - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

060 - BS-Grade. 3 0060-BS GRADE-MAP -EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied

Parcel Map 37201 is located within the limits of the Anza Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Planning

060 - Planning. 1 0060-Planning-MAP - NATIVE AMERICAN MONITOR Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with a Native American Monitor from the appropriate [TH1] tribe. The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification,

Plan: PM37201

Parcel: 573260006

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-MAP - NATIVE AMERICAN MONITOR (cont.) Not Satisfied
evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning. 2 0060-Planning-MAP - PROJECT ARCHAEOLOGIST Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 0060 - Planning-EPD Nesting Bird Survey - MBTA Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15th through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

060 - Planning-EPD. 2 0060-EPD-Grading Plan Review Not Satisfied

Prior to issuance of the grading permit a grading plan shall be submitted to the County of Riverside Environmental Programs Department (EPD) for review and approval to ensure compliance with the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP). Los Angeles Pocket Mouse habitat is adjacent to the north of the project site, this area must be clearly labeled on the grading plans as "LAPM HABITAT TO BE AVOIDED".

060 - Planning-EPD. 3 0060-EPD-Riv/Rip Mapping Not Satisfied

Plan: PM37201

Parcel: 573260006

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 0060-EPD-Riv/Rip Mapping (cont.) Not Satisfied

Prior to grading permit issuance, all project maps and exhibits shall clearly depict and label the MSHCP Riparian/Riverine habitat being avoided to EPD's satisfaction. The Riparian/Riverine feature shall be labeled as "MSHCP Riparian/Riverine to be Avoided". The Riparian/Riverine habitat being depicted on project maps and exhibits shall correspond with Anza Creek on the west side of the project area mapped Riparian/Riverine habitat depicted on Figure #04 found within the document titled "MSHCP Consistency analysis/Habitat Assessment Report, Including Los Angeles Pocket Mouse Habitat Assessment for Proposed Retail Store on Commercial Property" dated March 2018 completed by, Archon Consulting Co.

060 - Planning-EPD. 4 0060-EPD-Temp Fence Install Not Satisfied

Areas of the project adjacent to areas labeled as "LAPM HABITAT TO BE AVOIDED", will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring biologist must carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed. EPD may also inspect the site prior to grading permit issuance.

Transportation

060 - Transportation. 1 SUBMIT GRADING PLANS Not Satisfied

TENTATIVE PARCEL MAP NO. 37201 is a Schedule 'E' subdivision of a 9.50 acre parcel into one 1.31 gross acre commercial parcel and one 8.39 gross acre remainder parcel.

060 - Transportation. 2 SUBMIT PLANS Not Satisfied

Prior to the issuance of a grading permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP), on one PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner / applicant shall be required to submit a WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following web-site.

<http://rcflood.org/npdes/>

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1 0070-BS-Grade-MAP - ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Submitting a Contractors Statement of Conformance form (284-259).
4. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

Plan: PM37201

Parcel: 573260006

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1 0070-BS-Grade-MAP - ROUGH GRADE APPROVAL (cont.) Not Satisfied

5. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Planning

070 - Planning. 1 0070-Planning-MAP - ARTIFACT DISPOSITION Not Satisfied

Prior to Grading Permit Final: The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through one of the following methods.

1. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report.

2. Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

3. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall then proceed with curation at the Western Science Center.

070 - Planning. 2 0070-Planning-MAP - PHASE IV CULTURAL RPT. Not Satisfied

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO BP'S W/O L.U. PRMT Not Satisfied

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION -UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied

Parcel Map 37201 is located within the limits of the Anza Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Plan: PM37201

Parcel: 573260006

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES (cont.) Not Satisfied

Transportation

080 - Transportation. 1 SUBMIT PLANS Not Satisfied

This condition applies if a grading permit is not required.

Prior to the issuance of a building permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), on one PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner / applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of building permit. More information can be found at the following web-site.

<http://rcflood.org/npdes/>

Waste Resources

080 - Waste Resources. 1 Gen - Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. The construction of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., requires approval through the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Gen - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - NO PRECISE GRD APRVL Not Satisfied

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

Transportation

090 - Transportation. 1 WQMP COMPLETION Not Satisfied

Plan: PM37201

Parcel: 573260006

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 WQMP COMPLETION (cont.) Not Satisfied

If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the Project-Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance the BMPs are established with a BMP maintenance agreement.

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

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

DATE: August 9, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: 3rd District-
Washington

Planning Commissioner: 3rd District- Taylor-
Berger
Southern California Edison Co. (SCE)
Southern California Gas Co.

TENTATIVE PARCEL MAP NO. 37201 AMENDED #1 AND PLOT PLAN NO. 26320 – EA 42952 –
Applicant: Cross Development- Dollar General, Anza, LLC c/o Joe Dell – Engineer/Representative:
Tectonics Design Group – Third Supervisorial District – Anza Zoning Area – Riverside Extended
Mountain Area Plan (REMAP): Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR)
– Location: Northernly of Cahuilla Road, southernly of Engstrom Road, easternly of Contreras Road and
westernly of Hill Street – 1.31 ac – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The
Tentative Parcel Map is a Schedule 'E' subdivision of a 9.50 acre parcel into two commercial parcels.
The Plot Plan proposes to construct a 9,100 square foot Dollar General retail store. APN(s) 573-260-
006 – Related Case – PAR1504. BBID: 379-320-681, UPROJ: PP26320, PM37201

LDC 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 LDC 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 **LDC
Meeting on August 24, 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.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies
of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can
view the project maps and exhibits by going to the following webpage and selecting the LDC date listed
above. <http://planning.rcplma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking
the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached.
Please provide any comments, questions and recommendations to the Planning Department on or
before the above referenced date.

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.*

Any questions or comments regarding this project should be directed to Deborah Bradford, Project Planner, at (951) 955-8646 or e-mail at dbradfor@rivco.org / MAILSTOP #: 1070

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

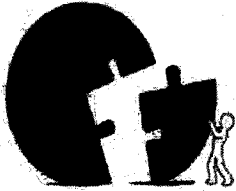
COMMENTS:

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.



*Steve Weiss, AICP
Planning Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

December 7, 2016

Cahuilla Band of Indians
Andreas J. Heredia
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37201, EA42952)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 7, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

TENTATIVE PARCEL MAP NO. 37201- EA42952 – Applicant: Cross Development- Dollar General, Anza, LLC c/o Joe Dell – Engineer/Representative: Tectonics Design Group – Third Supervisorial District – Anza Zoning Area – Riverside Extended Mountain Area Plan (REMAP) – General Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) – Zoning: Scenic Highway Commercial (C-P-S) – Location: Location: Northerly of Cahuilla Road, southerly of Engstrom Road, easterly of Contreras Road and westerly of Hill Street – 9.50 Acres –

REQUEST: A Tentative Parcel Map for a Schedule "H" subdivision of a 9.50 acre parcel into two commercial parcels – APN: 573-260-006 – Related case: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org

Attachment: Project Vicinity Map
Project Aerial

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040



*Steve Weiss, AICP
Planning Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

December 7, 2016

Colorado River Indian Tribes (CRIT)
Amanda Barrera
Tribal Secretary
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37201, EA42952)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 7, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

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REQUEST: A Tentative Parcel Map for a Schedule “H” subdivision of a 9.50 acre parcel into two commercial parcels – APN: 573-260-006– Related case: N/A

Sincerely,

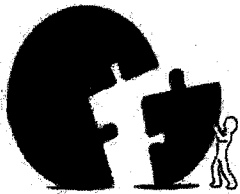
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org
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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

December 7, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37201, EA42952)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 7, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

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REQUEST: A Tentative Parcel Map for a Schedule "H" subdivision of a 9.50 acre parcel into two commercial parcels – APN: 573-260-006– Related case: N/A

Sincerely,

PLANNING DEPARTMENT

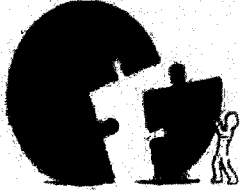
Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org

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Palm Desert, California 92211
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*Steve Weiss, AICP
Planning Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

December 7, 2016

Ramona Band of Cahuilla
Joseph D. Hamilton
Chairman, Ramona Band of Cahuilla
56310 Highway 371, Suite B
P.O BOX 391670
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37201, EA42952)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 7, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

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REQUEST: A Tentative Parcel Map for a Schedule "H" subdivision of a 9.50 acre parcel into two commercial parcels –
APN: 573-260-006– Related case: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

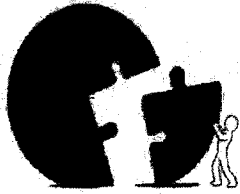
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Attachment: Project Vicinity Map

Project Aerial

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

December 7, 2016

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37201, EA42952)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 7, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

TENTATIVE PARCEL MAP NO. 37201- EA42952 – Applicant: Cross Development- Dollar General, Anza, LLC c/o Joe Dell – Engineer/Representative: Tectonics Design Group – Third Supervisorial District – Anza Zoning Area – Riverside Extended Mountain Area Plan (REMAP) – General Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) – Zoning: Scenic Highway Commercial (C-P-S) – Location: Location: Northernly of Cahulla Road, southerly of Engstrom Road, easterly of Contreras Road and westerly of Hill Street – 9.50 Acres –

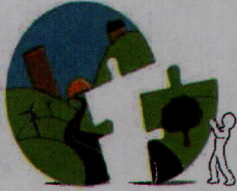
REQUEST: A Tentative Parcel Map for a Schedule "H" subdivision of a 9.50 acre parcel into two commercial parcels – APN: 573-260-006– Related case: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org
Attachment: Project Vicinity Map
Project Aerial



*Steve Weiss, AICP
Planning Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

December 7, 2016

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37201, EA42952)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org

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Project Aerial

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PM37201



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

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.

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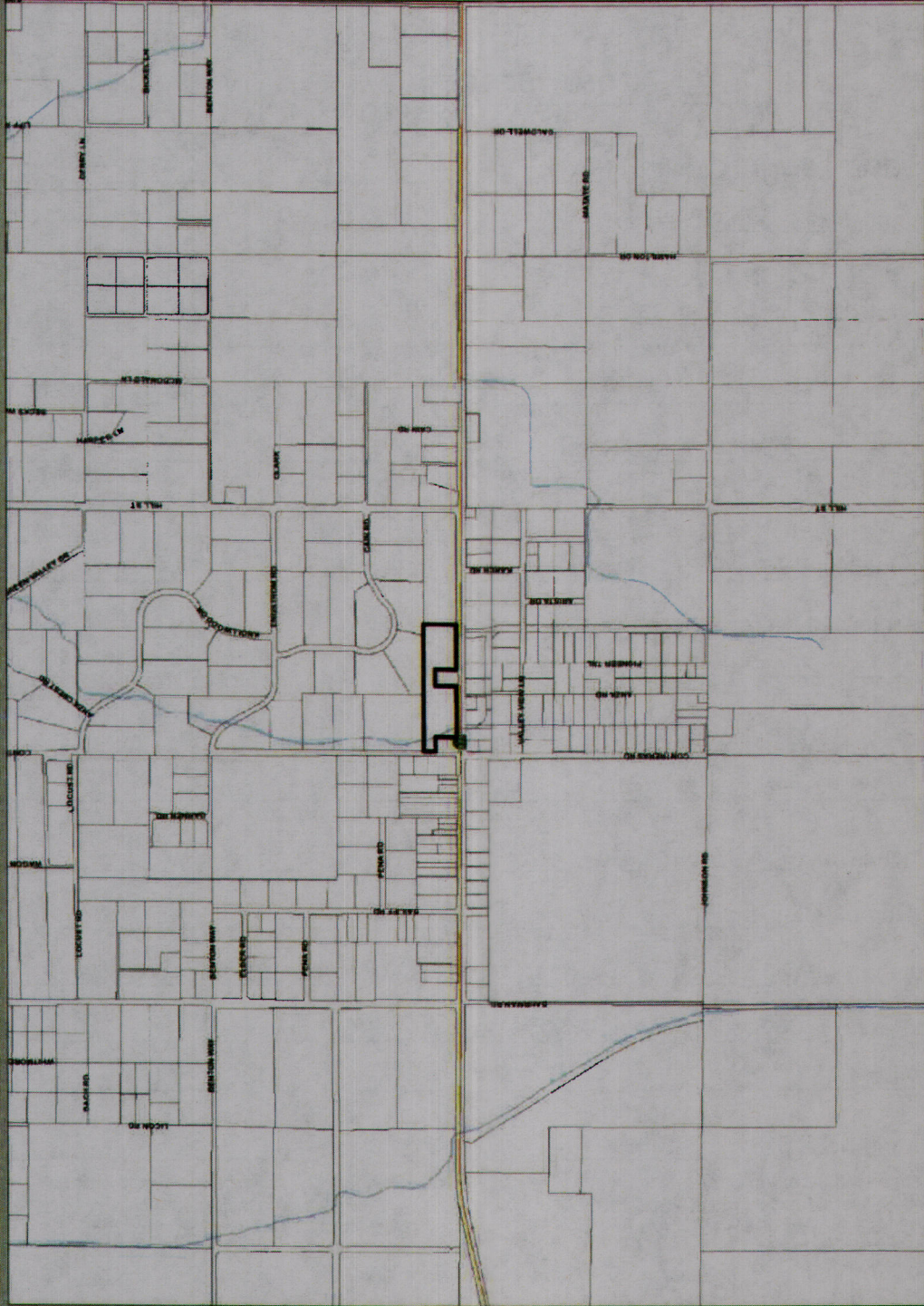
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PM37201



- Legend**
- City Boundaries
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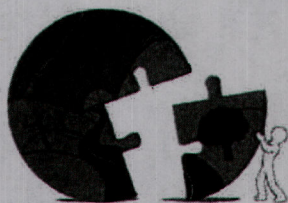
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0 2,000 4,000 Feet

REPORT PRINTED ON... 12/7/2016 1:30:51 PM

© Riverside County RCIT GIS



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

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. N/A PP26320

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: CD DG Anza, LLC

Contact Person: Joe Dell E-Mail: joe@crossdevelopment.net

Mailing Address: 4336 Marsh Ridge Road

Carrollton TX 75010
City State ZIP

Daytime Phone No: (903) 771-9444 Fax No: () N/A

Engineer/Representative Name: Rubicon Design Group

Contact Person: Michele Rambo, AICP E-Mail: mrambo@rubicondesigngroup.com

Mailing Address: 100 California Avenue, Suite 202

Reno NV 89509
City State ZIP

Daytime Phone No: (775) 393-0035 Fax No: () N/A

Property Owner Name: CLG, Inc.

Contact Person: Marvin Landon, VP/Secretary E-Mail: marv@gormis.com

Mailing Address: 5388 Sterling Center Drive

Westlake Village CA 91363
City State ZIP

Daytime Phone No: (818) 338-8690 Fax No: () N/A

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

"Planning Our Future Preserving Our Past"

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.)

CLG Inc., Marvin Landon (VP/Secretary)

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

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): 573-260-006

Approximate Gross Acreage: 1.31 acres of a larger 9.5 acre lot

General location (nearby or cross streets): North of Cahuilla Road, South of N/A, East of Contreras Road, West of Hill St

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

A 9,100 square-foot Dollar General retail store with associated parking and landscaping.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 348.4840, Article IX(b), Section 9.50(101)

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1				N/A	<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 checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	9,100	21 ft	1	Retail/Convenience Store
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		N/A
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:

PAR 01504 and Tentative Parcel Map 37201

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

If yes, provide Application No(s). N/A
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

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

If yes, indicate the type of report(s) and provide a signed copy(ies): Noise, Geo, Phase I, Bio, Air Quality

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: Joe Dell; Cross Development

Address: 4336 Marsh Ridge Road, Carrollton, TX 75010

Phone number: 903-771-9444

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 573-260-006

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

Regulatory Identification number: N/A

Date of list: 5/19/17

Applicant: Michele Rambo Date 6/14/17
for Joe Dell

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.

Owner/Authorized Agent (1) Michele Rambo Date 6/14/17

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



Juan C. Perez
Interim Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP MINOR CHANGE VESTING MAP
 REVISED MAP REVERSION TO ACREAGE EXPIRED RECORDABLE MAP
 PARCEL MAP AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM37201 DATE SUBMITTED: 4-18-16

APPLICATION INFORMATION

Applicant's Name: GD DG Anza LLC E-Mail: jos@crossdevelopment.net

Mailing Address: 420 Southpark Drive

	<u>Lewisville</u>	<u>TX</u>	<u>75067</u>
	<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (903) 771-8444 Fax No: () NA

Engineer/Representative's Name: Tectonics Design Group E-Mail: jon@tdg-inc.com

Mailing Address: 10451 Double R Blvd

	<u>Reno</u>	<u>NV</u>	<u>89521</u>
	<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (775) 824-8888 Fax No: (775) 824-8986

Property Owner's Name: CLG, Inc. c/o Marvin Landon E-Mail: _____

Mailing Address: 5995 Jed Smith Road

	<u>Hidden Hills</u>	<u>CA</u>	<u>91302</u>
	<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (618) 427-0588 Fax No: () _____

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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) 863-7040

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

Steve Rumsey for CD DG Anza LLC

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

Marvin Landon C.L.G., Inc

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 573-260-006

Section: 16

Township: 7S

Range: 3E

Approximate Gross Acreage: 9.75 AC (1.31 AC after Parcel Map)

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Cahuilla Road, South of Engstrom Road, East of Contreras Road, West of Hill Street

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

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

A new 1.31 acre +/- parcel is proposed to be split from the parent parcel, along with a 9' wide strip of land abutting the new parcel to be dedicated as a public right of way along Cahuilla Road

Related cases filed in conjunction with this request:

Major Plat Plan Applicatoin

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

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

EA No. (if known) _____ 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 copy: NA

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) on-site well

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) Septic system

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0

Estimated amount of fill = cubic yards 1,250

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

Import 1,250 CY Export _____ Neither _____

What is the anticipated source/destination of the import/export?
Still to be determined

What is the anticipated route of travel for transport of the soil material?
Still to be determined

How many anticipated truckloads? 96 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 9,100 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

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

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

Does the subdivision exceed more than one acre in area? Yes No

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

Santa Ana River Santa Margarita River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 8/1/14

Owner/Representative (2) _____ Date _____

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 Anza, 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 573-260-006 ("PROPERTY"); and,

WHEREAS, PROPERTY is owned by C.L.G., Inc. and PROPERTY OWNER acknowledges the PROPERTY is currently in escrow and is willing to indemnify the COUNTY as set forth herein; and,

WHEREAS, on September 13, 2016, PROPERTY OWNER filed an application for Parcel Map No. 37201 and on July 18, 2017, OWNER filed an application for Plot Plan No. 26320 ("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 Anza, LLC
Attn: Steve Rumsey
4336 Marsh Ridge Road
Carrollton, TX 75010

With a copy to:
Rubicon Design Group
Attn: Michele Rambo
1610 Montclair Ave., Ste. B.
Reno, NV 89509

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

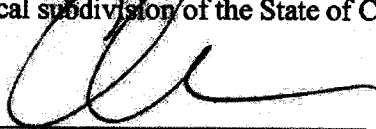
original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

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: 2/27/18


[Signatures follow on next page]

FORM APPROVED COUNTY COUNSEL
By: 
MICHELLE SEAG DATE: 2/16/18

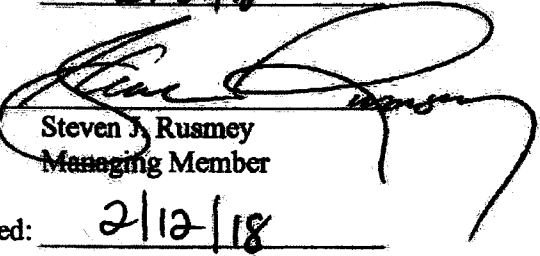
PROPERTY OWNER:

CD DG Anza, LLC, a Texas Limited Liability Company

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

By: 
Casey B. Shires
Managing Member

Dated: 2/12/18

By: 
Steven J. Rusmey
Managing Member

Dated: 2/12/18

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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:

TENTATIVE PARCEL MAP NO. 37201 and PLOT PLAN NO. 26320 – Intent to Adopt a Mitigated Negative Declaration – EA42952 – Applicant: Cross Development/Dollar General, Anza, LLC c/o Joe Dell – **Engineer/Representative:** Tectonics Design Group – Third Supervisorial District – Anza Zoning Area – **Riverside Extended Mountain Area Plan (REMAP):** Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – **Location:** Northerly of Cahuilla Road, southerly of Engstrom Road, easterly of Contreras Road, and westerly of Hill Street – 1.31 acres – **Zoning:** Scenic Highway Commercial (C-P-S) – **REQUEST:** The **Tentative Parcel Map** is a Schedule 'E' subdivision of a 9.50 acre parcel into one (1) 1.31 gross acre commercial parcel, and one (1) 8.39 gross acre remainder parcel. The **Plot Plan** proposes to construct a 9,100 sq. ft. Dollar General retail store.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **OCTOBER 3, 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 Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or 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 Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director 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: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 24, 2018,

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

APN (s) or case numbers PP26320 / PM37201 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

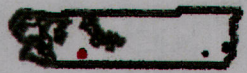
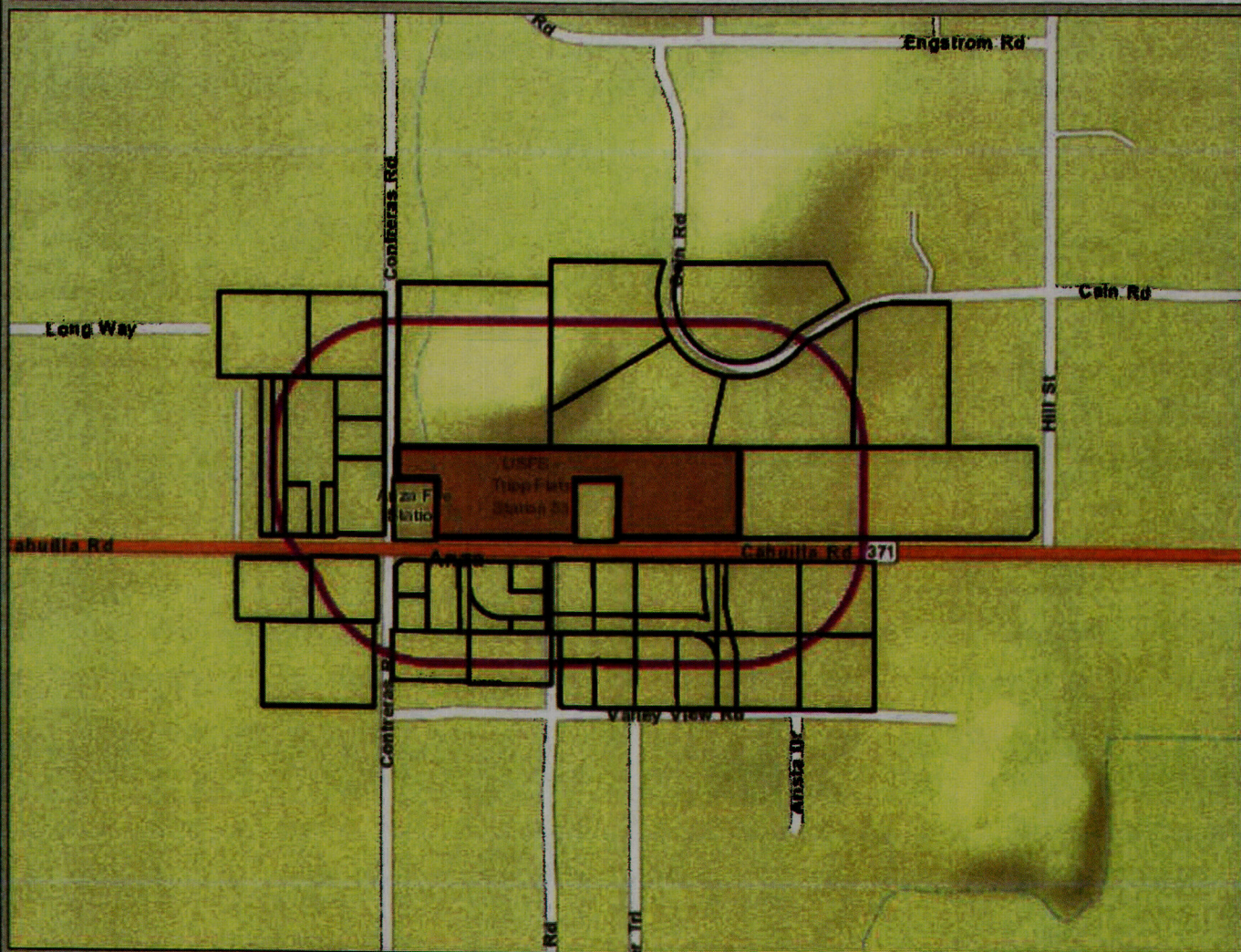
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PP26320 PM37201 (600 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 752 1,505 Feet

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.

REPORT PRINTED ON... 8/24/2018 3:45:34 PM

© Riverside County RCIT

573240021
CLAUDE ROBERT GRAHAM
23910 LADEENE AVE
TORRANCE CA 90505

573240022
FRANK GONZALEZ
LINDA GONZALEZ
56500 HIGHWAY 371
ANZA CA. 92539

573250009
AA INTERNATIONAL GROUP
C/O C/O PAUL E GREENWALD
12951 MIRIAM PL
SANTA ANA CA 92705

573250010
AA INTERNATIONAL GROUP
C/O C/O PAUL E GREENWALD
12951 MIRIAM PL
SANTA ANA CA 92705

573250011
KATHLEEN D AGOSTINO
37099 TOOL BOX SPRING RD
MTN CENTER CA 92561

573250018
AA INTERNATIONAL GROUP
C/O C/O PAUL E GREENWALD
12951 MIRIAM PL
SANTA ANA CA 92705

573250020
BRENDA L JAKOBS
P O BOX 391816
ANZA CA 92539

573250022
RICKY L BABCOCK
JOAN LOUW DEFAZIO
44375 COWBOY COUNTRY
AGUANGA CA 92539

573250023
389 CONTRERAS
11035 BURL AVE
LENNOX CA 90304

573250024
KATHLEEN D AGOSTINO
37099 TOOL BOX SPRING RD
MTN CENTER CA 92561

573260003
ANZA COMMUNITY BLDG INC
P O BOX 390091
ANZA CA 92539

573260004
STATE OF CALIF
C/O STATE OF CALIF
P O BOX 1799
SACRAMENTO CA 95808

573260006
CLG INC
C/O C/O PAUL CANTARANO
5388 STERLING CENTER DR
WESTLAKE VILLAGE CA 91361

573260007
C L G INC
5388 STERLING CENTER DR
WESTLAKE VILLAGE CA 91361

573280008
ANZA CONTRERRAS 10
C/O STE E603
451 LAUREL ST NO 352
SAN DIEGO CA 92101

573260015
RHONDA LYNN EASTERLING
PO BOX 390667
ANZA CA 92539

573260018
STEVEN ROY HAMILTON
JOY LOUISE HAMILTON
TAMARA L FERRIS
C/O TAMARA L FERRIS
P O BOX 390833
ANZA CA 92539

573260017
DAVID J MORAN
PATRICIA A MORAN
81507 AVENIDA VIESCA
INDIO CA 92203

573260018
ALONSO VASQUEZ
LETICIA VASQUEZ
MARTHA B CHUC

573260022
BENJAMIN H MEZA
1644 CASPER ST
SAN JACINTO CA 92583

10742 CASS ST
RIVERSIDE CA 92505

576080002
ANZA CIVIC IMPROVEMENT LEAGUE
P O BOX 1000
ANZA CA 92539

576080007
JAMES THOMPSON
JUDITH A THOMPSON
HARLAN VAUGHN RIGGLE
C/O HARLAN VAUGHN RIGGLE
43610 US HWY 371
AGUANGA CA 92536

576080018
CORP PRESIDING BISHOP CHURCH OF LDS
C/O C/O TAX ADMIN
50 E NORTH TEMPLE FL 22
SALT LAKE CITY UT 84160

576280006
JULIO CEASAR NAVA
1711 S FIGUEROA ST
LOS ANGELES CA 90003

576280015
KAY CIRCLE PROPERTIES
C/O C/O TOSCO MARKETING CO DC17
P O BOX 52086
PHOENIX AZ 85072

576280022
MICHAEL L DAVIES
RENETTE R DAVIES
P O BOX 391034
ANZA CA 92539

576280023
HELLAS PROP
10601 G TIERRASANTA BLVD
SAN DIEGO CA 92124

576280024
LANCE ERIC TRIGUEIRO
PATRICIA ARLENE TRIGUEIRO
PO BOX 390776
ANZA CA 92539

576280025
INLAND SVGS & LOAN ASSN
C/O C/O BANK OF HEMET
1600 E FLORIDA AVE
HEMET CA 92544

576280028
CRMAD PROP
C/O C/O CRAIG J MOHNACKY
4783 GATESHEAD RD
CARLSBAD CA 92008

576280029
FRANK CARRILLO
GLORIA C CARRILLO
20929 HAWAIIAN AVE
LAKEWOOD CA 90715

576280030
CRMAD PROP
C/O C/O CRAIG J MOHNACKY
4783 GATESHEAD RD
CARLSBAD CA 92008

576280031
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

576280032
ALBERTO GARCIA
36910 WANZA TRAILS
ANZA CA 92539

576280033
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

576280034
ANZA MUTUAL WATER CO
P O BOX 390117
ANZA CA 92539

576280035
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

576280036
ROBERT DAVID LYSIK
DOLORES R LYSIK
24962 EL CABALLO
EL TORO CA 92630

576280037
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

576280038
CRMAD PROP
C/O C/O CRAIG J MOHNACKY
4783 GATESHEAD RD
CARLSBAD CA 92008

576280041
BENJAMIN J JARA
GLORIA C JARA
81694 CAMINO FUERTE
INDIO CA 92203

576280042
RIVERSIDE COUNTY FLOOD CONTROL DIST
1995 MARKET ST
RIVERSIDE CA 92501

576280044
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

576280045
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

576280048
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

576280049
JOHN R COOPER
2342 DALADIER DR
RCH PALOS VERDES CA 90275

576300011
RICHARD ANTHONY BATISTA
CAROL LYNN BATISTA
4403 CHEVY CHASE DR
FLINTRIDGE CA 91011

576300013
CARMINE ROZZO
CARLY ROZZO
P O BOX 391554
ANZA CA 92539

576300018
CECILIO OROZCO
CRISTINA OROZCO
25667 MOTTE CIR
ROMOLAND CA 92565

576300019
RIVERSIDE COUNTY FLOOD CONTROL DIST
1995 MARKET ST
RIVERSIDE CA 92501

576300020
ANDY R BAZAR
NORA F BAZAR
6159 VINEYARD AVE
RANCHO CUCAMONGA CA 91701

576300021
RIVERSIDE COUNTY FLOOD CONTROL &
1995 MARKET ST
RIVERSIDE CA 92501

CD DG Anza, LLC
c/o Joe Dell
4336 Marsh Ridge Road
Carrollton, Texas 75010

CD DG Anza, LLC
c/o Joe Dell
4336 Marsh Ridge Road
Carrollton, Texas 75010

Rubicon Design Group
Atten: Michele Rambo, AICP
100 California Avenue, Suite 202
Reno, NV 89509

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Atten: Michele Rambo, AICP
100 California Avenue, Suite 202
Reno, NV 89509

CLG, Inc.
c/o Marvin Landon, VP/Secretary
5388 Sterling Center Drive
Westlake Village, CA 91363

CLG, Inc.
c/o Marvin Landon, VP/Secretary
5388 Sterling Center Drive
Westlake Village, CA 91363

So. Calif. Edison Company
P.O. Box 800
Rosemead, CA 91770

So. Calif. Edison Company
P.O. Box 800
Rosemead, CA 91770

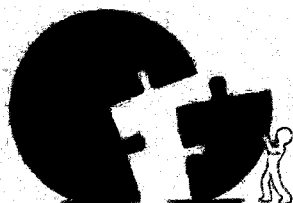
Southern California Gas Company
4495 Howard Ave.
Riverside, CA 92507

Southern California Gas Company
4495 Howard Ave.
Riverside, CA 92507

Department of Transportation
District 8 - Planning
464 W. 4th St, 6th Floor, MS725
San Bernardino, CA 92401-1400

Department of Transportation
District 8 - Planning
464 W. 4th St, 6th Floor, MS725
San Bernardino, CA 92401-1400

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

PP26320/PM37201
Project Title/Case Numbers

Deborah Bradford
County Contact Person

951-955-6646
Phone Number

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

Cross Development/CD DG Anza, LLC
Project Applicant

420 Southfork Drive, Lewisville, TX 75057
Address

North of Cabuilla Road, south of Encstrom Road, east of Contreras Road and west of Hill Street
Project Location

Plot Plan No. 23260 proposes to construct a 9,100 square foot Dollar General retail store, and Tentative Parcel Map No. 37201 a schedule "F" subdivision of 9.5 gross acres into one 1.31 gross acre commercial parcel and one 8.39 gross acre remainder parcel.
Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,280.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Project Planner

Title

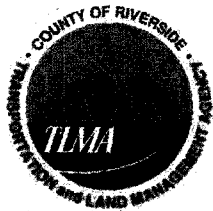
Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY

Please change deposit fee case# ZEA 42952 ZFG06322

RI-R18045425



COUNTY OF RIVERSIDE
TRANSPORTATION LAND MANAGEMENT AGENCY
PERMIT ASSISTANCE CENTER

Receipt Number: RI-R18045425	Amount: \$0.75	4/24/2018 10:09 am
Payment Method: Cash	Notations:	Payment Status: Complete Init: SR

Permit No(s): CFG06322
Parcel Number: 573260006
Site Address: 56700 CAHUILLA RD

This Payment: \$0.75	Total Fees:	\$64.50
	Total All Payments:	\$0.75
	Balance:	\$63.75

Permit No	Account Code	Description	Amount
CFG06322	208100-65835-3120100000	0451 - CF&W Trust ND/MND	\$0.75

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

Additional information at www.rctlma.org

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

Desert Permit Assistance Center
77588 El Duna Ct Suite H
Palm Desert, CA 92211

RI-R18045426



COUNTY OF RIVERSIDE
TRANSPORTATION LAND MANAGEMENT AGENCY
PERMIT ASSISTANCE CENTER

Receipt Number: RI-R18045426 Amount: \$63.75 4/24/2018 10:10 am
Payment Method: Check Notations: 12707 Payment Status: Complete Init: SR

Permit No(s): CFG06322
Parcel Number: 573260006
Site Address: 56700 CAHUILLA RD

This Payment: \$63.75 Total Fees: \$64.50
Total All Payments: \$64.50
Balance: \$0.00

Permit No	Account Code	Description	Amount
CFG06322	208100-65835-3120100000	0451 - CF&W Trust ND/MND	\$63.75

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

Additional information at www.rctlma.org

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4080 Lemon St. 9th Floor
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct Suite H
Palm Desert, CA 92211

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * I1603102

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

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

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

Received from: CLG INC \$50.00
paid by: AE 109176
EA42952
paid towards: CFG06322 CALIF FISH & GAME: DOC FEE
at parcel: 56700 CAHUILLA RD ANZA
appl type: CFG3

By _____ Sep 19, 2016 14:19
JCMITCHE posting date Sep 19, 2016

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

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

RI-R18040940



**COUNTY OF RIVERSIDE
TRANSPORTATION LAND MANAGEMENT AGENCY
PERMIT ASSISTANCE CENTER**

Receipt Number: RI-R18040940 **Amount:** \$2,216.00 **3/1/2018 3:08 pm**
Payment Method: Check **Notations:** 11612 **Payment Status:** Complete **Init:** SR

Permit No(s): CFG06322
Parcel Number: 573260006
Site Address: 56700 CAHUILLA RD

This Payment: \$2,216.00 **Total Fees:** \$2,216.00
Total All Payments: \$2,216.00
Balance: \$0.00

Permit No	Account Code	Description	Amount
CFG06322	208100-65835-312010000	0453 - CF&W Trust EIR	\$2,216.00

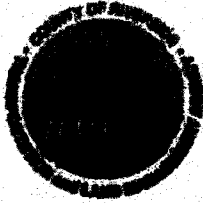
Overpayments of less than \$5.00 will not be refunded!

Additional information at www.rctlma.org

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

Desert Permit Assistance Center
77588 El Duna Ct Suite H
Palm Desert, CA 92211

RI-R18045426



COUNTY OF RIVERSIDE
TRANSPORTATION LAND MANAGEMENT AGENCY
PERMIT ASSISTANCE CENTER

Receipt Number: RI-R18045426 Amount: \$63.75 4/24/2018 10:10 am
Payment Method: Check Notations: 12707 Payment Status: Complete Init: SR

Permit No(s): CFG06322
Parcel Number: 573260006
Site Address: 56700 CAHUILLA RD

This Payment: \$63.75 Total Fees: \$64.50
Total All Payments: \$64.50
Balance: \$0.00

Permit No	Account Code	Description	Amount
CFG06322	208100-65835-3120100000	0451 - CF&W Trust ND/MND	\$63.75

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

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Riverside, CA 92501

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Palm Desert, CA 92211