

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



**ITEM
19.1
(ID # 8327)**

MEETING DATE:

Tuesday, December 11, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CONDITIONAL USE PERMIT NO. 3784, ORDINANCE NO. 348.4896, APPROVE PUBLIC CONVEYANCE AND NECESSITY FINDINGS - CEQA EXEMPT PER CEQA GUIDELINES SECTION 15061 (b)3 and 15301 - Applicant: Dolgen California, LLC - Representative: Alcoholic Beverage Specialists - Fifth Supervisorial District - The Pass Area Plan - Cabazon Policy Area - General Plan: Community Development: Mixed Use Area (CD:MUA) - Zoning: Mixed Use (MU) - Location: Northeast corner of N. Fern Street and Main Street, south of Interstate 10 - 1.38 Acres - REQUEST: The project was originally approved under Plot Plan No. 26096 that permitted the operation of a Dollar General Store without the sale of alcohol. The current request is for a Conditional Use Permit to allow the Dollar General to sell beer and wine for off-site consumption (Type 20 License), and to approve Public Conveyance and Necessity Findings. The project also includes an amendment to Ordinance No. 348, Ordinance No. 348.4896, to modify Section 18.48 related to Alcoholic Beverage Sales. The amendment adds the Mixed Use Zone to the list of zone classifications where the sale of alcoholic beverages for off-site consumption is allowed with an approved conditional use permit. This amendment will make Section 18.48 consistent with the Mixed Use Zone which allows the sale of alcoholic beverages for off-site consumption with an approved conditional use permit. [Applicant fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:
Continued on page 2

ACTION:

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Perez and duly carried, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4896 is adopted with waiver of the reading.

Ayes: Jeffries, Ashley and Perez
Nays: None
Absent: Tavaglione and Washington
Date: December 11, 2018
xc: Planning, Co.Co., MC, COB

Kecia Harper-Ihem
Clerk of the Board

B. 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

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

ADOPT Ordinance No. 348.4896 to amend Subsection B.1. of Section 18.48 of Ordinance No. 348 that adds the Mixed Use Zone to the list of zone classifications where the sale of alcoholic beverages for off-site consumption is allowed with an approved conditional use permit; and,

APPROVE PUBLIC CONVEYANCE AND NECESSITY FINDINGS as stated in the staff report; and,

APPROVE CONDITIONAL USE PERMIT NO. 3784, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

This Conditional Use Permit (Project) is exclusively for the sale of beer and wine for consumption off the premises where sold. The plot plan was originally approved under PP26096 by the Riverside County Planning Department on June 19, 2017, for a Dollar General Store without alcohol sales.

The Mixed Use (MU) zone allows the sale of alcohol for off-site consumption provided a conditional use permit is approved, pursuant to Subsection B.1. of Section 18.48 of Ordinance No. 348. However, Section 18.48 does not list the MU zone. Ordinance No. 348.4896 will correct that inconsistency by including those zones within the language of Section 18.48.

This Conditional Use Permit is in addition to the previous Plot Plan. The conditions of approval for the Plot Plan will continue to remain in full force and effect with the new conditions of approval. This Conditional Use Permit is exclusively for the sale of beer and wine for consumption off the premises where sold.

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

Alcohol Sales and Public Convenience and Necessity

Currently there are seven (7) alcohol beverage control licenses permitted in Census Tract 438.13. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses to eight (8). According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for this census tract is two (2). In order to exceed the number of allowed licenses for a census tract, the ABC requires acknowledgement from the local jurisdiction that the jurisdiction agrees with the increase beyond the limit. The acknowledgement is the approval of finding of "Determination of Public Convenience and Necessity" in the recommendations.

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

The Planning Commission considered the project on October 17, 2018. There were no comments for or against the project from the public. The Planning Commission approved the project with a 5-0 vote with an action to remove the Rubidoux Village Commercial (R-VC) from the Ordinance revision language.

Impact on Residents and Businesses

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

Additional Fiscal Information

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

Attachments

ATTACHMENT A. Planning Commission Minutes

ATTACHMENT B. Planning Commission Staff Report Package

ATTACHMENT C. Ordinance No. 348.4896


Scott Bruckner 12/2/2018

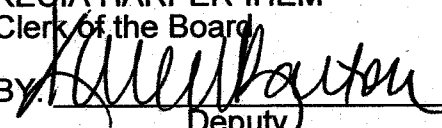
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on December 11, 2018, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Jeffries, Perez and Ashley
NAYS: None
ABSENT: Tavaglione and Washington

DATE: December 11, 2018

KECIA HARPER-IHEM
Clerk of the Board
BY: 
Deputy

SEAL

Item 19.1



**PLANNING COMMISSION
MINUTE ORDER
OCTOBER 17, 2018**

I. AGENDA ITEM 4.1

Conditional Use Permit No. 3784 – Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and 15301 – Applicant: Dolgen California LLC – Representative: Alcoholic Beverage Specialists – Fifth Supervisorial District – The Pass Area Plan – Cabazon Policy Area – General Plan: Community Development: Mixed Use Area (CD-MUA) – Zoning: Mixed Use (MU) – Location: Northeastly corner of N Fern Street and Main Street, and southerly of Interstate 10 – 1.38 Acres.

II. PROJECT DESCRIPTION:

The project was originally approved under PP No. 26096 that permitted the operation of a Dollar General Store without the sale of alcohol. The current request is for a Conditional Use Permit to allow the Dollar General to sell beer and wine for off-site consumption (Type 20 License), and to approve Public Conveyance and Necessity Findings. The project also includes an amendment to Ordinance No. 348, Ordinance No. 348.4896, to modify Section 18.48 related to Alcoholic Beverage Sales. The amendment adds the Mixed Use Zone to the list of zone classifications where the sale of alcoholic beverages for off-site consumption is allowed with an approved conditional use permit. This amendment will make Section 18.48 consistent with the Mixed Use Zone which allows the sale of alcoholic beverages for off-site consumption with an approved conditional use permit.

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Spoke in a favor:
Steve Rewlings, Applicant

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Kroencke, 2nd by Commissioner Taylor-Berger

A vote of 5-0

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

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

ADOPT Ordinance No. 348.4896; and

APPROVE Public Conveyance and Necessity Findings; and

APPROVE Conditional Use Permit No. 3784, subject to the conditions of approval as modified at hearing.



**PLANNING COMMISSION
MINUTE ORDER
OCTOBER 17, 2018**

I. AGENDA ITEM 3.1

APPEAL of the PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 26164 – Intent to Adopt a Negative Declaration – EA42892 – Applicant: United Pentecostal Church – Representative: Michael Napolitano – Fifth Supervisorial District – Pass and Desert District - Western Coachella Valley Area Plan – Land Use: Rural: Rural Desert (R-RD) (10 Acre Minimum) – 7.63 Gross Acres - Zoning: Controlled Development Areas (W-2) – Location: Northerly of Interstate 10, easterly of Highway 62, westerly of Worsley Road, and southerly of Dillon Road – 7.63 Gross Acres.

II. PROJECT DESCRIPTION:

A request to construct a 22,406 sq. ft. church, 32-feet high, with a 50'0" high steeple. The proposed building floor plan includes an 8,572 sq. ft. sanctuary and various office, classrooms, and multipurpose rooms. The project would provide 262 parking spaces. Continued from August 15, 2018, September 5, 2018, and October 3, 2018. Project Planner: Jason Killebrew at (951) 955-0314 or email at jkillebr@rivco.org.

STAFF RECOMMENDS A CONTINUANCE TO NOVEMBER 7, 2018 IN RIVERSIDE.

III. MEETING SUMMARY:

The following staff presented the subject proposal: Principal Planner, Ken Baez
Project Planner: Jason Killebrew at (951) 955-0314 or email at jkillebr@rivco.org.

Spoke in favor:

Philip Bettencourt, Interested Party, La Quinta, 92253

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

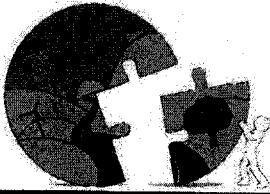
V. PLANNING COMMISSION ACTION:

Public Comments: Open

Motion by Commissioner Kroencke, 2nd by Commissioner Sanchez

A vote of 5-0

CONTINUED to November 7, 2018.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

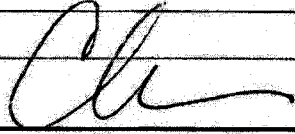
Agenda Item No.

4.1

Planning Commission Hearing: October 17, 2018

PROPOSED PROJECT

Case Number(s):	CUP No. 03784; Ord No. 348 Revision	Applicant(s):	Dolgen California LLC
Select Environ. Type	CEQA Exempt – 15301, 15063		
Area Plan:	The Pass	Representative(s):	Alcoholic Beverage Specialists
Zoning Area/District:	Cabazon District		
Supervisory District:	Fifth District		
Project Planner:	Brett Dawson		
Project APN(s):	526-060-003, 526-060-004		
Continued From:			


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 3784 proposes to include sales of beer and wine for off-site consumption for an approved and existing Dollar General Store.

Ordinance No. 348.4896 to amend Subsection B.1. of Section 18.48 of Ordinance No. 348.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

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

ADOPT Ordinance No. 348.4896 to amend Subsection B.1. of Section 18.48 of Ordinance No. 348.

APPROVE PUBLIC CONVEYANCE AND NECESSITY FINDINGS as stated in the staff report.

APPROVE CONDITIONAL USE PERMIT NO. 3784, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Mixed Use Area (MUA)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Cabazon
Surrounding General Plan Land Uses	
North:	Mixed Use Area and 10 Freeway
East:	Commercial Retail
South:	Mixed Use Area
West:	Mixed Use Area
Existing Zoning Classification:	Mixed Use (MU)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Mixed Use (MU) and 10 Freeway
East:	Scenic Highway Commercial (C-P-S)
South:	Mixed Use (MU)
West:	Mixed Use (MU)
Existing Use:	Dollar General Store
Surrounding Uses	
North:	Gas Station
South:	Vacant
East:	Vacant
West:	Vacant

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.38	
Existing Building Area (SQFT):	7,500	
Proposed Building Area (SQFT):	N/A	
Floor Area Ratio:	N/A	N/A
Building Height (FT):	N/A	
Proposed Minimum Lot Size:	N/A	

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Total Proposed Number of Lots:	N/A	
Map Schedule:	N/A	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
General Retail	7,500	1 Space/200 square feet	38	38
TOTAL:				

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes 152 and 85
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Moderate
Subsidence Area:	Yes
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

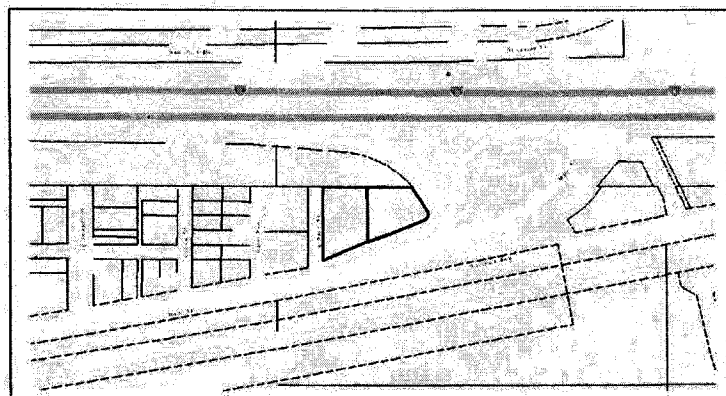


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

This Conditional Use Permit (Project) is exclusively for the sale of beer and wine for consumption off the premises where sold. The plot plan was originally approved under PP26096 by the Riverside County Planning Department on June 19, 2017 for a Dollar General Store without alcohol sales. Hours of operation were approved to be 8:00 a.m. to 10:00 p.m. The original property consisted of two parcels, whereby the Plot Plan conditioned for the parcels to merge with a certificate of parcel merger. The property also included a Setback Adjustment (SBA No. 6097) that was approved on June 7, 2017 by the Assistant TLMA Director. The Setback Adjustment was to increase the street side yard setback from a maximum of 15 feet in the Mixed Use (MU) zone (Section 9.87 (A.13a) of Ordinance No. 348) to approximately 45 feet along the westerly street boundary of North Fern Street to accommodate the building. The setback was supported with findings due to the irregular shape of the two parcels, the location of the property adjacent to the freeway exit and the proposed building design.

The Mixed Use (MU) and Rubidoux-Village Commercial (R-VC) zones allow the sale of alcohol for off-site consumption provided a conditional use permit is approved, pursuant to Subsection B.1. of Section 18.48 of Ordinance No. 348. However, Section 18.48 does not list either the MU or R-VC zone. Ordinance No. 348.4896 correct that inconsistency by including those zones within the language of Section 18.48.

This Conditional Use Permit is in addition to the previous Plot Plan. The conditions of approval for the Plot Plan will continue to remain in full force and effect, with the new conditions of approval.

Alcohol Sales and Public Convenience and Necessity

Currently there are seven (7) alcohol beverage control licenses permitted in Census Tract 438.13. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses to eight (8). According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for this census tract is two (2). In order to exceed the number of allowed licenses for a census tract, the ABC requires acknowledgement from the local jurisdiction that the jurisdiction agrees with the increase beyond the limit. The acknowledgement is the approval of finding of "Determination of Public Convenience and Necessity" in the recommendations.

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

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project has been determined to be categorically exempt from CEQA, as set forth per Sections 15061(b)3 (Common Sense exemption) and 15301 (Existing Facilities exemption) of the State CEQA Guidelines.

Section 15301 exempts permitting, licensing, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. This is an existing retail store, similar to other existing facilities that include the sale of beer and wine for offsite consumption. The project will not increase the intensity of the use of the existing store and any expansion of use would be negligible given the commonality of the sale of beer and wine for offsite consumption from similar retail establishments in the area.

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

Further, Alcohol Sales within the MU and R-VC designation were analyzed prior in the General Plan, whereby the revision to the ordinance would not create any potential impacts that were not already analyzed.

The environmental impacts for the approved Plot Plan No. 26096 were assessed under EA42950 and a Negative Declaration was determined.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The subject site has a General Plan Land Use Designation of Community Development: Mixed Use Area (MUA). The Commercial Retail land use designation, states it encourages, "Local and regional serving retail and service uses" for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The proposed use is consistent with the Land Use Designation because the use is to permit beer and wine sales for an existing convenience store and other similar uses within the MU designation, which will provide local and regional retail and services.
2. The site is located within the Cabazon Policy Area and Community Center Overlay. The site was originally reviewed for compliance with the policy area, and the site was approved under Plot Plan 26096. The proposal is to add beer and wine sales for offsite consumption and make a revision to Ordinance No. 348. The Cabazon Policy Area does not address alcoholic beverage sales.
3. The site has a Zoning Classification of Mixed Use (MU) which is consistent with the Riverside County General Plan. With the adoption of Ordinance No. 348.4896, Section 18.48 of Ordinance No. 348 would permit the sale of alcoholic beverages for off-premises consumption within the MU zone with a Conditional Use Permit.
4. The purpose of Ordinance No. 348.4896 is to fix the existing inconsistency between the MU and R-VC zones with Section 18.48 of Ordinance No. 348.

Public Convenience of Necessity Findings

5. The number of alcoholic beverage licenses ABC is authorized to issue within a census tract is derived from population. The California State Business and Professions Code Section 23817.5 states, "The number of premises for which an off-sale beer and wine licenses is issued shall be limited to one for each 2,500 (residents), or fraction thereof." Based on the 2010 census, ABC is authorized to issue two off-site sale licenses within Census Tract 427.20. Currently, there are seven off-site licenses

within Census Tract 427.20. When the licenses within a census tract exceeds the number of licenses that ABC is authorized to issue, the local jurisdiction (County of Riverside) is required to make findings that the issuance of an additional license serves as a Public Convenience or Necessity.

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

- a. The sale of alcohol at this Grocery Store will be a public convenience. The subject property proposes to sell beer and wine for the convenience of its patrons that shop for groceries and general merchandise. It is convenient for consumers to purchase all of their desired products in one location. This type of convenience store is unique and provides services not found nearby.
- b. The approval of a new license for the off-sale of beer and wine is an ancillary use to a general merchandise store and will not have a disproportionate impact on adjacent residential neighborhoods or sensitive uses. Less than 2.5% of store area is devoted exclusively for beer and wine sales. The sale of beer and wine is an ancillary use to the sale of general merchandise and groceries and will not adversely affect the adjacent property or sensitive uses that may be nearby.
- c. The approval of the sale of beer and wine will not result in an adverse impact on public health, safety, or welfare. The location or the use shall not result in adverse impacts on public health, safety or welfare in that the subject business is a convenience store within minimal area allocated to beer and wine sales. This proposal was routed to the Riverside County Sheriff's Department for review and comment and a public hearing notice was mailed to adjacent property owners within 1000' feet of the subject site. To date, staff has not received any comments from the public. Staff has included conditions of approval to address any potential adverse impacts to the surrounding area.

The revision to the ordinance would not affect the overconcentration of alcohol licenses as each proposal would need to be individually evaluated.

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

Each proposal within the MU and R-VC zone would still require a finding of public necessity and convenience. The revision to the ordinance would not impact the public necessity and convenience.

Approval Findings

8. The proposal is to add the sale of beer and wine for off premises consumption to an approved convenience store and make a revision to Ordinance No. 348. There will be no physical changes to the site or building plans, whereby the project will remain consistent with the development standards set forth in the Mixed Use (MU) zone.
 - a. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, through the project design. The processing of the Conditional Use Permit, with the conditions of approval and the conditions that further enforce the development standards, will give the jurisdiction the power to revoke the permit in the instance the store creates problems affecting the public health, safety and general welfare of the community.
9. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The store is located adjacent to residential uses, providing a convenient and closer location for the residents to purchase beer and wine, the location is close enough that many of the residents would be able to easily walk, or bicycle to the store, whereby reducing the number of vehicle trips in the area, and the residents would gain the resulting cumulative benefits of those reduced vehicle trips such as less traffic congestion and lower total emissions.

Alcoholic Beverage Sales/Development Standards Findings:

10. The proposed use is consistent with the objectives and development standards of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348 based on the following:
 - a. The sale of alcoholic beverages for off-premises consumption is allowed in the MU zone with an approved Conditional Use Permit, subject to the adoption of Ordinance No. 348.4896.
 - b. A radius map buffering 1000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any playgrounds, parks, schools or nonprofit youth facilities within 1000 feet the site.
 - c. There are no schools, public parks, nonprofit youth facilities, or playgrounds located with 600 feet of the site. Therefore, vehicle traffic from the facility will not be a potential hazard to a school, public park, nonprofit youth facilities or playground.
 - d. A notice of public hearing has been mailed to all property owners within 1,000 feet of the subject facility.
 - e. This approval is for only beer and wine.
 - f. It has been conditioned that the owner and the management of the store shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at

points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.

- g. It has been conditioned that no displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.
- h. It has been conditioned that cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.
- i. It has been conditioned that employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

Other Findings:

- 11. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). Conditions of approval were placed on PP No. 26096 requiring compliance with Ordinance No. 655. CUP No. 3784 will allow the sale of alcoholic beverages for off-site consumption at the approved Dollar General store. As part of the approval for PP No. 26096, conditions of approval related to Mt Palomar lighting were placed in the approved PP No. 26096. These findings were tied to the original Plot Plan.
- 12. The site is located within a Low Paleontological Sensitivity area. This use is for the beer and wine sales for an approved convenience store. The Plot Plan been conditioned to mitigate any development impacts to paleontological sensitivity. CUP No. 3784 will allow the sale of alcoholic beverages for off-site consumption at the approved Dollar General store. As part of the approval for PP No. 26096, conditions of approval related to paleontological sensitivity were placed in the approved PP No. 26096. This Conditional Use Permit will supersede and encompass the Plot Plan, whereby all of the approved conditions of approval have been applied to this Conditional Use Permit.
- 13. The site is located within a Moderate Liquefaction area. This use is for the beer and wine sales for an approved convenience store. The Plot Plan been conditioned to mitigate any development impacts to liquefaction. CUP No. 3784 will allow the sale of alcoholic beverages for off-site consumption at the approved Dollar General store. As part of the approval for PP No. 26096, conditions of approval related to liquefaction were placed in the approved PP No. 26096. This Conditional Use Permit will supersede and encompass the Plot Plan, whereby all of the approved conditions of approval have been applied to this Conditional Use Permit.
- 14. This project is within the Coachella Valley Multiple Species Habitat Conservation Plan, but is not located within a Conservation Area of that plan. The revision to the Ordinance to make the Mixed Use zone consistent, and allowing alcohol sales would not affect any conservation areas.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

Template Location: Y:\Planning Master Forms\Templates\Staff Report\Staff_Report_Template_DH_PC.docx
Template Revision: 10/03/18

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

ORDINANCE NO. 348. 4896

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348

RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Subsection B.1. of Section 18.48 of Article XVIII of Ordinance No. 348 is amended to read as follows:

“B. PERMITTED ZONING

1. The sale of alcoholic beverages for off-premises consumption shall only be allowed in the following zones provided a conditional use permit has been approved pursuant to Section 18.28 of this ordinance: R-R, C-1/C-P, C-P-S, C-R, MU and R-VC.”

Section 2. This ordinance shall take effect thirty (30) days after its adoption.

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

By: _____
Chairman, Board of Supervisors

ATTEST:
CLERK OF THE BOARD

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM
October __, 2018

By: _____
Aaron C. Gettis
Deputy County Counsel

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



**ITEM
3.51
(ID # 7620)**

MEETING DATE:
Tuesday, July 31, 2018

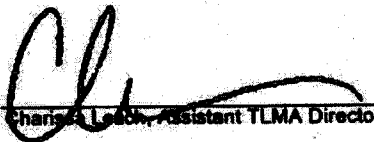
FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Initiation of an amendment to Ordinance No. 348 to modify Section 18.48, Alcoholic Beverage Sales, to add the Mixed Use (MU) zoning classification to the list of zones where the sale of alcoholic beverages for off-premises consumption is allowed with an approved conditional use permit. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt an order initiating an amendment to Ordinance No. 348 that would modify Section 18.48 related to alcoholic beverage sales to add the MU zoning classification to the zones where the sale of alcoholic beverages for off-premises consumption is allowed with an approved conditional use permit.
2. Direct the Planning Department and County Counsel to prepare and process the amendment to Ordinance No. 348.

ACTION:



Charisa Leach, Assistant TLMA Director

7/23/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington and Perez
Nays: None
Absent: Ashley
Date: July 31, 2018
xc: TLMA-Planning, Co.Co.

Kecia Harper-Ihern
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: N/A			Budget Adjustment:	No
			For Fiscal Year:	18/19

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

When the MU Zone was added to Ordinance No. 348 in 2016, it included language that allows liquor stores, pursuant to the provisions of Section 18.48, alcoholic beverage sales, with an approved conditional use permit (CUP). Section 18.48 of Ordinance No. 348 provides the regulations and standards for the sale of alcoholic beverages for off-premises consumption. Subsection B of Section 18.48 also includes the zoning classifications where the sale of alcoholic beverages for off-premises consumption is allowed with an approved CUP. In 2016, Subsection B of Section 18.48 was inadvertently not updated to include the MU Zone in the listed zones. This creates an inconsistency between the MU Zone and Section 18.48. Staff is requesting this amendment initiation in order to remove this inconsistency.

Fiscal Information

With support from County Counsel, Planning Department staff will conduct the necessary analysis, research, drafting of staff report documents, and presentation for the proposed Ordinance amendment.

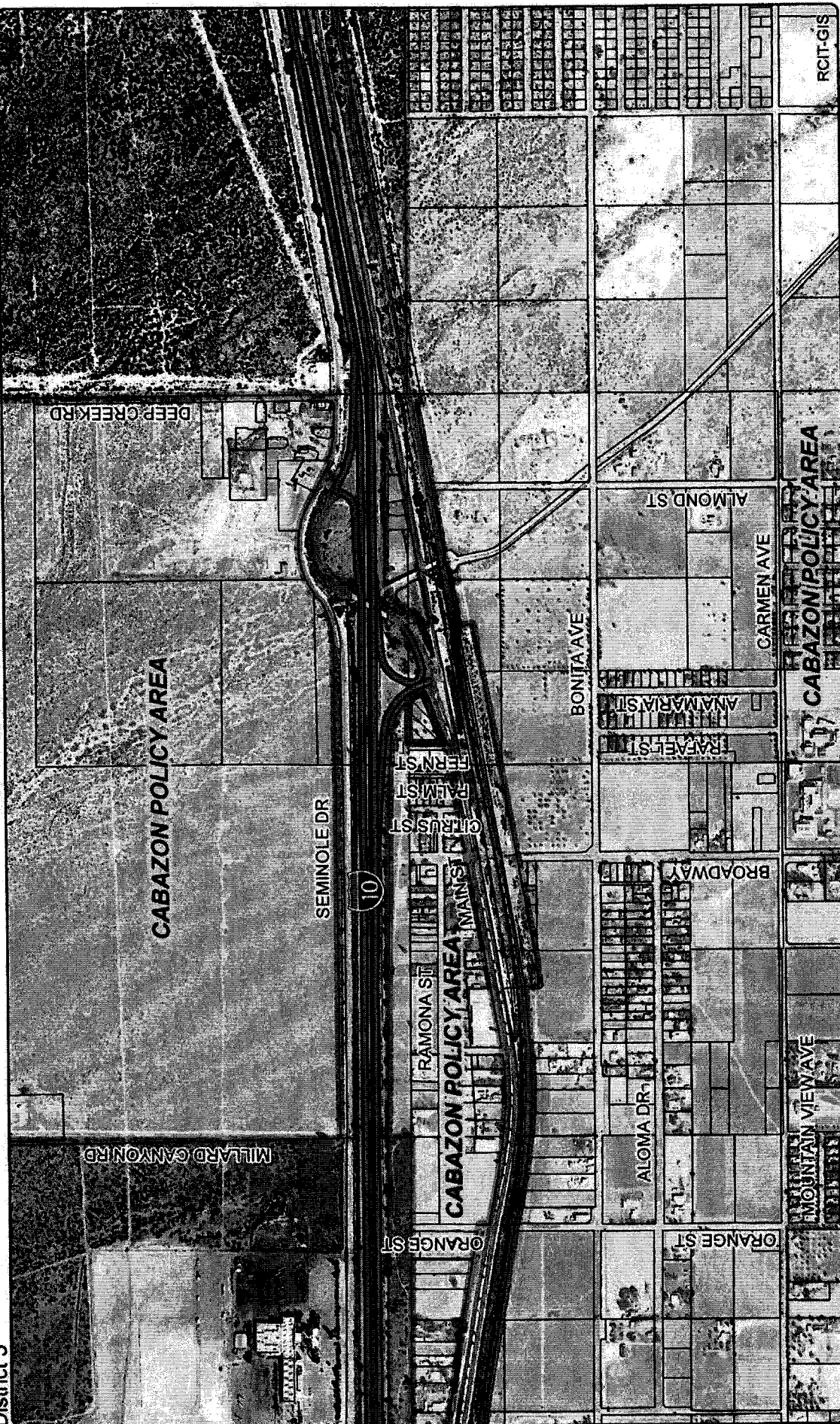

Scott Brunner 7/23/2018


Gregory P. Prietas, Director County Counsel 7/23/2018

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03784
VICINITY/POLICY AREAS

Date Drawn: 06/06/2018
 Vicinity Map

Supervisor: Ashley
 District 5



Author: Vinnie Nguyen



Zoning Dist: Cabazon

DISCLAIMER: On October 1, 2003, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated areas. The County is providing this vicinity map for informational purposes only. The County is not responsible for the accuracy of the information shown on this map. For further information, please contact the Riverside County Planning Department at (951) 945-3000 (Riverside County) or the Planning Department (951) 945-3000 (Orange County) or the Planning Department (951) 945-3000 (San Bernardino County).

RIVERSIDE COUNTY PLANNING DEPARTMENT

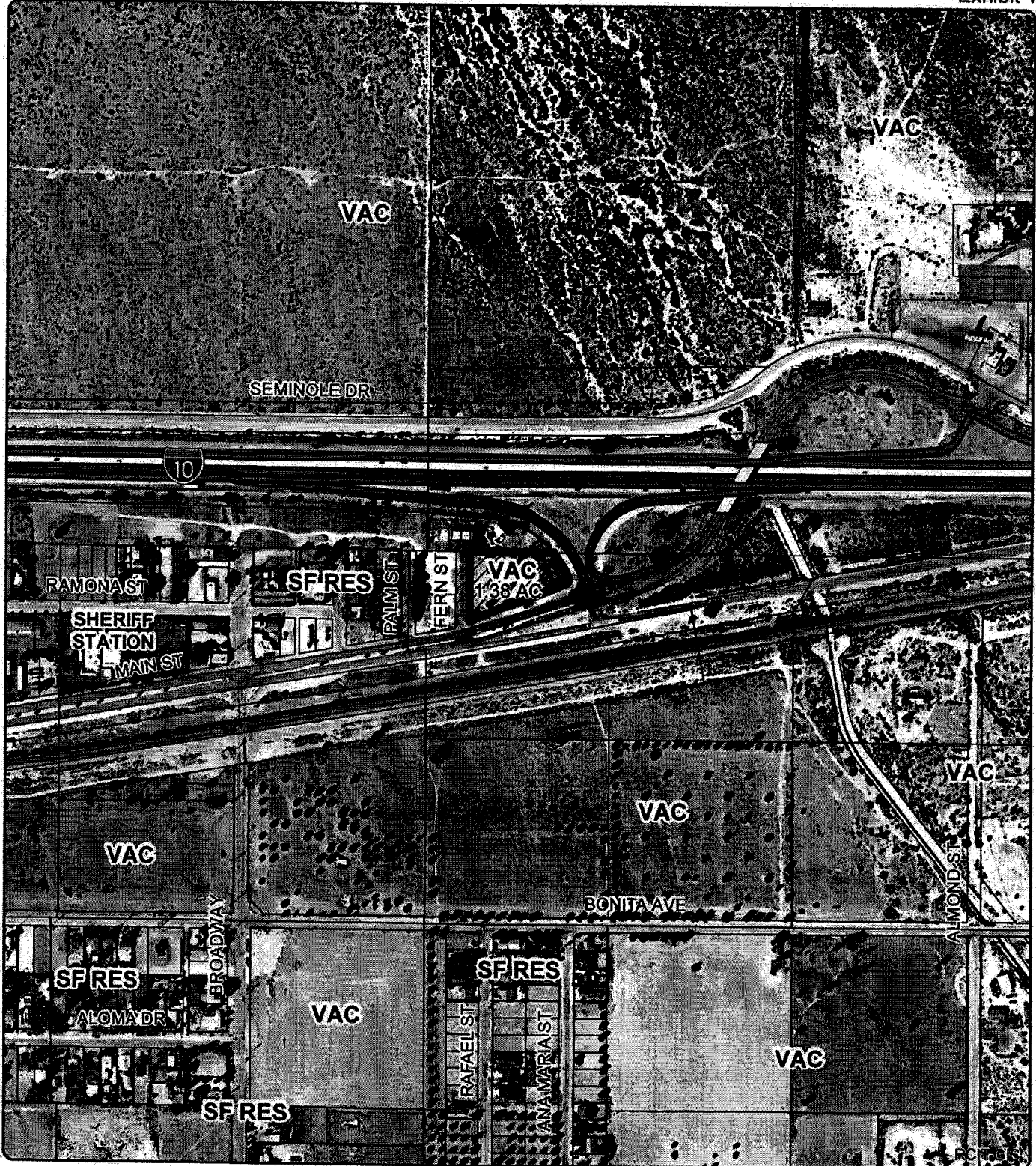
CUP03784

LAND USE

Supervisor: Ashley
District 5

Date Drawn: 06/06/2018

Exhibit 1



Zoning Dist: Cabazon

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

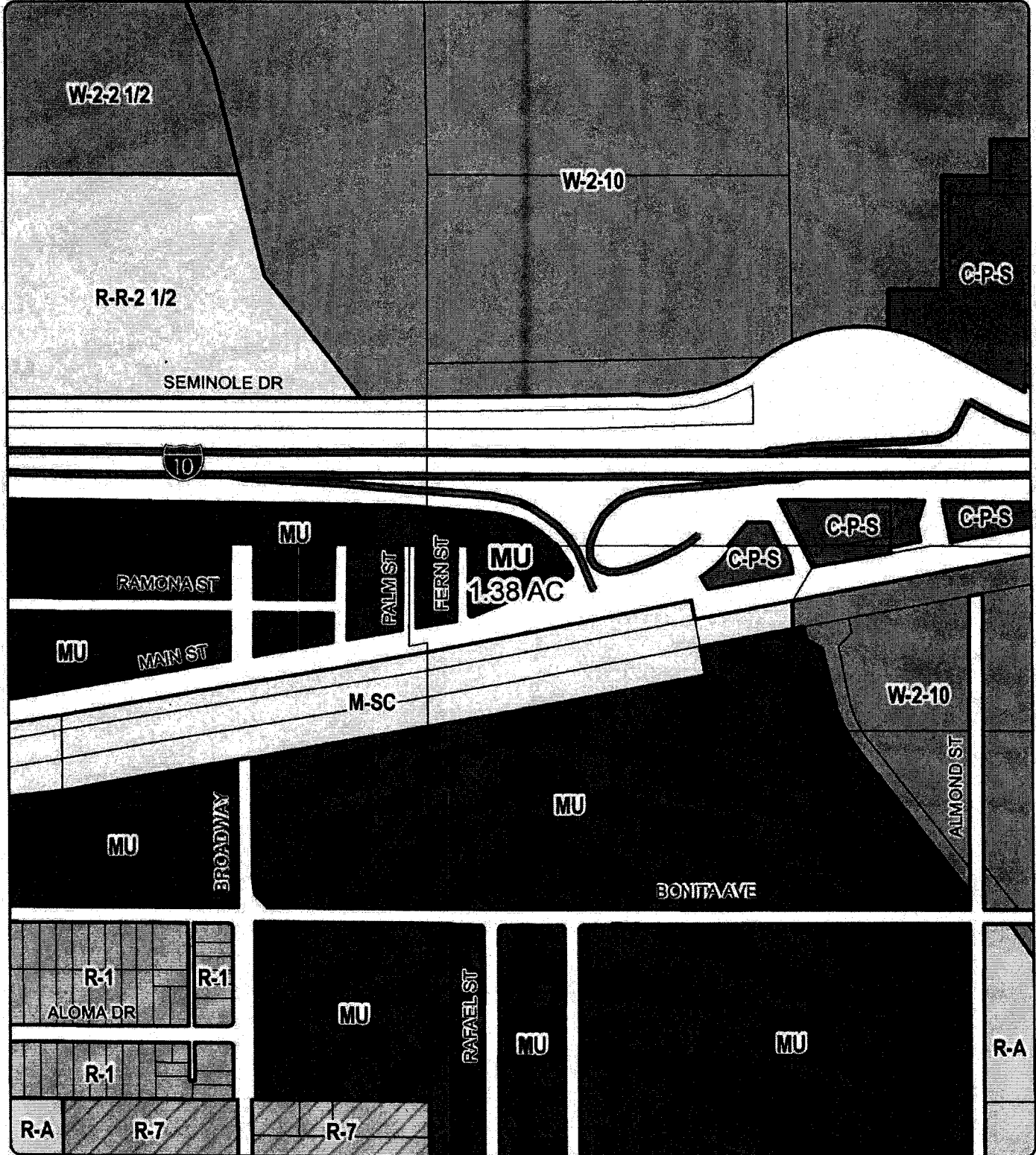
CUP03784

EXISTING ZONING

Supervisor: Ashley
District 5

Date Drawn: 06/06/2018

Exhibit 2



Zoning Dist: Cabazon

Author: Vinnie Nguyen



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

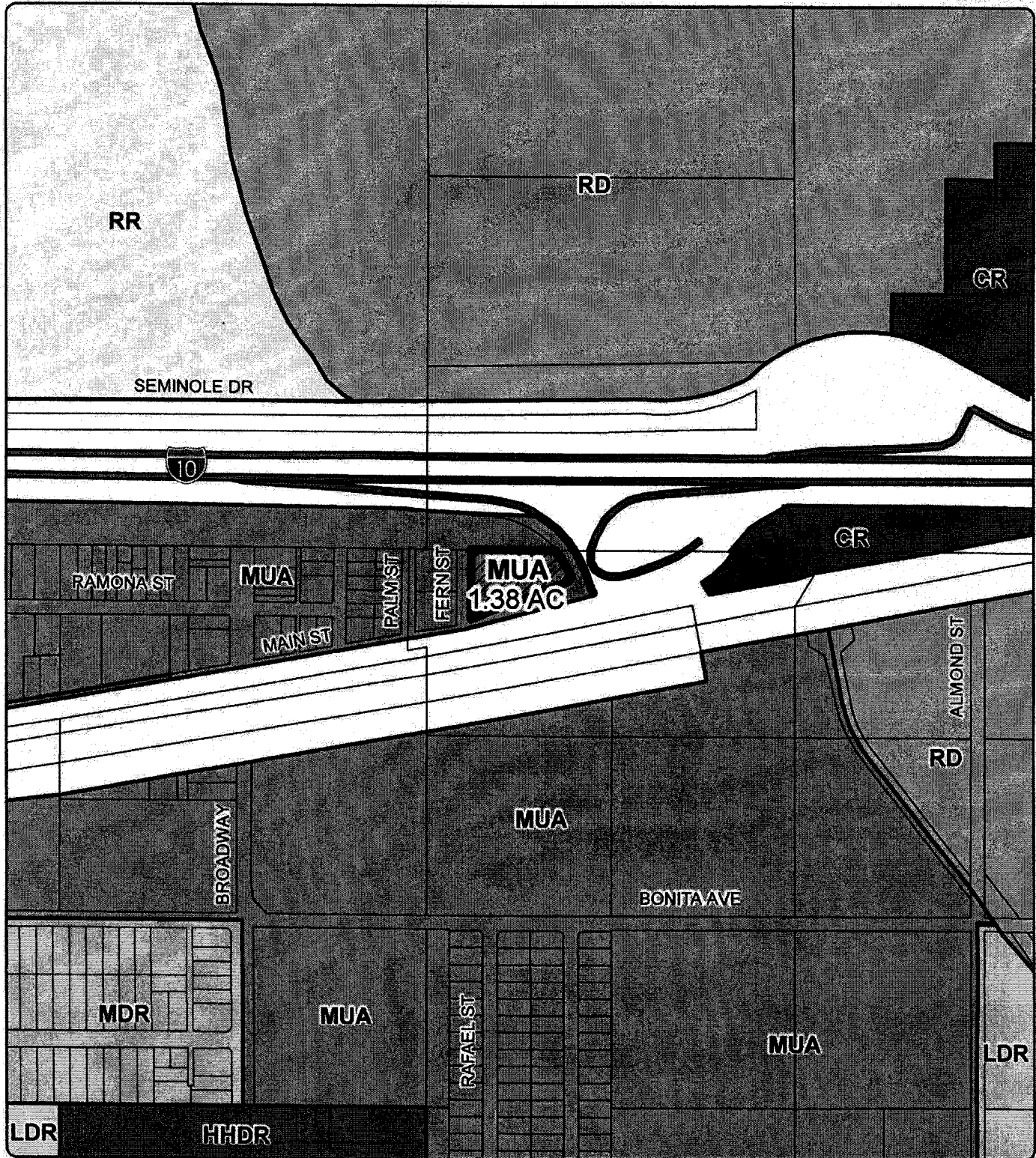
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03784

EXISTING GENERAL PLAN

Supervisor: Ashley
District 5

Date Drawn: 06/06/2018
Exhibit 5



Zoning Dist: Cabazon

Author: Vinnie Nguyen



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

DOLLAR GENERAL
CABAZON, CA.

DOLLAR GENERAL

50680 MAIN ST.
CABAZON, CA 92230
STORE #17975

SQUARE FOOTAGE LEGEND

TOTAL SQUARE FOOTAGE
7,498 S.F.
OVERALL BUILDING DIMENSIONS
65'-0" X 85'-0"
SALES FLOOR DIMENSIONS
62'-0" X 82'-0"
SALES AREA
5365 S.F.
RECEIVING AREA
154 S.F.
TOILET ROOMS & HALLWAY AREA
519 S.F.
TOTAL NET AREA
7,190 B.F.
(B.F. = SQUARE FEET)

SCOPE OF WORK

FINDING OF PUBLIC CONVENIENCE OR
NECESSITY AND PERMIT TO SELL
BEER/WINE FOR OFF-SITE
CONSUMPTION (ABC TYPE 41 LICENSE)
AT A NEWLY CONSTRUCTED DOLLAR
GENERAL STORE.

SEPARATE PERMIT SUBMITTALS

SHEET INDEX

101 PERMITS, FINDING OF PUBLIC CONVENIENCE OR NECESSITY AND PERMIT TO SELL BEER/WINE FOR OFF-SITE CONSUMPTION (ABC TYPE 41 LICENSE) AT A NEWLY CONSTRUCTED DOLLAR GENERAL STORE.

102 PERMITS, FINDING OF PUBLIC CONVENIENCE OR NECESSITY AND PERMIT TO SELL BEER/WINE FOR OFF-SITE CONSUMPTION (ABC TYPE 41 LICENSE) AT A NEWLY CONSTRUCTED DOLLAR GENERAL STORE.

103 PERMITS, FINDING OF PUBLIC CONVENIENCE OR NECESSITY AND PERMIT TO SELL BEER/WINE FOR OFF-SITE CONSUMPTION (ABC TYPE 41 LICENSE) AT A NEWLY CONSTRUCTED DOLLAR GENERAL STORE.

104 PERMITS, FINDING OF PUBLIC CONVENIENCE OR NECESSITY AND PERMIT TO SELL BEER/WINE FOR OFF-SITE CONSUMPTION (ABC TYPE 41 LICENSE) AT A NEWLY CONSTRUCTED DOLLAR GENERAL STORE.

105 PERMITS, FINDING OF PUBLIC CONVENIENCE OR NECESSITY AND PERMIT TO SELL BEER/WINE FOR OFF-SITE CONSUMPTION (ABC TYPE 41 LICENSE) AT A NEWLY CONSTRUCTED DOLLAR GENERAL STORE.

PROJECT DIRECTORY

PROJECT DIRECTORY
PROJECT NAME: DOLLAR GENERAL
PROJECT ADDRESS: 50680 MAIN ST, CABAZON, CA 92230
PROJECT CONTACT: JAMES K. BAKER
PROJECT PHONE: (951) 781-1234
PROJECT FAX: (951) 781-1235
PROJECT EMAIL: JBAKER@DOLLARGENERAL.COM

SITE ANALYSIS

SITE ANALYSIS
SITE ADDRESS: 50680 MAIN ST, CABAZON, CA 92230
SITE COORDINATES: NAD 83
SITE AREA: 1.2 ACRES
SITE ZONING: COMM-10
SITE OCCUPANCY: RETAIL
SITE USE: DOLLAR GENERAL STORE
SITE DESCRIPTION: NEWLY CONSTRUCTED DOLLAR GENERAL STORE
SITE ANALYSIS: THE SITE IS A 1.2 ACRE PARCEL ZONED COMM-10. THE SITE IS CURRENTLY OCCUPIED BY A DOLLAR GENERAL STORE. THE SITE IS TO BE REDEVELOPED AS A NEWLY CONSTRUCTED DOLLAR GENERAL STORE. THE SITE IS TO BE REDEVELOPED AS A NEWLY CONSTRUCTED DOLLAR GENERAL STORE.

LEGAL DESCRIPTION

LEGAL DESCRIPTION
LEGAL DESCRIPTION: 50680 MAIN ST, CABAZON, CA 92230
LEGAL DESCRIPTION: 50680 MAIN ST, CABAZON, CA 92230
LEGAL DESCRIPTION: 50680 MAIN ST, CABAZON, CA 92230
LEGAL DESCRIPTION: 50680 MAIN ST, CABAZON, CA 92230
LEGAL DESCRIPTION: 50680 MAIN ST, CABAZON, CA 92230
LEGAL DESCRIPTION: 50680 MAIN ST, CABAZON, CA 92230

SUBMITTAL LIST

SUBMITTAL LIST
SUBMITTAL LIST
SUBMITTAL LIST
SUBMITTAL LIST
SUBMITTAL LIST
SUBMITTAL LIST

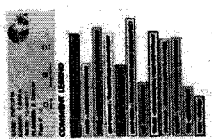
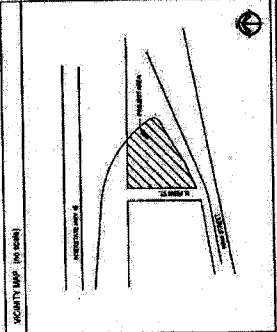
CLIENT

CLIENT
DOLLAR GENERAL
50680 MAIN ST
CABAZON, CA 92230
CONTACT: JAMES K. BAKER
PHONE: (951) 781-1234
FAX: (951) 781-1235
EMAIL: JBAKER@DOLLARGENERAL.COM

PROJECT

PROJECT
DOLLAR GENERAL
50680 MAIN ST
CABAZON, CA 92230
CONTACT: JAMES K. BAKER
PHONE: (951) 781-1234
FAX: (951) 781-1235
EMAIL: JBAKER@DOLLARGENERAL.COM

USE	ALLOWABLE FLOOR AREA
RETAIL	10,000 S.F.
RESTAURANT	5,000 S.F.
OFFICE	10,000 S.F.
INDUSTRIAL	50,000 S.F.
WAREHOUSE	100,000 S.F.



DATE	11/15/2023
SCALE	AS SHOWN
TITLE	PERMITS, FINDING OF PUBLIC CONVENIENCE OR NECESSITY AND PERMIT TO SELL BEER/WINE FOR OFF-SITE CONSUMPTION (ABC TYPE 41 LICENSE) AT A NEWLY CONSTRUCTED DOLLAR GENERAL STORE.
DRAWN BY	JBAKER
CHECKED BY	JBAKER
APPROVED BY	JBAKER
DATE	11/15/2023



MPA ARCHITECTS INC.
 3071 30th Street
 San Diego, CA 92104
 Tel: 619 594 8888
 Fax: 619 594 8887
 www.mpaarchitects.com

PROJECT:
 PROPOSED COMMERCIAL DEVELOPMENT FOR
DOLLAR GENERAL
 5050 MAIN ST.
 CAMAZON, CA 92230

REVISIONS:	NO.	DATE	DESCRIPTION
1			
2			
3			
4			

SHEET TITLE		S11.1
SITE PLAN		
DATE	BY	CHECKED

SITE PLAN INDEX

1. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF MPA ARCHITECTS INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF MPA ARCHITECTS INC. IS STRICTLY PROHIBITED.

2. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECTS, EITHER CURRENT OR FUTURE, WITHOUT THE WRITTEN CONSENT OF MPA ARCHITECTS INC.

3. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES, EITHER CURRENT OR FUTURE, WITHOUT THE WRITTEN CONSENT OF MPA ARCHITECTS INC.

4. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES, EITHER CURRENT OR FUTURE, WITHOUT THE WRITTEN CONSENT OF MPA ARCHITECTS INC.

5. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES, EITHER CURRENT OR FUTURE, WITHOUT THE WRITTEN CONSENT OF MPA ARCHITECTS INC.

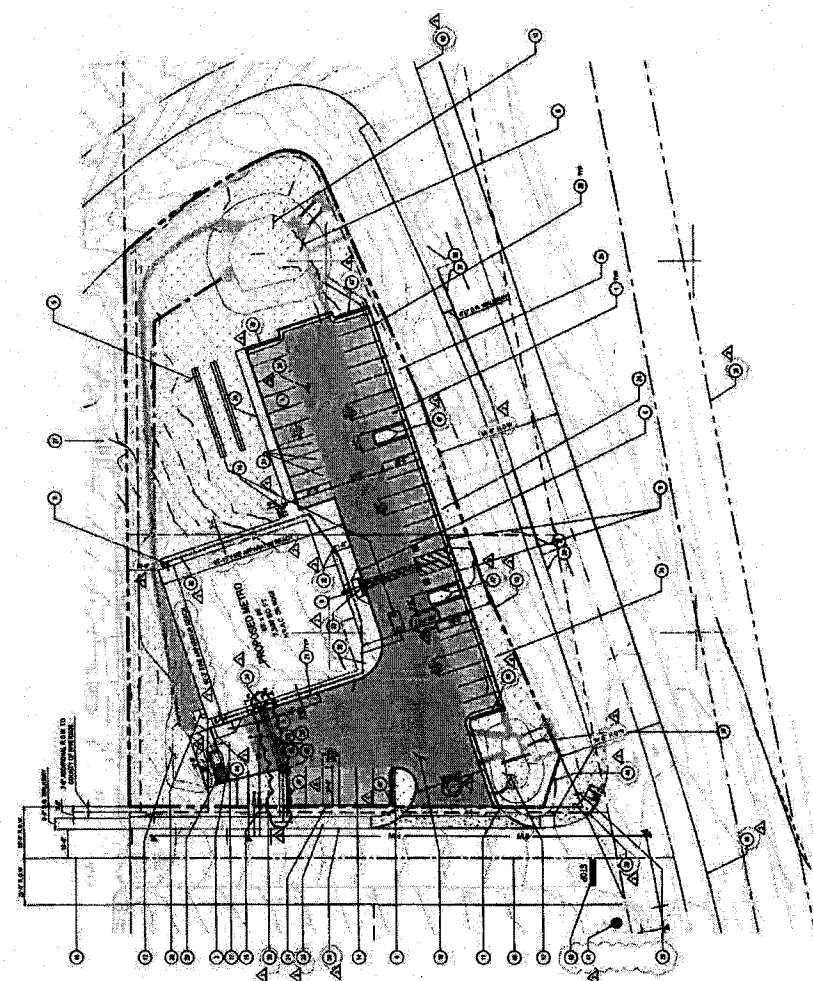
6. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES, EITHER CURRENT OR FUTURE, WITHOUT THE WRITTEN CONSENT OF MPA ARCHITECTS INC.

7. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES, EITHER CURRENT OR FUTURE, WITHOUT THE WRITTEN CONSENT OF MPA ARCHITECTS INC.

8. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES, EITHER CURRENT OR FUTURE, WITHOUT THE WRITTEN CONSENT OF MPA ARCHITECTS INC.

9. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES, EITHER CURRENT OR FUTURE, WITHOUT THE WRITTEN CONSENT OF MPA ARCHITECTS INC.

10. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES, EITHER CURRENT OR FUTURE, WITHOUT THE WRITTEN CONSENT OF MPA ARCHITECTS INC.



SITE PLAN

SITE PLAN INDEX

1	EXISTING SITE
2	PROPOSED BUILDING
3	PROPOSED PARKING
4	PROPOSED DRIVEWAYS
5	PROPOSED LANDSCAPING
6	PROPOSED SIGNAGE
7	PROPOSED UTILITIES
8	PROPOSED FLOOD ZONE
9	PROPOSED EROSION CONTROL
10	PROPOSED ACCESSIBLE ROUTES
11	PROPOSED BIKEWAYS
12	PROPOSED TREE PRESERVATION
13	PROPOSED TREE REMOVAL
14	PROPOSED TREE REPLACEMENT
15	PROPOSED TREE SURVEY
16	PROPOSED TREE PROTECTION
17	PROPOSED TREE REMOVAL
18	PROPOSED TREE REPLACEMENT
19	PROPOSED TREE SURVEY
20	PROPOSED TREE PROTECTION
21	PROPOSED TREE REMOVAL
22	PROPOSED TREE REPLACEMENT
23	PROPOSED TREE SURVEY
24	PROPOSED TREE PROTECTION
25	PROPOSED TREE REMOVAL
26	PROPOSED TREE REPLACEMENT
27	PROPOSED TREE SURVEY
28	PROPOSED TREE PROTECTION
29	PROPOSED TREE REMOVAL
30	PROPOSED TREE REPLACEMENT
31	PROPOSED TREE SURVEY
32	PROPOSED TREE PROTECTION
33	PROPOSED TREE REMOVAL
34	PROPOSED TREE REPLACEMENT
35	PROPOSED TREE SURVEY
36	PROPOSED TREE PROTECTION
37	PROPOSED TREE REMOVAL
38	PROPOSED TREE REPLACEMENT
39	PROPOSED TREE SURVEY
40	PROPOSED TREE PROTECTION
41	PROPOSED TREE REMOVAL
42	PROPOSED TREE REPLACEMENT
43	PROPOSED TREE SURVEY
44	PROPOSED TREE PROTECTION
45	PROPOSED TREE REMOVAL
46	PROPOSED TREE REPLACEMENT
47	PROPOSED TREE SURVEY
48	PROPOSED TREE PROTECTION
49	PROPOSED TREE REMOVAL
50	PROPOSED TREE REPLACEMENT

NOTES:

1. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF MPA ARCHITECTS INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF MPA ARCHITECTS INC. IS STRICTLY PROHIBITED.

2. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECTS, EITHER CURRENT OR FUTURE, WITHOUT THE WRITTEN CONSENT OF MPA ARCHITECTS INC.

3. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES, EITHER CURRENT OR FUTURE, WITHOUT THE WRITTEN CONSENT OF MPA ARCHITECTS INC.

4. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES, EITHER CURRENT OR FUTURE, WITHOUT THE WRITTEN CONSENT OF MPA ARCHITECTS INC.

5. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES, EITHER CURRENT OR FUTURE, WITHOUT THE WRITTEN CONSENT OF MPA ARCHITECTS INC.

FEMA FLOOD ZONE DESIGNATION

THIS IS A PRELIMINARY FLOOD ZONE DESIGNATION. THE ACTUAL FLOOD ZONE DESIGNATION WILL BE DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AFTER CONDUCTING A FLOOD STUDY OF THE PROJECT AREA.



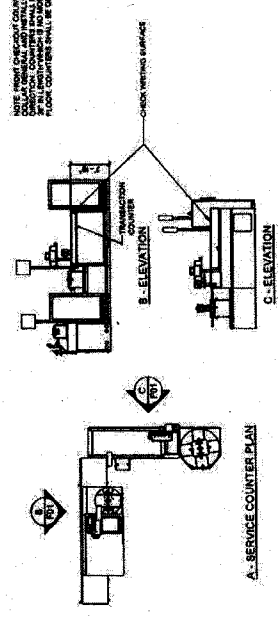
MFA ARCHITECTS, INC.
 3075 20th Street
 San Diego, CA 92161
 Tel: 619.594.2800
 Fax: 619.594.2801
 www.mfaarchitects.com

PROJECT: 2010-0001
 SHEET: 2010-0001-001
 DATE: 08/15/10
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT LOCATION: 26023 JEFFERSON AVE., STE B, MURRIETA, CA 92562

DOLLAR GENERAL
 5050 MAIN ST.
 CARAZON, CA 92230

SHEET TITLE	FIXTURE PLAN
SCALE	AS SHOWN
DATE	08/15/10
PROJECT	2010-0001
NO.	F01

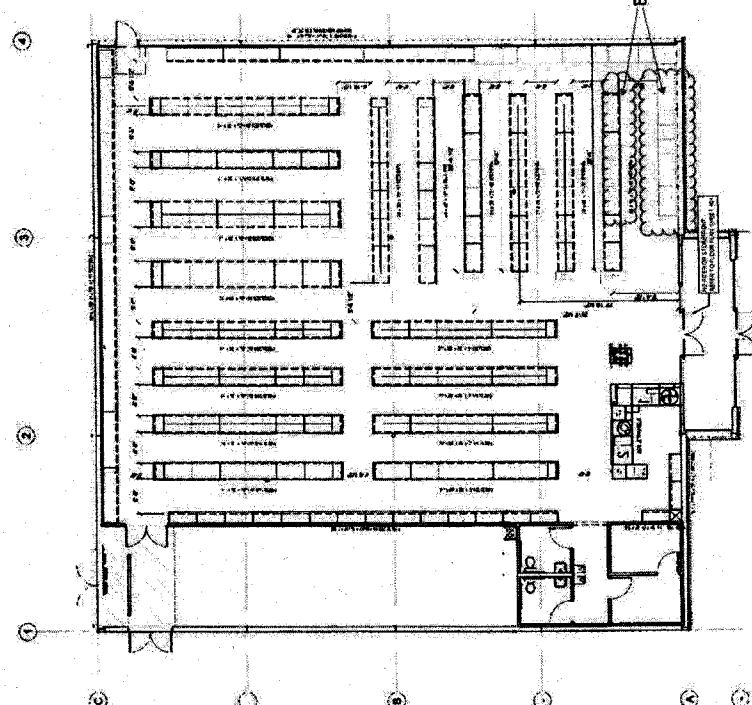
NOTE: ALL WORK SHALL BE IN ACCORDANCE WITH THE 2008 CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES. CONSULT THE LOCAL CODES FOR ANY VARIATIONS. FLOOR COUNTERS SHALL BE DRINK ACCESSIBLE INQUIRY.



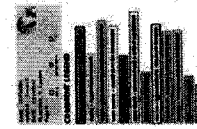
Applicant:
 Dolgen California
 100 Mission Ridge Rd
 Goodlettsville, TN

Applicant Representative:
 Alcoholic Beverage Consulting
 Attn: Steve Rawlings
 26023 Jefferson Ave., Ste B
 Murrieta, CA 92562
 (951) 667-5152

Project Description:
 Finding of Public Convenience or Necessity and permit to sell beer and wine for off-site consumption (ABC Type 20 License) at newly constructed Dollar General Store.

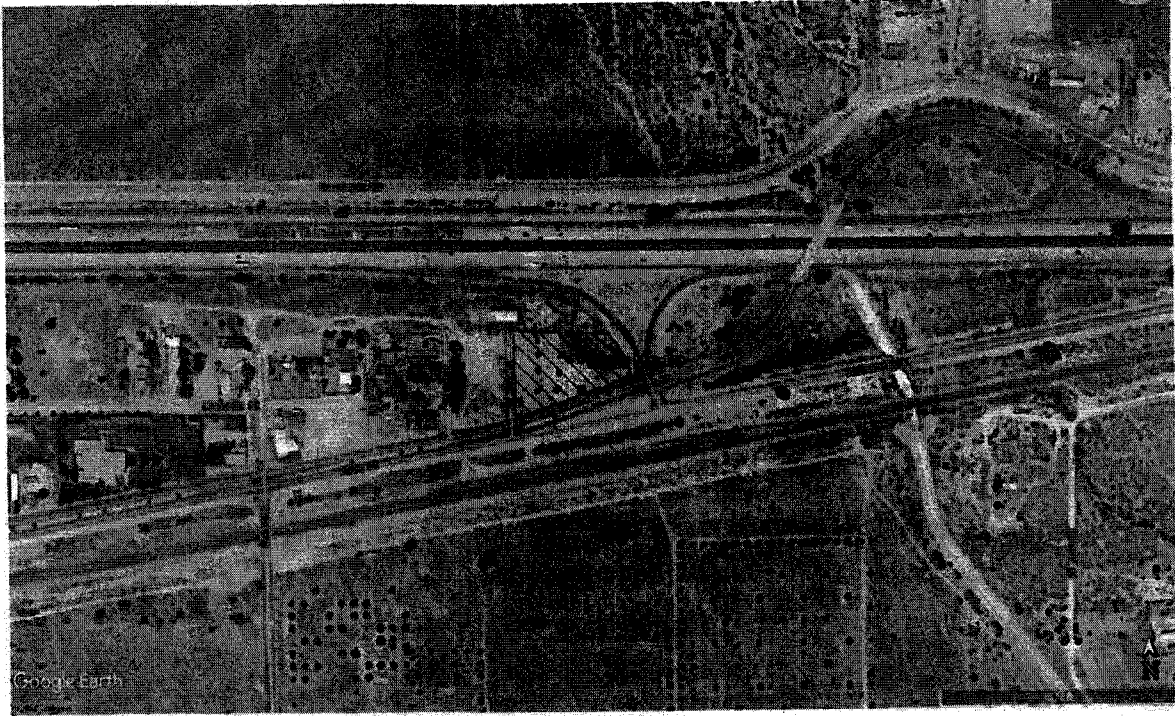


1
 FIXTURE PLAN



Dollar General Store #17975
50580 Main Street
Cabazon, CA

Aerial Photo



Aerial #2 Photo

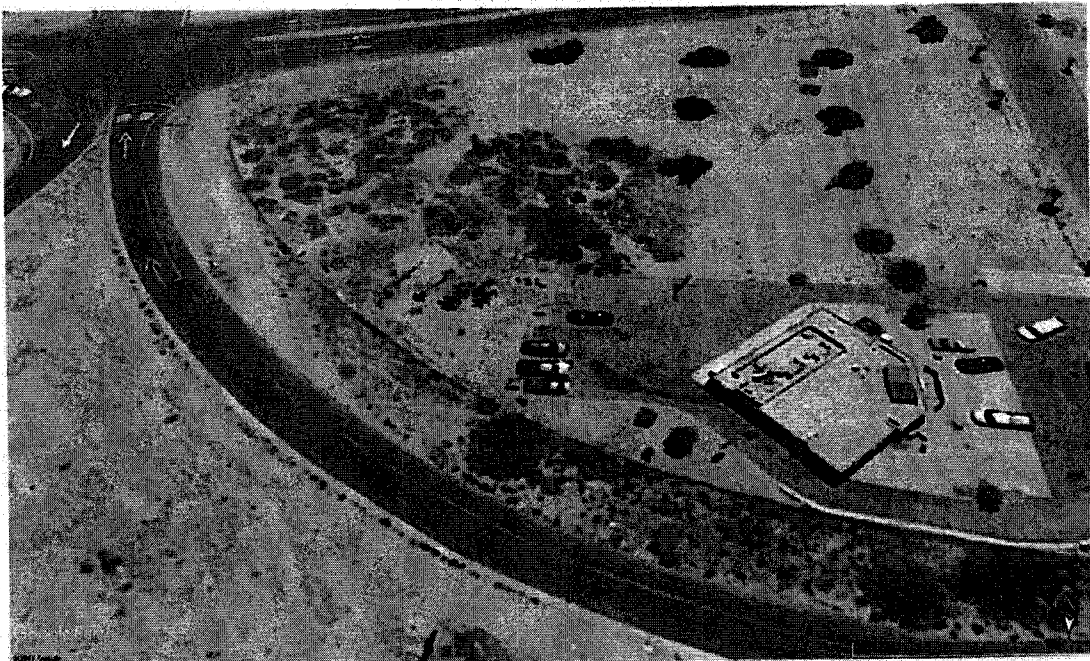


Photo from Main Street

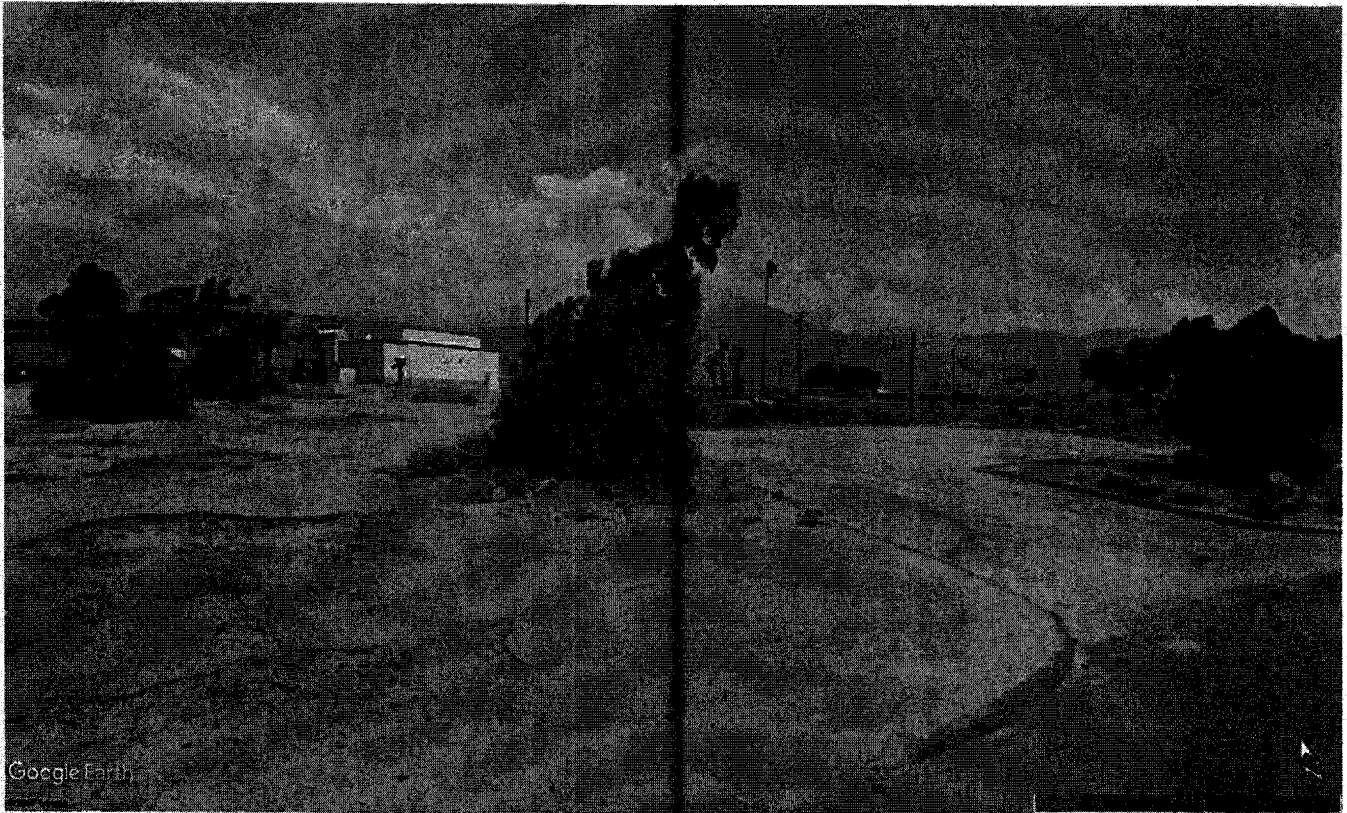
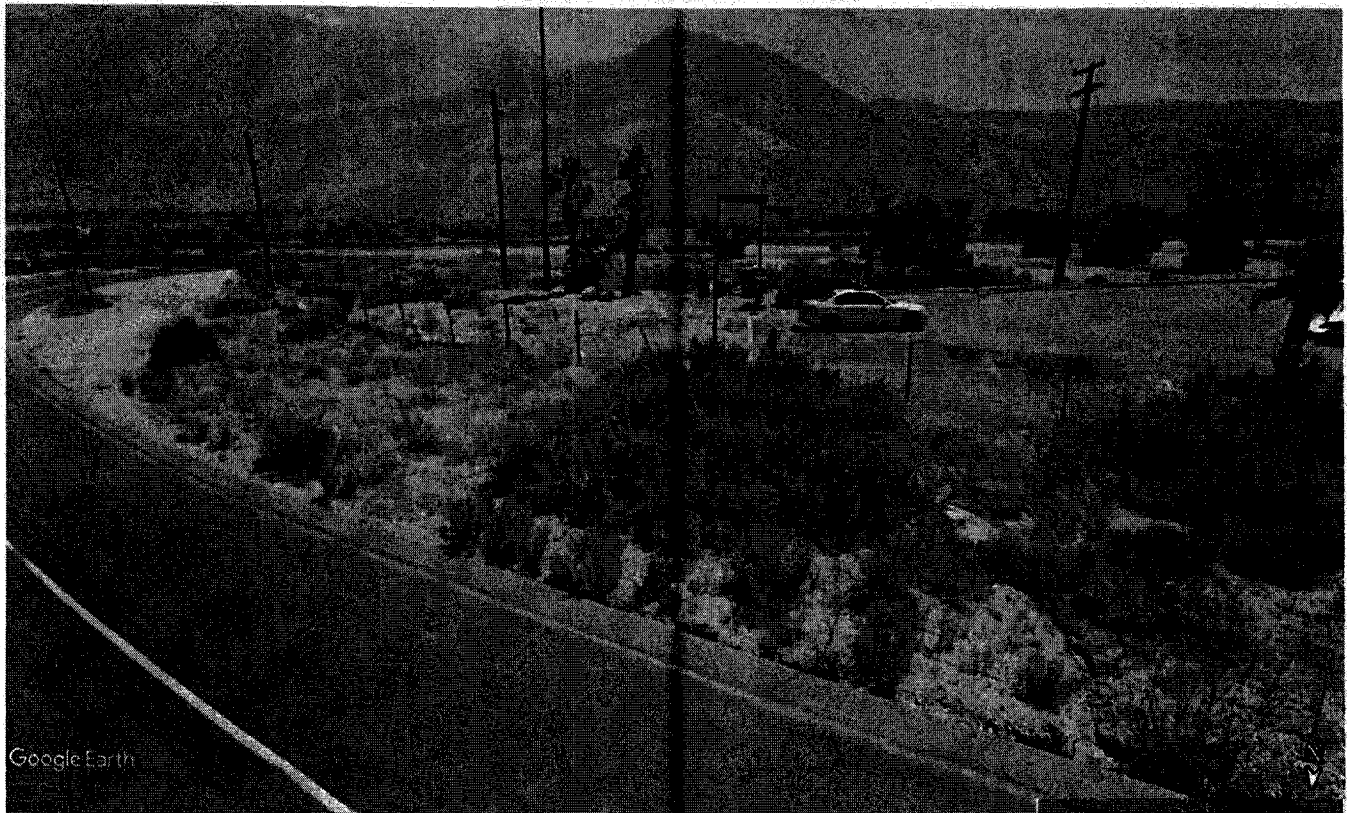


Photo from I-10 Exit



INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

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

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME
DOLGEN CALIFORNIA LLC

2. PREMISES ADDRESS (Street number and name, city, zip code)
NEC FERN ST & MAIN ST CABAZON, CA 92230

3. LICENSE TYPE
20

4. TYPE OF BUSINESS

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

5. COUNTY POPULATION

6. TOTAL NUMBER OF LICENSES IN COUNTY

7. RATIO OF LICENSES TO POPULATION IN COUNTY

On-Sale	Off-Sale	On-Sale	Off-Sale
---------	----------	---------	----------

8. CENSUS TRACT NUMBER
438.13

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT
2

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

On-Sale	X Off-Sale	7	On-Sale	X Off-Sale
---------	------------	---	---------	------------

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

No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?
Yes (Go to Item #13) No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

14. TOTAL NUMBER OF REPORTING DISTRICTS

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

16. AVERAGE NO. OF OFFENSES PER DISTRICT

17. 120% OF AVERAGE NUMBER OF OFFENSES

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)
Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17

No, the total number of offenses in the reporting district is lower than the total number in item #17

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

a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.

b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.

c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY
PREPARED BY (Name of Department Employee)

NOELIA GONZALEZ

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

21. Based on the information on the reverse, the Department may approve your application if you can show that public convenience or necessity would be served by the issuance of the license. Please describe below the reasons why issuance of another license is justified in this area. You may attach a separate sheet or additional documentation, if desired. Do not proceed to Part 3.

22. APPLICANT SIGNATURE

23. DATE SIGNED

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

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

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

Yes

No

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

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

26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

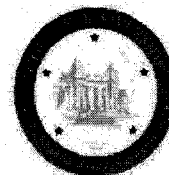
29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



09/27/18, 3:29 pm

CUP03784

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03784. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

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

Advisory Notification. 2 AND - Project Description & Operational Limits

The project was originally approved under PP26096, for a Dollar General Store without alcohol sales, the current request is for a Conditional Use Permit to include sales of Beer and Wine for off-site consumption.

Advisory Notification. 3 AND - Exhibits

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

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

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

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs}
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
- Ord. No. 457 (Building Requirements) {Land Use Entitlements}
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
- Ord. No. 460 (Division of Land) {for TTMs and TPMS}
- Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
- Ord. No. 625 (Right to Farm) {Geographically based}
- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

E Health

E Health. 1 FOOD PLAN CHECK

CUP3784 was for the review to include sales of Beer and Wine for off-site consumption. Dollar General or any other operation that sells food/drinks must obtain a permit from District Environmental Services (DES). Prior to making changes or adding equipment, contact DES for approval. Please contact (951) 766-2824 for additional details.

Planning

Planning. 1 Gen - Section 18.48 Standards

The owner and the management of the store shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.

No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.

Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.

Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

Planning-All

Planning-All. 1 Gen - Alcohol Sales Only

This permit is for the sale of alcohol only. This does not pertain to any new construction, grading or building. Refer to PP26096 for conditions pertaining to construction, grading etc.

Planning-All. 2 Gen - Ceased Operations

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 Gen - Ceased Operations (cont.)

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning-All. 3 Gen - Graffiti

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

Planning-All. 4 Gen - Maintain Licensing

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

Planning-All. 5 Gen - No Consumption

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

No alcoholic beverages shall be consumed on the property or any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the ABC-257 and ABC-253.

Planning-All. 6 Gen - No Employee Drinking

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

Planning-All. 7 Gen - No Loitering

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

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

Planning-All. 8 Gen - No Open Bottles

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

Planning-All. 9 Gen - Peace Officers

Peace Officers, as listed in Section 830.1 of the California Penal Code, and the Director and other persons employed by the Department of Alcoholic Beverage Control for the administration and enforcement of the Alcoholic Beverage Control Act are hereby

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 9 Gen - Peace Officers (cont.)
authorized to visit and inspect the proposed premises as outlined in red to form ABC-257 dated, at any time the undersigned is exercising the privileges authorized by the license of such premises.

Planning-All. 10 Gen - Post Sign

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

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

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

Planning-GEO

Planning-GEO. 1 0015 - GEO02524 ACCEPTED

County Geologic Report GEO No. 2524, submitted for the project Plot Plan No. 26096 (PP26096), was prepared by Geoboden, Inc. The report is titled; "Geotechnical Investigation Report, Proposed Dollar General Building, Cabazon, N Fern Street & Main Street, Cabazon, California," dated August 5, 2016. In addition, Geoboden submitted the following documents:

"Response to County of Riverside, Proposed Dollar General Building, Cabazon, N Fern Street & Main Street, Cabazon, California," dated December 22, 2016.

"Second Response to County of Riverside, Proposed Dollar General Building, Cabazon, N Fern Street & Main Street, Cabazon, California," dated February 28, 2017.

This document is hereby incorporated as a part of GEO No. 2524.

GEO No. 2524 concluded:

1. The subject site is not located within an Alquist-Priolo (AP) Special Study Zone and no faults were identified on the site during our site evaluation and aerial photograph review.
2. It is our opinion the potential for subsidence and liquefaction will not adversely impact the proposed building and associated site improvements.
3. It is our opinion that potential for seismic settlement at the site is minimal.
4. Total settlement of the shallow footings is anticipated to be less than one inch, and differential settlement is anticipated to be approximately half the total settlement.
5. The near surface soils are granular and exhibit very low expansion potential.

GEO No. 2524 recommended:

1. In general, all loose soils within the proposed building footprints should be overexcavated to competent native soils exhibiting an in-place relative compaction of at least 85 percent, and replaced with engineered fill.
2. The upper 3 feet of existing soils, at a minimum, should be removed and replaced with properly compacted fill.
3. Actual removal depths will have to be determined during grading on the basis of in-grading observations and testing by a representative of geotechnical consultants.
4. Shallow foundations may be supported on continuous spread footings and isolated

ADVISORY NOTIFICATION DOCUMENT**Planning-GEO**

Planning-GEO. 1 0015 - GEO02524 ACCEPTED (cont.)
spread footings, and should bear entirely upon competent native soils or properly engineered fill.
GEO No. 2524 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2524 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning-PAL

Planning-PAL. 1 LOW PALEO SENSITIVITY

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 LOW PALEO SENSITIVITY (cont.)

museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

09/27/18
15:27

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 1

Plan: CUP03784

Parcel: 526060003

60. Prior To Grading Permit Issuance

Transportation

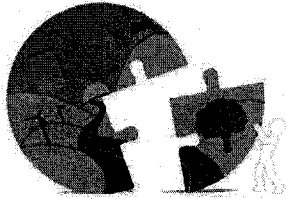
060 - Transportation. 1

Transportation Notice

Not Satisfied

Since CUP3784 is strictly to add the provision of alcohol sales to PP26096, there are no new Transportation conditions of approval for CUP3784. Any discrepancy between the previous sentence and the project description shall require the project to be reviewed by the Transportation Department.

The conditions of approval for PP26096 remain in effect and apply at their respective permit milestone.



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

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

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

DATE: November 28, 2017

TO:

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

Riv. Co. Sheriff's Dept.
Western Desert Municipal Advisory Council
(MAC)
Board of Supervisors - Supervisor: 5th District-
Ashley
Planning Commissioner: 5th District- Kroencke
Banning Unified School District
Southern California Edison Co. (SCE)

Southern California Gas Co.
CALTRANS District # 8
Alcohol and Beverage Control (ABC)
California Council for the Blind
Santa Ana Watershed Project Authority

Conditional Use Permit No. 3784 – EA43073 – Applicant: Dolgen California LLC – Representative: Alcoholic Beverage Specialists – Fifth Supervisorial District – The Pass Area Plan – Cabazon Policy Area – General Plan: Mixed Use Area (MUA) – Zoning: Mixed Use (MU) – Location: Northeast corner of N Fern Street and Main Street, south of Interstate 10 – 1.38 Acres – REQUEST: The project was originally approved under PP26096, for a Dollar General Store without alcohol sales, the current request is for a Conditional Use Permit to include sales of Beer and Wine for off-site consumption – APNs: 526-060-003, 526-060-004 – Related Case: PP26096. BBID: 853-616-032, UPROJ: CUP03784

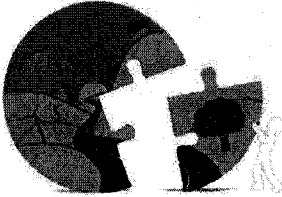
DAC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **DAC internal review on December 14, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

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

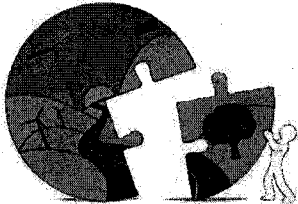
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



Charissa Leach
Assistant TLMA Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

Date: July 10, 2018

To: Planning Commission

From: Brett Dawson, Project Planner, Planning Department

RE: Updated Information for Conditional Use Permit No. 3784

To the Honorable Chair,

Staff recommends this item be continued off calendar.

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"



CAL FIRE - RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

John R. Hawkins - Fire Chief

2300 Market St., #150, Riverside, CA 92501

Phone: (951) 955-4823 • Fax: (951) 955-4886 • www.rvcfire.org

PROUDLY SERVING THE
UNINCORPORATED AREAS
OF RIVERSIDE COUNTY
AND THE CITIES OF:

BANNING

BEAUMONT

CALIMESA

CANYON LAKE

COACHELLA

DESERT HOT SPRINGS

EASTVALE

INDIAN WELLS

INDIO

JURUPA VALLEY

LAKE ELSINORE

LA QUINTA

MENIFEE

MORENO VALLEY

NORCO

PALM DESERT

PERRIS

RANCHO MIRAGE

RUBIDOUX CSD

SAN JACINTO

TEMECULA

WILDOMAR

BOARD OF
SUPERVISORS:

KEVIN JEFFRIES
DISTRICT 1

JOHN TAVAGLIONE
DISTRICT 2

CHARLES WASHINGTON
DISTRICT 3

V. MANUEL PEREZ
DISTRICT 4

MARION ASHLEY
DISTRICT 5

December 13, 2017

Dollar General Store

Attn: Brett Dawson, Project Planner – County of Riverside

Case Number: CUP 03783- APN: 457-171-020, 457-171-024, and 457-171-025 (Highway 74 x Ritter Ave., Homeland)

Mr. Dawson,

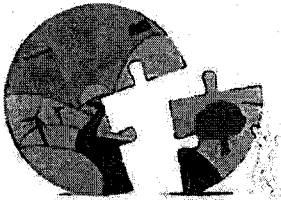
The Riverside County Fire Department has reviewed the Conditional Use Permit listed above and the plans are acceptable. Final conditions will be addressed when final site and building plans are submitted and reviewed.

Any previously issued conditions will stand.

Should there be need for further information and/or clarification, please contact the undersigned. Thank you, in advance, for your continuing cooperation.

Thank you,

Traci Williams
Fire Safety Specialist
Traci.Williams@fire.ca.gov



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

CUP03784

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
- CONDITIONAL USE PERMIT
- PUBLIC USE PERMIT
- TEMPORARY USE PERMIT
- VARIANCE

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Dolgen California LLC Store #17975

Contact Person: _____ E-Mail: tax-beerandwinelicensing@dollargeneral.com

Mailing Address: 100 Mission Ridge
Street
Goodlettsville TN 37070
City State ZIP

Daytime Phone No: (615) 855-4000 ext 5484 Fax No: () _____

~~Engineer~~ Applicant Representative Name: Alcoholic Beverage Specialists

Contact Person: Steve Rawlings E-Mail: ser@rawlingspm.com

Mailing Address: 26023 Jefferson Avenue
Street
Murrieta CA 92562
City State ZIP

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

Property Owner Name: SimonCRE Lincoln, LLC

Contact Person: Joshua Simon E-Mail: _____

Mailing Address: 6900 East 2nd Street
Street
Scottsdale AZ 85251
City State ZIP

Daytime Phone No: (602) 672-4559 Fax No: (480) 588-4150

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

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

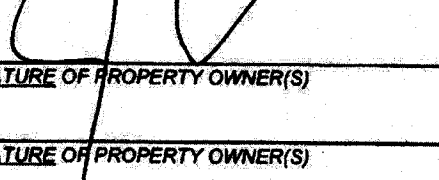
APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

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

<u>Joshua Simon</u> 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): 526-060-003/004

Approximate Gross Acreage: 1.38

General location (nearby or cross streets): North of Main Street, South of I-10 Freeway, East of N. Fern Street, West of _____

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Finding of Public Convenience or Necessity and permit to sell beer and wine for off-site consumption (ABC Type 20 License)
from a grocery and consumer goods store.

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

Number of existing lots: 2

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<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	7,489	15'	1	Grocery and consumer goods 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		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

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

If yes, provide Application No(s). PP26096
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA42950 EIR No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

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

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

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

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Dolgen California, LLC #17975

Address: 100 Mission Ridge, Goodlettsville, TN 37072

Phone number: 815-855-4000

Address of site (street name and number if available, and ZIP Code): 50580 Main St., Cabazon, CA

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 526-060-003/004

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

Regulatory Identification number: _____

Date of list: _____

Applicant: *[Signature]* Date 8/16/17

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

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

Owner/Authorized Agent (1) *[Signature]* Date 8/1/17

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

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), Neal T. Baker Enterprises, a California Corporation, ("PROPERTY OWNER") and SimonCRE Lincoln, LLC, an Arizona Limited Liability Company authorized to transact business in California ("BUYER/INDEMNITOR"), relating to the BUYER/INDEMNITOR'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 APNS 526-060-003 and 526-060-004 ("PROPERTY"); and,

WHEREAS, the PROPERTY OWNER has entered into a Real Property Purchase Agreement with BUYER for the purchase of the PROPERTY; and

WHEREAS, on September 8, 2016, BUYER filed an application for Plot Plan No. 26096 ("PROJECT"); and,

WHEREAS, BUYER acknowledges PROPERTY OWNER'S ownership interest in the PROPERTY and is willing to indemnify the COUNTY as set forth herein in the event a judicial challenge is commenced against the PROJECT; and

WHEREAS, BUYER acknowledges that BUYER will be the Indemnitor for this agreement and will hereinafter be identified as INDEMNITOR; 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 INDEMNITOR 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 INDEMNITOR to establish specific terms concerning INDEMNITOR'S indemnification obligation for the PROJECT.

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

1. **Indemnification.** INDEMNITOR, 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.** INDEMNITOR 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. INDEMNITOR shall pay the attorneys' fees and costs of the legal firm retained by INDEMNITOR to represent the COUNTY in the LITIGATION. Failure by INDEMNITOR to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of INDEMNITOR'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, INDEMNITOR shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). INDEMNITOR 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, INDEMNITOR 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 INDEMNITOR 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: Leila Moshref-Danesh
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Neal T. Baker Enterprises, Inc.
Attn: Jason Talley, Chairman
520 Newport Center Drive, Suite 630
Newport Beach, CA 92660

INDEMNITOR:
SimonCRE Lincoln, LLC
Attn: Joshua Simon, Manager
6900 E. 2nd Street
Scottsdale, AZ 85251

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 INDEMNITOR's obligations under this Agreement, COUNTY shall provide written notification to INDEMNITOR of such alleged default and INDEMNITOR shall have ten (10) days after receipt of written notification to cure any such alleged default. If INDEMNITOR 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 INDEMNITOR's default of INDEMNITOR'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, INDEMNITOR 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 INDEMNITOR, 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.

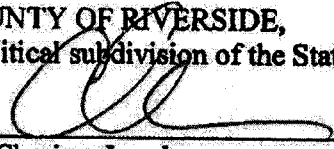
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange 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 INDEMNITOR, the liability of INDEMNITOR shall be joint and several, and INDEMNITOR each of them shall be jointly and severally liable for performance of all of the obligations of INDEMNITOR 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: 7/11/17

FORM APPROVED COUNTY COUNSEL
BY:  6/23/17
LEILA J. MOSHREF-DANESH DATE


[Signatures continued on following page]

PROPERTY OWNER:

Neal T. Baker Enterprises, Inc., a California Corporation

By: 
Jason Talley
Chairman
Sole Authority

Dated: 6/16/2017

By: 
Janet Z. Walek
Secretary

Dated: 6/16/2017

INDEMNITOR:

SimonCRE Lincoln, LLC, an Arizona Limited Liability Company

By: _____
Joshua Simon
Manager

Dated: _____

ACKNOWLEDGMENT

Civil Code § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ^{Kansas} ~~California~~)

County of Sedgewick)

On June 16, 2017 before me, Peggy S. Freeman, Notary Public
(here insert name and title of the officer)

personally appeared Jason Tally

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



(place notary seal above)

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ that the foregoing paragraph is true and correct.

Peggy S. Freeman
Signature

PROPERTY OWNER:

Neal T. Baker Enterprises, Inc., a California Corporation

By: _____
Jason Talley
Chairman

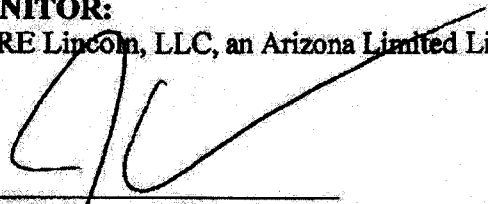
Dated: _____

By: _____
Janet L. Walek
Secretary

Dated: _____

INDEMNITOR:

SimonCRE Lincoln, LLC, an Arizona Limited Liability Company

By: _____

Joshua Simon
Manager

Dated: 6/16/17

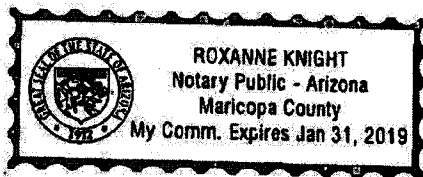
ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Arizona)

County of Maricopa)

On June 16, 2017 before me, Roxanne Knight, personally appeared Joshua Simon, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

Roxanne Knight
Signature

(place notary seal above)

NOTICE OF PUBLIC HEARING

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

Conditional Use Permit No. 3784 – Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) and 15301 – Applicant: Dolgen California LLC – Representative: Alcoholic Beverage Specialists – Fifth Supervisorial District – The Pass Area Plan – Cabazon Policy Area – General Plan: Community Development: Mixed Use Area (CD-MUA) – Zoning: Mixed Use (MU) – Location: Northeasterly corner of N Fern Street and Main Street, and southerly of Interstate 10 – 1.38 Acres – **REQUEST:** The project was originally approved under PP No. 26096 that permitted the operation of a Dollar General Store without the sale of alcohol. The current request is for a Conditional Use Permit to allow the Dollar General to sell beer and wine for off-site consumption (Type 20 License), and to approve Public Conveyance and Necessity Findings. The project also includes an amendment to Ordinance No. 348, Ordinance No. 348.4896, to modify Section 18.48 related to Alcoholic Beverage Sales. The amendment adds the Mixed Use Zone to the list of zone classifications where the sale of alcoholic beverages for off-site consumption is allowed with an approved conditional use permit. This amendment will make Section 18.48 consistent with the Mixed Use Zone which allows the sale of alcoholic beverages for off-site consumption with an approved conditional use permit.

TIME OF HEARING: 9:30 a.m. or as soon as possible thereafter.
DATE OF HEARING: **OCTOBER 17, 2018**
PLACE OF HEARING: STEVE ROBBINS ADMINISTRATION BUILDING
COACHELLA VALLEY WATER DISTRICT
ADMINISTRATION BOARD ROOM
75515 HOVLEY LANE EAST, PALM DESERT, CA 92211

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

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

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

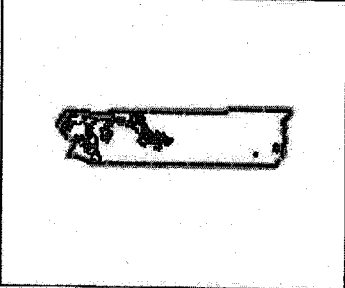
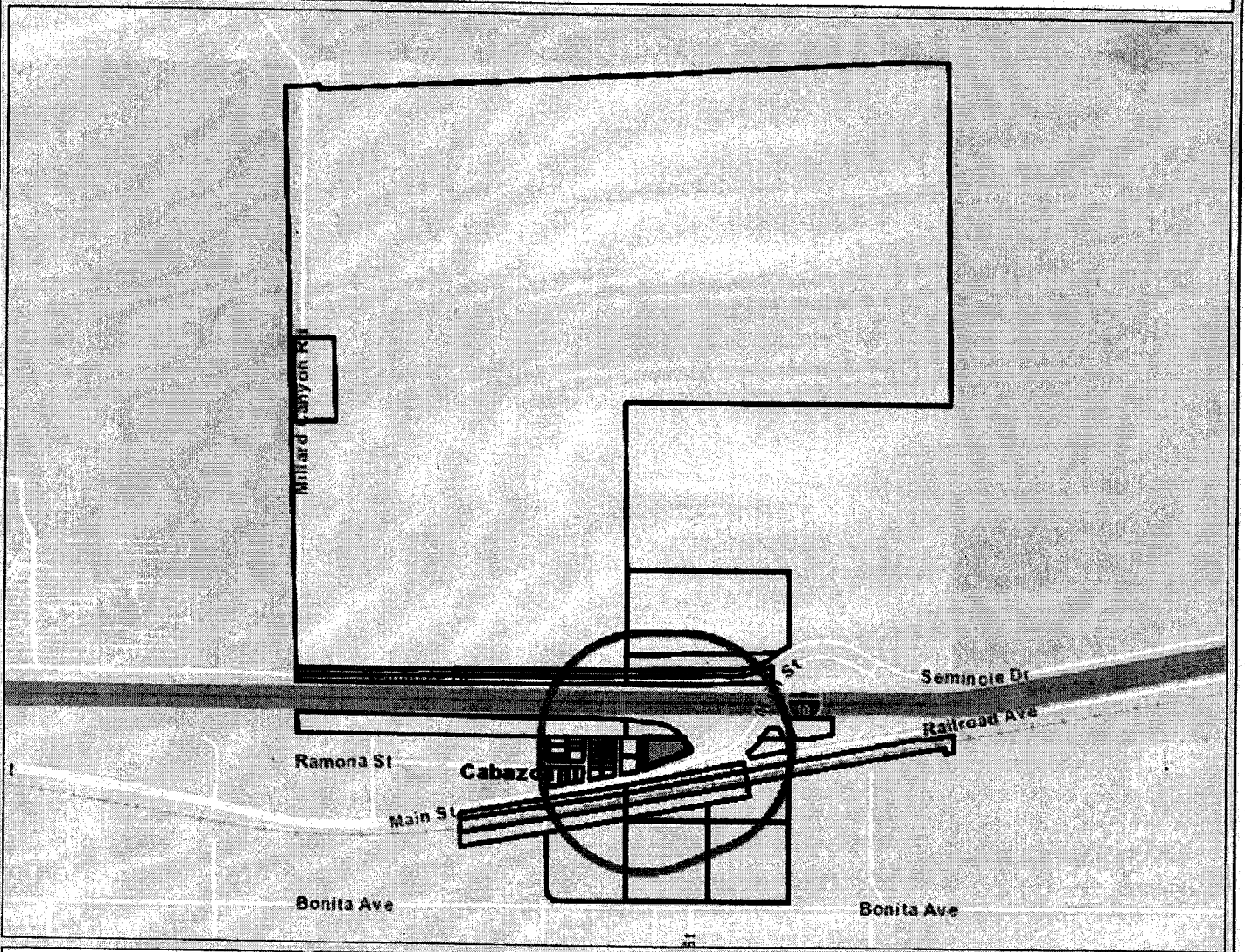
Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning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

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

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

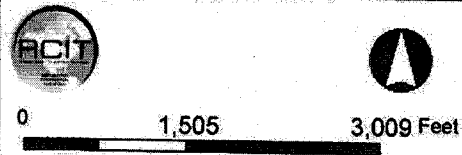
Riverside County GIS

CUP03784 (1000 feet buffer)



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

Notes



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

PROPERTY OWNERS CERTIFICATION FORM

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

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

APN (s) or case numbers CUP03784 for

Company or Individual's Name RCIT - GIS

Distance buffered 1000'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

519180018
USA BIA
C/O C/O PACIFIC REG OFFICE
2800 COTTAGE WAY
SACRAMENTO CA 95825

526035003
CHRIS A HIGHTOWER
VICKIE L HIGHTOWER
1317 SAN MIQUEL
BEAUMONT CA 92223

526035005
MARCO ANTONIO FIGUEROA
14023 PALM AVE
CABAZON CA 92230

526033009
GENERAL TELEPHONE CO OF CALIF
C/O C/O GTE ATTN GARY WILLIAMS HQCO2G08
P O BOX 152206
IRVING TX 75015

526060001
MARK MILLER
ANITA MILLER
FRANK ESPOSITO

526035010
MORONGO BAND OF MISSION INDIANS
12700 PUMARRA RD
BANNING CA 92220

3960 S HIGUERA ST NO 158
SAN LUIS OBISPO CA 93401

526035001
RODOLFO CERDA
GLORIA CERDA
PEDRO CERDA

526034001
BRIAN D WOOD
LESLIE C WOOD
874 PALM AVE
BEAUMONT CA 92223

12869 ADELPHIA AVE
SYLMAR CA 91342

526034002
BRIAN D WOOD
LESLIE C WOOD
874 PALM AVE
BEAUMONT CA 92223

526060002
MARK MILLER
ANITA MILLER
FRANK ESPOSITO

3960 S HIGUERA ST NO 158
SAN LUIS OBISPO CA 93401

519190001
MUNIR ISSA NINO
MAY MUNIR NINO
SAMI MUNIR NINO

526060006
MORONGO BAND OF MISSION INDIANS
12700 PUMARRA RD
BANNING CA 92220

10501 BEAUMONT AVE
CHERRY VALLEY CA 92223

526050013
MORONGO BAND OF MISSION INDIANS
12700 PUMARRA RD
BANNING CA 92220

526060005
MORONGO BAND OF MISSION INDIANS
12700 PUMARRA RD
BANNING CA 92220

526080002
MORONGO BAND OF MISSION INDIANS
12700 PUMARRA RD
BANNING CA 92220

526035012
JOYCE D BONAIME
P O BOX 958
CABAZON CA 92230

526050010
SOUTHERN PACIFIC TRANSPORTATION CO
C/O SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

526080001
MORONGO BAND OF MISSION INDIANS
12700 PUMARRA RD
BANNING CA 92220

526060010
SOUTHERN PACIFIC TRANSPORTATION CO
C/O SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

519180014
SOUTHERN PACIFIC TRANSPORTATION CO
C/O SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

526050012
SOUTHERN PACIFIC TRANSPORTATION CO
C/O SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

519190040
DESERT VIEW FINANCIAL
160 GREENTREE DR STE 101
DOVER DE 19904

519180016
DEPARTMENT OF TRANSPORTATION
P O BOX 231
SAN BERNARDINO CA 92403

519190003
REX HENDRIX
BETTY HENDRIX
R HENDRIX

P O BOX 6060
ATASCADERO CA 93423

519180017
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

526034005
BRIAN D WOOD
LESLIE C WOOD
874 PALM AVE
BEAUMONT CA 92223

519190027
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

519190002
REX HENDRIX
BETTY HENDRIX
R HENDRIX

P O BOX 6060
ATASCADERO CA 93423

526060008
ELENOR SANTIAGO
6240 TOPAZ ST
RANCHO CUCAMONGA CA 91701

526070006
SOUTHERN PACIFIC TRANSPORTATION CO
C/O SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

526033002
EUSEBIO LEON
1516 N EUCLID AVE
UPLAND CA 91786

526033003
MARVIN LEE ELLIS
BERNICE A ELLIS
724 E RAMSEY
BANNING CA 92220

526035007
MARCO ANTONIO FIGUEROA
14023 PALM ST
CABAZON CA 92230

526033001
MORONGO BAND OF MISSION INDIANS
12700 PUMARRA RD
BANNING CA 92220

526060013
SIMONCRE LINCOLN
C/O C/O SIMONCRE
6900 E 2ND ST
SCOTTSDALE AZ 85251

526035002
MV CONSOLIDATED
P O BOX 6366
ALHAMBRA CA 91802

526033005
EL PRESIDENTE INV ENTERPRISES
12628 WILLOWBROOK LN
MORENO VALLEY CA 92555

526035008
MORONGO BAND OF MISSION INDIANS
12700 PUMARRA RD
BANNING CA 92220

519190024
ELENOR SANTIAGO
6240 TOPAZ ST
RANCHO CUCAMONGA CA 91701

526060012
SOUTHERN PACIFIC TRANSPORTATION CO
C/O SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

519190022
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

526035004
MV CONSOLIDATED
P O BOX 6366
ALHAMBRA CA 91802

526035009
BEAU D TRIBBLE
P O BOX 69
CABAZON CA 92230

526033006
CHRIS A HIGHTOWER
VICKIE L HIGHTOWER
1317 SAN MIQUEL
BEAUMONT CA 92223

526033004
MARVIN L ELLIS
BERNICE A ELLIS
860 W HOFFER P O BOX K
CABAZON CA 92230

526034003
BRIAN D WOOD
LESLIE C WOOD
874 PALM AVE
BEAUMONT CA 92223

526035006
VERN HIGHTOWER
C/O C/O MARK W HIGHTOWER
11100 SUNNYSLOPE AVE
CHERRY VALLEY CA 92223

526060011
SOUTHERN PACIFIC TRANSPORTATION CO
C/O SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

526050011
SOUTHERN PACIFIC TRANSPORTATION CO
C/O SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

526060009
SOUTHERN PACIFIC TRANSPORTATION CO
C/O SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

526035011
BEATRICE M MARTINEZ
1350 E NORTHERN AV NO 329
PHOENIX AZ 85020

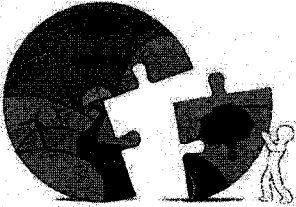
Dolgen California LLC #17052
Tax-License Dept
100 Misison Ridge
Goodlettsville TN 37072

Eastern Municipal Water District
2270 Trumble Road
Perris CA 92570

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

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

CDDC Homeland LLC
Steve TRumsey
5317 Inverrary Drive
Plano TX 75093



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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

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

38686 El Cerrito Road
Palm Desert, CA 92201

County of Riverside County Clerk

Project Title/Case No.: CUP03784

Project Location: Northeast corner of N Fern Street and Main Street, south of Interstate 10

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

Name of Public Agency Approving Project: Riverside County Planning Department

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

Exempt Status: (Check one)

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

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

[Signature] 951-955-0972
County Contact Person Phone Number

[Signature] project planner 10/18/18
Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42486 ZCFG No. 5857 - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

**INVOICE (PLAN-CFG06448)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Dolgen California LLC#17975
100 E Mission Ridge
Goodlettsville, Tn 37070

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06448	10/18/2017	10/18/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06448	0452 - CF&G TRUST: RECORD FEES	\$50.00
50580 Main St Cabazon,	SUB-TOTAL	\$50.00

TOTAL \$50.00

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

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * I1602981

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: SIMONCRE LINCOLN LLC \$50.00
paid by: CK 1001
CFG FOR PP26096 / EA42950
paid towards: CFG06320 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Sep 08, 2016 11:11
JCMITCHE posting date Sep 08, 2016

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

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



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 28, 2018

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

PH : (951) 368-9225
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: CUP 3784 AND ORDINANCE 348.4896

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, December 1, 2018.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Stephanie Cribbs

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND TO ADOPT AN ORDINANCE IN THE CABAZON POLICY AREA, FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 11, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the Planning Commission's approval on **Conditional Use Permit No. 3784**, which proposes to allow the Dollar General to sell beer and wine for off-site consumption (Type 20 License), and to approve Public Conveyance and Necessity Findings. **Ordinance No. 348.4896**, is an amendment that modifies Section 18.48 related to Alcoholic Beverage Sales of Ordinance No. 348, which adds the Mixed Use Zone to the list of zone classifications where the sale of alcoholic beverages for off-site consumption is allowed with an approved conditional use permit. The project was originally approved under PP No. 26096 that permitted the operation of a Dollar General Store without the sale of alcohol. This project is located on the Northeast corner of N Fern Street and Main Street, south of Interstate 10 in the Cabazon Policy Area of the Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and find that the project is EXEMPT from the **California Environmental Quality Act (CEQA)**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BRETT DAWSON, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL bdawson@rivco.org

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

If you challenge the above item 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 to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 28, 2018

Kecia Harper-Ihem, Clerk of the Board
By: Stephanie Cribbs, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Stephanie Cribbs, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 28, 2018, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

Conditional Use Permit No. 3784

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: December 11, 2018 @ 10:30 a.m.

SIGNATURE: Stephanie Cribbs DATE: November 28, 2018
Stephanie Cribbs

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Stephanie Cribbs, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 28, 2018, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

Conditional Use Permit No. 3784

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: December 11, 2018 @ 10:30 a.m.

SIGNATURE: Stephanie Cribbs

DATE: November 28, 2018

526060008
 ELENOR SANTIAGO
 6240 TOPAZ ST
 RANCHO CUCAMONGA CA 91701

526033002
 EUSEBIO LEON
 1516 N EUCLID AVE
 UPLAND CA 91786

526035007
 MARCO ANTONIO FIGUEROA
 14023 PALM ST
 CABAZON CA. 92230

526060013
 SIMONCRE LINCOLN
 C/O C/O SIMONCRE
 6900 E 2ND ST
 SCOTTSDALE AZ 85251

526033005
 EL PRESIDENTE INV ENTERPRISES
 12628 WILLOWBROOK LN
 MORENO VALLEY CA 92555

519190024
 ELENOR SANTIAGO
 6240 TOPAZ ST
 RANCHO CUCAMONGA CA 91701

519190022
 RIVERSIDE COUNTY FLOOD CONT
 1995 MARKET ST
 RIVERSIDE CA 92501

526070006
 SOUTHERN PACIFIC TRANSPORTATION CO
 C/O SOUTHERN PACIFIC TRANSPORTATION CO
 1700 FARNAM ST 10TH FL S
 OMAHA NE 68102

526033003
 MARVIN LEE ELLIS
 BERNICE A ELLIS
 724 E RAMSEY
 BANNING CA 92220

526033001
 MORONGO BAND OF MISSION INDIANS
 12700 PUMARRA RD
 BANNING CA 92220

526035002
 MV CONSOLIDATED
 P O BOX 6366
 ALHAMBRA CA 91802

526035008
 MORONGO BAND OF MISSION INDIANS
 12700 PUMARRA RD
 BANNING CA 92220

526060012
 SOUTHERN PACIFIC TRANSPORTATION CO
 C/O SOUTHERN PACIFIC TRANSPORTATION CO
 1700 FARNAM ST 10TH FL S
 OMAHA NE 68102

526035004
 MV CONSOLIDATED
 P O BOX 6366
 ALHAMBRA CA 91802

526035009
 BEAU D TRIBBLE
 P O BOX 69
 CABAZON CA 92230

526033006
 CHRIS A HIGHTOWER
 VICKIE L HIGHTOWER
 1317 SAN MIQUEL
 BEAUMONT CA 92223

526033004
 MARVIN L ELLIS
 BERNICE A ELLIS
 860 W HOFFER P O BOX K
 CABAZON CA 92230

526034003
 BRIAN D WOOD
 LESLIE C WOOD
 874 PALM AVE
 BEAUMONT CA 92223

526035008
 VERN HIGHTOWER
 C/O C/O MARK W HIGHTOWER
 11100 SUNNYSLOPE AVE
 CHERRY VALLEY CA 92223

526060011
 SOUTHERN PACIFIC TRANSPORTATION CO
 C/O SOUTHERN PACIFIC TRANSPORTATION CO
 1700 FARNAM ST 10TH FL S
 OMAHA NE 68102

526050011
 SOUTHERN PACIFIC TRANSPORTATION CO
 C/O SOUTHERN PACIFIC TRANSPORTATION CO
 1700 FARNAM ST 10TH FL S
 OMAHA NE 68102

526060009
 SOUTHERN PACIFIC TRANSPORTATION CO
 C/O SOUTHERN PACIFIC TRANSPORTATION CO
 1700 FARNAM ST 10TH FL S
 OMAHA NE 68102

526036011
 BEATRICE M MARTINEZ
 1350 E NORTHERN AV NO 329
 PHOENIX AZ 85020

519180018
 USA BIA
 C/O C/O PACIFIC REG OFFICE
 2800 COTTAGE WAY
 SACRAMENTO CA 95825

526035003
 CHRIS A HIGHTOWER
 VICKIE L HIGHTOWER
 1317 SAN MIQUEL
 BEAUMONT CA 92223

526035005
 MARCO ANTONIO FIGUEROA
 14023 PALM AVE
 CABAZON CA 92230

526033009
 GENERAL TELEPHONE CO OF CALIF
 C/O C/O GTE ATTN GARY WILLIAMS HQCO2G08
 P O BOX 152206
 IRVING TX 75015

526060001
 MARK MILLER
 ANITA MILLER
 FRANK ESPOSITO
 3960 S HIGUERA ST NO 158
 SAN LUIS OBISPO CA 93401

526035010
 MORONGO BAND OF MISSION INDIANS
 12700 PUMARRA RD
 BANNING CA 92220

526035001
 RODOLFO CERDA
 GLORIA CERDA
 PEDRO CERDA
 12889 ADELPHIA AVE
 SYLMAR CA 91342

526034001
 BRIAN D WOOD
 LESLIE C WOOD
 874 PALM AVE
 BEAUMONT CA 92223

526034002
 BRIAN D WOOD
 LESLIE C WOOD
 874 PALM AVE
 BEAUMONT CA 92223

526060002
 MARK MILLER
 ANITA MILLER
 FRANK ESPOSITO
 3960 S HIGUERA ST NO 158
 SAN LUIS OBISPO CA 93401

519190001
 MUNIR ISSA NINO
 MAY MUNIR NINO
 SAMI MUNIR NINO
 10501 BEAUMONT AVE
 CHERRY VALLEY CA 92223

526060006
 MORONGO BAND OF MISSION INDIANS
 12700 PUMARRA RD
 BANNING CA 92220

526050013
 MORONGO BAND OF MISSION INDIANS
 12700 PUMARRA RD
 BANNING CA 92220

526060005
 MORONGO BAND OF MISSION INDIANS
 12700 PUMARRA RD
 BANNING CA 92220

526080002
 MORONGO BAND OF MISSION INDIANS
 12700 PUMARRA RD
 BANNING CA 92220

526035012
 JOYCE D BONAIME
 P O BOX 958
 CABAZON CA 92230

526050010
 SOUTHERN PACIFIC TRANSPORTATION CO
 C/O SOUTHERN PACIFIC TRANSPORTATION CO
 1700 FARNAM ST 10TH FL S
 OMAHA NE 68102

526080001
 MORONGO BAND OF MISSION INDIANS
 12700 PUMARRA RD
 BANNING CA 92220

526060010
 SOUTHERN PACIFIC TRANSPORTATION CO
 C/O SOUTHERN PACIFIC TRANSPORTATION CO
 1700 FARNAM ST 10TH FL S
 OMAHA NE 68102

519180014
 SOUTHERN PACIFIC TRANSPORTATION CO
 C/O SOUTHERN PACIFIC TRANSPORTATION CO
 1700 FARNAM ST 10TH FL S
 OMAHA NE 68102

526050012
 SOUTHERN PACIFIC TRANSPORTATION CO
 C/O SOUTHERN PACIFIC TRANSPORTATION CO
 1700 FARNAM ST 10TH FL S
 OMAHA NE 68102

519190040
 DESERT VIEW FINANCIAL
 160 GREENTREE DR STE 101
 DOVER DE 19904

519180016
 DEPARTMENT OF TRANSPORTATION
 P O BOX 231
 SAN BERNARDINO CA 92403

519190003
 REX HENDRIX
 BETTY HENDRIX
 R HENDRIX

 P O BOX 6060
 ATASCADERO CA 93423

519180017
 RIVERSIDE COUNTY FLOOD CONT
 1995 MARKET ST
 RIVERSIDE CA 92501

526034005
 BRIAN D WOOD
 LESLIE C WOOD
 874 PALM AVE
 BEAUMONT CA 92223

519190027
 RIVERSIDE COUNTY FLOOD CONT
 1995 MARKET ST
 RIVERSIDE CA 92501

519190002
 REX HENDRIX
 BETTY HENDRIX
 R HENDRIX

 P O BOX 6060
 ATASCADERO CA 93423

Dolgen California LLC #17052
Tax-License Dept
100 Misison Ridge
Goodlettsville TN 37072

Eastern Municipal Water District
2270 Trumble Road
Perris CA 92570

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

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

CDDC Homeland LLC
Steve TRumsey
5317 Inverrary Drive
Plano TX 75093

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



ITEM

(ID # 8327)

MEETING DATE:

Tuesday, December 11, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CONDITIONAL USE PERMIT NO. 3784, ORDINANCE NO. 348.4896 - CEQA EXEMPT PER CEQA GUIDELINES SECTION 15061 (b)3 and 15301 - Applicant: Dolgen California, LLC - Representative: Alcoholic Beverage Specialists - Fifth Supervisorial District - The Pass Area Plan - Cabazon Policy Area - General Plan: Community Development: Mixed Use Area (CD:MUA) - Zoning: Mixed Use (MU) - Location: Northeast corner of N Fern Street and Main Street, south of Interstate 10 - 1.38 Acres - REQUEST: The project was originally approved under PP No. 26096 that permitted the operation of a Dollar General Store without the sale of alcohol. The current request is for a Conditional Use Permit to allow the Dollar General to sell beer and wine for off-site consumption (Type 20 License), and to approve Public Conveyance and Necessity Findings. The project also includes an amendment to Ordinance No. 348, Ordinance No. 348.4896, to modify Section 18.48 related to Alcoholic Beverage Sales. The amendment adds the Mixed Use Zone to the list of zone classifications where the sale of alcoholic beverages for off-site consumption is allowed with an approved conditional use permit. This amendment will make Section 18.48 consistent with the Mixed Use Zone which allows the sale of alcoholic beverages for off-site consumption with an approved conditional use permit. [Applicant fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

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

ADOPT Ordinance No. 348.4896 to amend Subsection B.1. of Section 18.48 of Ordinance No. 348 that adds the Mixed Use Zone to the list of zone classifications where the sale of alcoholic beverages for off-site consumption is allowed with an approved conditional use permit; and,

APPROVE PUBLIC CONVEYANCE AND NECESSITY FINDINGS as stated in the staff report; and,

APPROVE CONDITIONAL USE PERMIT NO. 3784, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

ACTION:

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

MINUTES OF THE BOARD OF SUPERVISORS

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

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

C.E.O. RECOMMENDATION: [CEO use]

BACKGROUND:

Summary

This Conditional Use Permit (Project) is exclusively for the sale of beer and wine for consumption off the premises where sold. The plot plan was originally approved under PP26096 by the Riverside County Planning Department on June 19, 2017 for a Dollar General Store without alcohol sales.

The Mixed Use (MU) zone allows the sale of alcohol for off-site consumption provided a conditional use permit is approved, pursuant to Subsection B.1. of Section 18.48 of Ordinance No. 348. However, Section 18.48 does not list the MU zone. Ordinance No. 348.4896 will correct that inconsistency by including those zones within the language of Section 18.48.

This Conditional Use Permit is in addition to the previous Plot Plan. The conditions of approval for the Plot Plan will continue to remain in full force and effect, with the new conditions of approval. This Conditional Use Permit is exclusively for the sale of beer and wine for consumption off the premises where sold.

Alcohol Sales and Public Convenience and Necessity

Currently there are seven (7) alcohol beverage control licenses permitted in Census Tract 438.13. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses to eight (8). According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for this census tract is two (2). In order to exceed the number of allowed licenses for a census tract, the ABC requires acknowledgement from the local jurisdiction that the jurisdiction agrees with the increase beyond the limit. The acknowledgement is the approval of finding of "Determination of Public Convenience and Necessity" in the recommendations.

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

The Planning Commission considered the project on October 17, 2018. There were no comments for or against the project from the public. The Planning Commission approved the

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

project with a 5-0 vote with an action to remove the Rubidoux Village Commercial (R-VC) from the Ordinance revision language.

Impact on Residents and Businesses

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

Additional Fiscal Information

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

Attachments

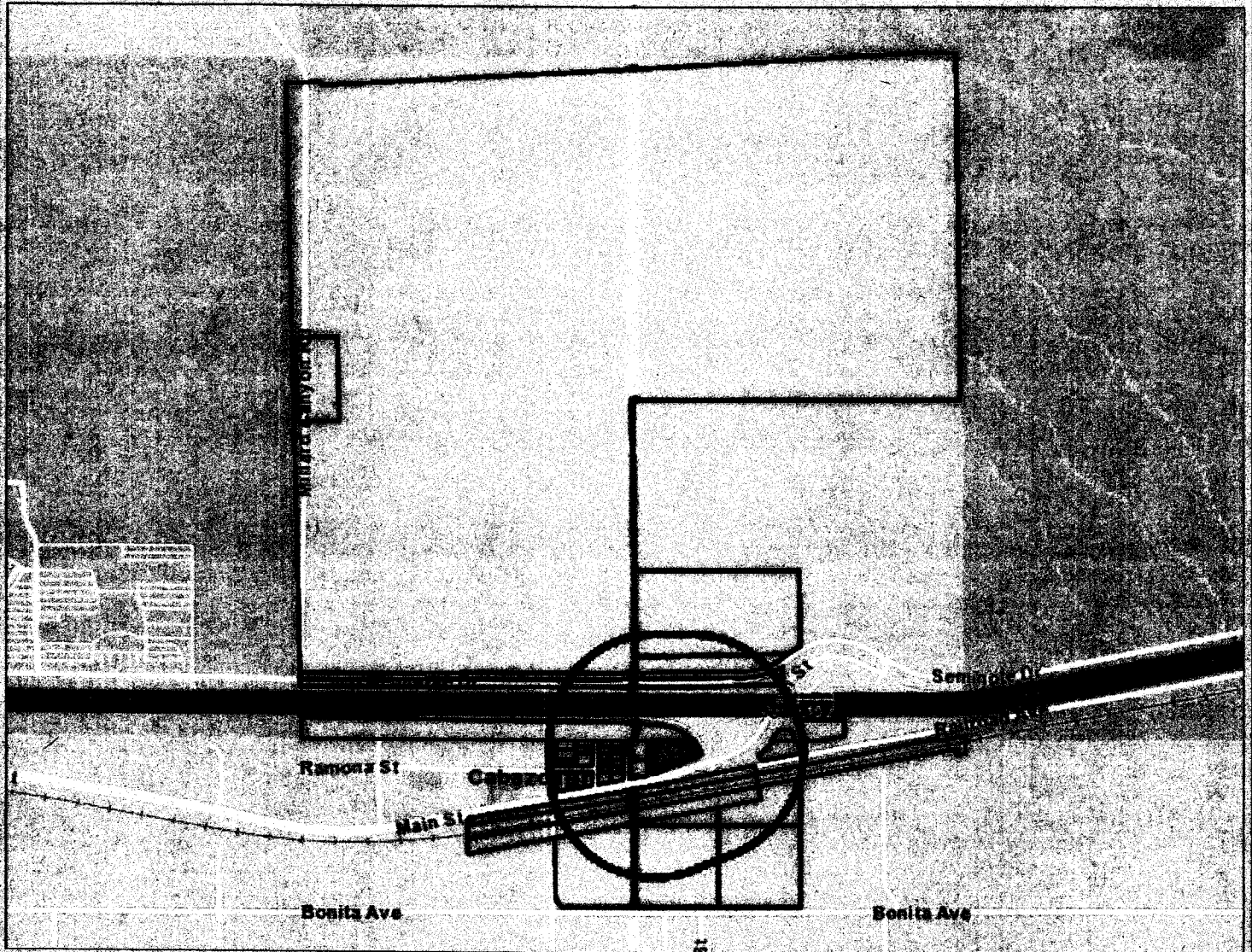
ATTACHMENT A. Planning Commission Minutes

ATTACHMENT B. Planning Commission Staff Report Package




ATTACHMENT C. Ordinance No. 348.4896

Riverside County GIS

CUP03784 (1000 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 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... 6/6/2018 2:28:57 PM

© Riverside County RCIT

PROPERTY OWNERS CERTIFICATION FORM

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

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

APN (s) or case numbers CUP03784 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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



CALL (951) 368-9222
EMAIL legal@pe.com

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
12/1/18	0011207323		PE Riverside	4 x 64 Li	332.80

Invoice text: CUP 3784

Placed by: Stephanie Cribbs

Legal Advertising Memo Invoice

BALANCE DUE

332.80

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229	12/01/2018	5209148	5209148	BOARD OF SUPERVISORS



THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
12/01/2018	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
332.80	0011207323	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
'PO BOX 1147'
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPER PARTNERSHIP
dba The Press-Enterprise
PO Box 65210
Colorado Springs, CO 80962-5210

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: CUP 3784 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

12/01/2018

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: December 01, 2018
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011207323-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND TO ADOPT AN ORDINANCE IN THE CABAZON POLICY AREA, FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 11, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the Planning Commission's approval on **Conditional Use Permit No. 3784**, which proposes to allow the Dollar General to sell beer and wine for off-site consumption (Type 20 License), and to approve Public Conveyance and Necessity Findings. **Ordinance No. 348.4896**, is an amendment that modifies Section 18.48 related to Alcoholic Beverage Sales of Ordinance No. 348, which adds the Mixed Use Zone to the list of zone classifications where the sale of alcoholic beverages for off-site consumption is allowed with an approved conditional use permit. The project was originally approved under PP No. 26096 that permitted the operation of a Dollar General Store without the sale of alcohol. This project is located on the Northeast corner of N Fern Street and Main Street, south of Interstate 10 in the Cabazon Policy Area of the Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and find that the project is EXEMPT from the California Environmental Quality Act (CEQA).

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BRETT DAWSON, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL bdawson@rivco.org

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

If you challenge the above item 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 to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 28, 2018

Kecia Harper-Ihem, Clerk of the Board
By: Stephanie Cribbs, Board Assistant

12/1

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND TO ADOPT AN ORDINANCE IN THE CABAZON POLICY AREA, FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 11, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the Planning Commission's approval on **Conditional Use Permit No. 3784**, which proposes to allow the Dollar General to sell beer and wine for off-site consumption (Type 20 License), and to approve Public Conveyance and Necessity Findings. **Ordinance No. 348.4896**, is an amendment that modifies Section 18.48 related to Alcoholic Beverage Sales of Ordinance No. 348, which adds the Mixed Use Zone to the list of zone classifications where the sale of alcoholic beverages for off-site consumption is allowed with an approved conditional use permit. The project was originally approved under PP No. 26096 that permitted the operation of a Dollar General Store without the sale of alcohol. This project is located on the Northeast corner of N Fern Street and Main Street, south of Interstate 10 in the Cabazon Policy Area of the Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and find that the project is **EXEMPT** from the **California Environmental Quality Act (CEQA)**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BRETT DAWSON, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL bdawson@rivco.org

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

If you challenge the above item 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 to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 28, 2018

Kecia Harper-Ihem, Clerk of the Board
By: Stephanie Cribbs, Board Assistant

110013150000

9223023402 4001

NMR BC: 92502114747

1004-03005-29-43

RETURN TO SENDER
NO MAIL RECEIPTABLE
UNABLE TO FORWARD

NIXIE 910 DE 1 0012/02/18

526035005
MARCO ANTONIO FIGUEROA
14023 PALM AVE
CABAZON CA 92230

2010 DEC -4 PM 12:05

RECEIVED RIVERSIDE COUNTY
REGISTERED MAIL BY SUPERVISOR

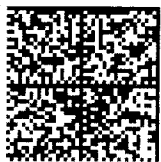
This may affect your property

PUBLIC HEARING NOTICE

Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



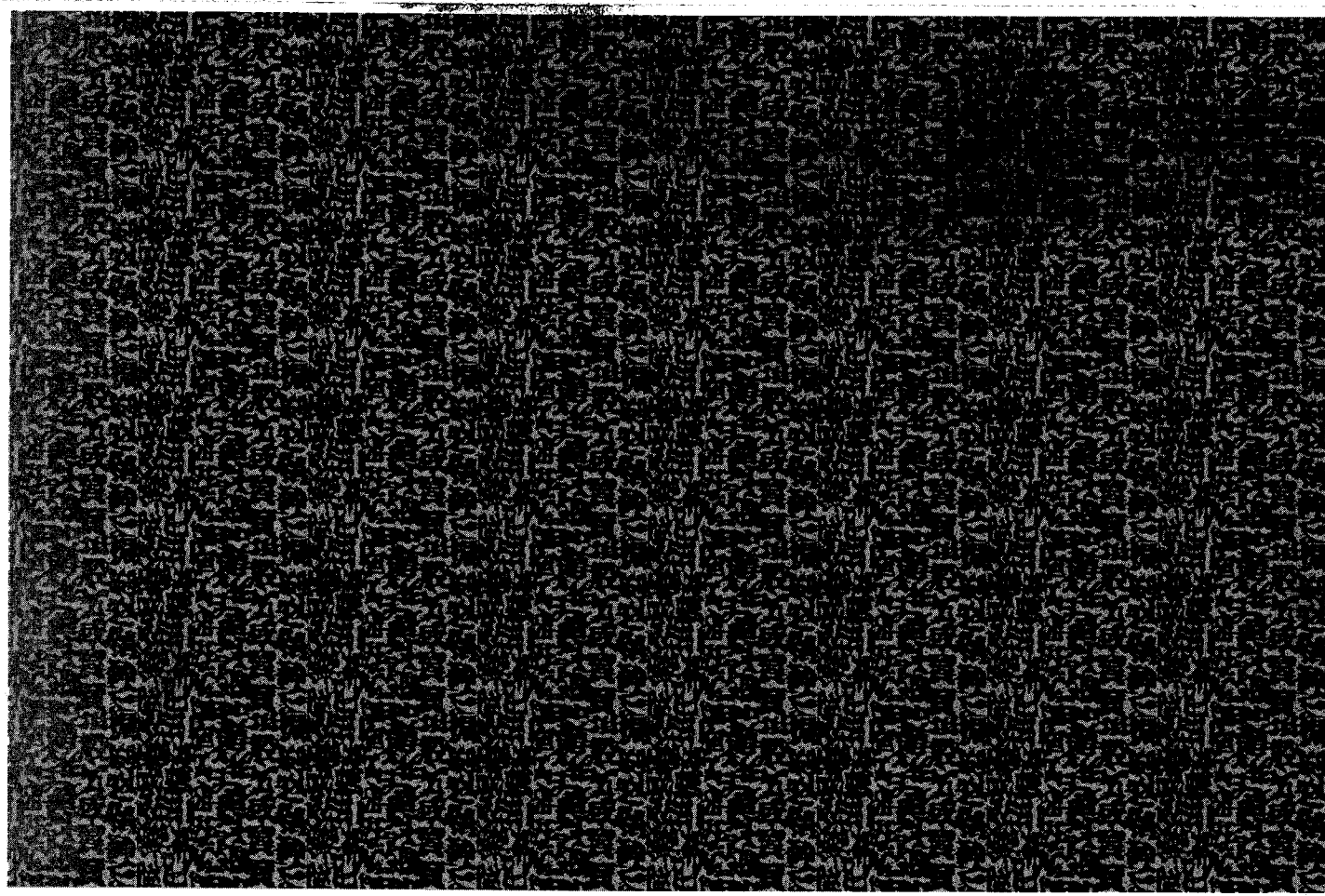
PRESORTED
FIRST CLASS



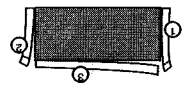
ZIP 92504 \$ 000.4
02 4M
0000348270 NOV 29 2



U.S. POSTAGE PTNEY BO



REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND TO ADOPT AN ORDINANCE IN THE CABAZON POLICY AREA, FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 11, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the Planning Commission's approval on **Conditional Use Permit No. 3784**, which proposes to allow the Dollar General to sell beer and wine for off-site consumption (Type 20 License), and to approve Public Conveyance and Necessity Findings. **Ordinance No. 348.4896**, is an amendment that modifies Section 18.48 related to Alcoholic Beverage Sales of Ordinance No. 348, which adds the Mixed Use Zone to the list of zone classifications where the sale of alcoholic beverages for off-site consumption is allowed with an approved conditional use permit. The project was originally approved under PP No. 26096 that permitted the operation of a Dollar General Store without the sale of alcohol. This project is located on the Northeast corner of N Fern Street and Main Street, south of Interstate 10 in the Cabazon Policy Area of the Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and find that the project is **EXEMPT** from the **California Environmental Quality Act (CEQA)**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BRETT DAWSON, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL bdawson@rivco.org

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

If you challenge the above item 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 to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 28, 2018

Kecia Harper-Ihem, Clerk of the Board
By: Stephanie Cribbs, Board Assistant

MIXIE 918 DE 1 9812/82/18
RETURN TO SENDER
NO MAIL RECEIPTABLE
UNABLE TO FORWARD
BC: 9258211477 *1884-8388-29-43
925821147
9223033402 H00

526035007
MARCO ANTONIO FIGUEROA
14023 PALM ST
CABAZON CA 92230

2010 DEC - 4 PM 12:05

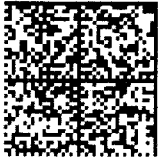
RECEIVED RIVERSIDE COUNTY
CLERK OF THE BOARD OF SUPERVISORS

PUBLIC HEARING NOTICE
This may affect your property

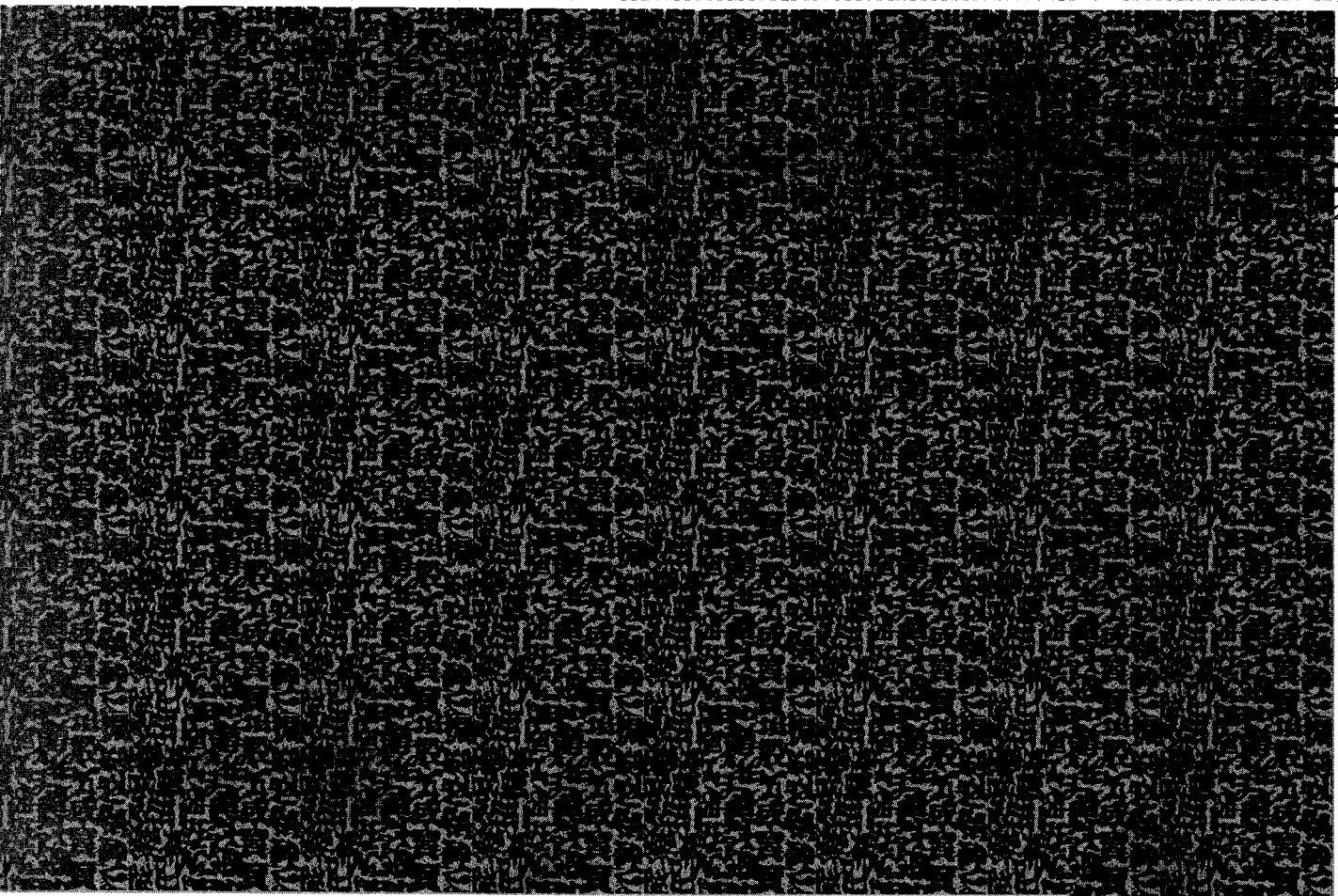
Riverside County Clerk of the Board
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



PRESORTED
FIRST CLASS



U.S. POSTAGE >> PITNEY BOWES
ZIP 92504 \$ 000.4
02 4M
0000348270 NOV 29 20



REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND TO ADOPT AN ORDINANCE IN THE CABAZON POLICY AREA, FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 11, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the Planning Commission's approval on **Conditional Use Permit No. 3784**, which proposes to allow the Dollar General to sell beer and wine for off-site consumption (Type 20 License), and to approve Public Conveyance and Necessity Findings. **Ordinance No. 348.4896**, is an amendment that modifies Section 18.48 related to Alcoholic Beverage Sales of Ordinance No. 348, which adds the Mixed Use Zone to the list of zone classifications where the sale of alcoholic beverages for off-site consumption is allowed with an approved conditional use permit. The project was originally approved under PP No. 26096 that permitted the operation of a Dollar General Store without the sale of alcohol. This project is located on the Northeast corner of N Fern Street and Main Street, south of Interstate 10 in the Cabazon Policy Area of the Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and find that the project is EXEMPT from the **California Environmental Quality Act (CEQA)**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BRETT DAWSON, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL bdawson@rivco.org

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

If you challenge the above item 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 to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

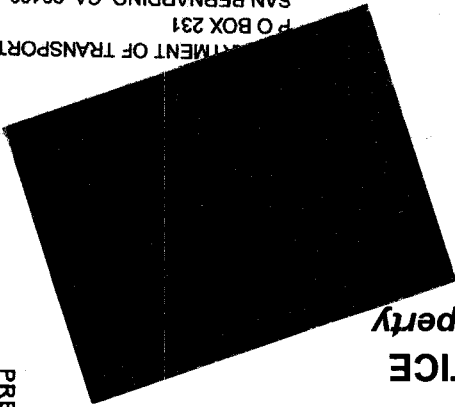
Dated: November 28, 2018

Kecia Harper-Ihem, Clerk of the Board
By: Stephanie Cribbs, Board Assistant

NOT AFFORDABLE TO REPRODUCE
FOR THE PUBLIC

2010 DEC -7 AM 11:20

DEPARTMENT OF TRANSPORTATION
P O BOX 231
SAN BERNARDINO CA 92403

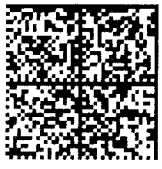


PUBLIC HEARING NOTICE
This may affect your property

Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

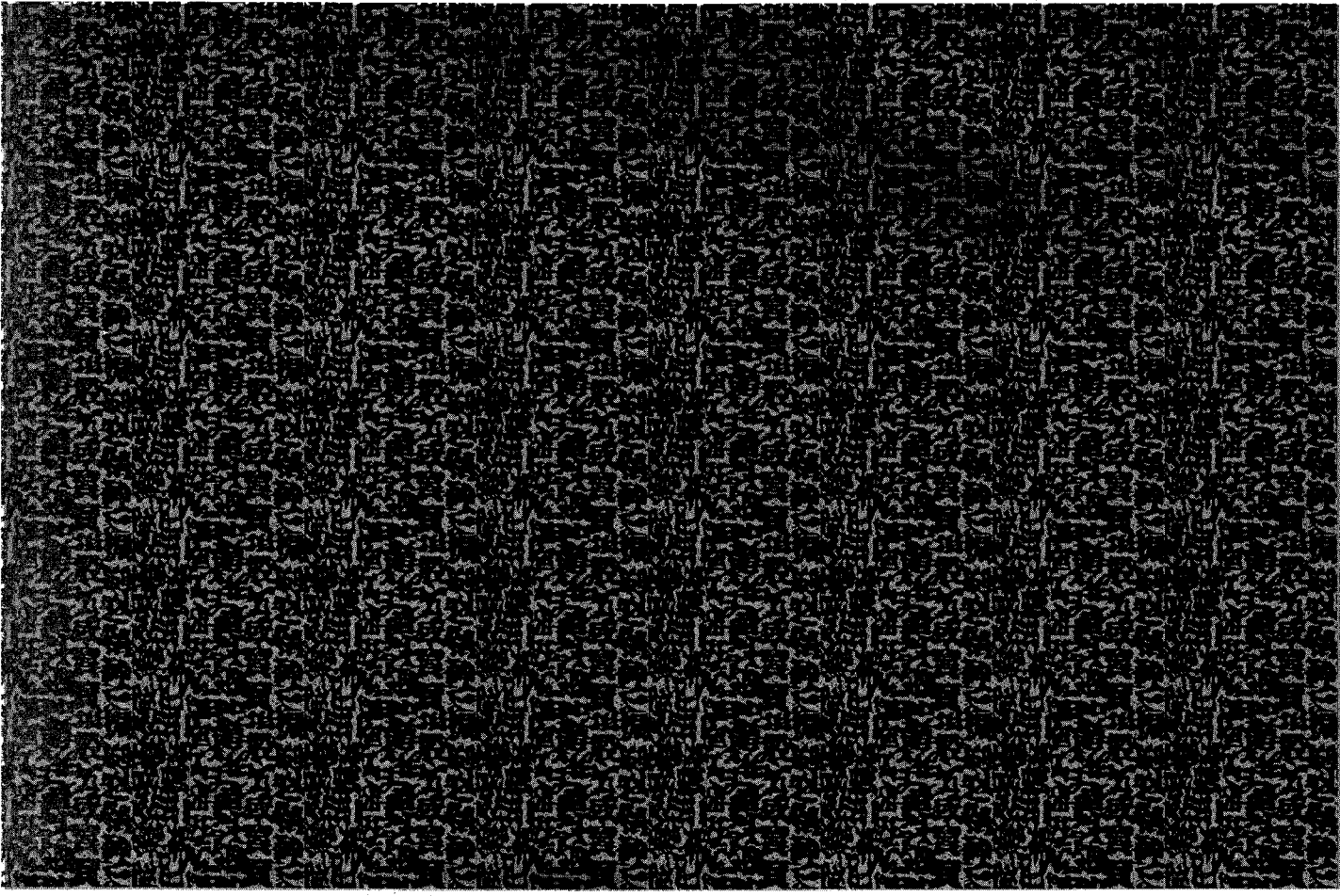


PRESORTED
FIRST CLASS



U.S. POSTAGE PITNEY BOWES
ZIP 92504 \$ 000.47
02 4M
0000348270 NOV 29 20

RECEIVED RIVERSIDE COUNTY
COUNTY CLERK OF COURTS



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND TO ADOPT AN ORDINANCE IN THE CABAZON POLICY AREA, FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 11, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the Planning Commission's approval on **Conditional Use Permit No. 3784**, which proposes to allow the Dollar General to sell beer and wine for off-site consumption (Type 20 License), and to approve Public Conveyance and Necessity Findings. **Ordinance No. 348.4896**, is an amendment that modifies Section 18.48 related to Alcoholic Beverage Sales of Ordinance No. 348, which adds the Mixed Use Zone to the list of zone classifications where the sale of alcoholic beverages for off-site consumption is allowed with an approved conditional use permit. The project was originally approved under PP No. 26096 that permitted the operation of a Dollar General Store without the sale of alcohol. This project is located on the Northeast corner of N Fern Street and Main Street, south of Interstate 10 in the Cabazon Policy Area of the Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and find that the project is **EXEMPT** from the **California Environmental Quality Act (CEQA)**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BRETT DAWSON, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL bdawson@rivco.org

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

If you challenge the above item 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 to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 28, 2018

Kecia Harper-Ihem, Clerk of the Board
By: Stephanie Cribbs, Board Assistant

NSS BC: 92502114747 * 1004-93994-29-43

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

0012/04/15 011 DE 1 NIXIE

526033004
MARVIN L ELLIS
BERNICE A ELLIS
860 W HOFFER P O BOX K
CABAZON CA 92230

RECEIVED RIVERSIDE COUNTY
CLERK OF SUPERIOR COURT

2016 DEC -7 AM 11:20

PUBLIC HEARING NOTICE
This may affect your property

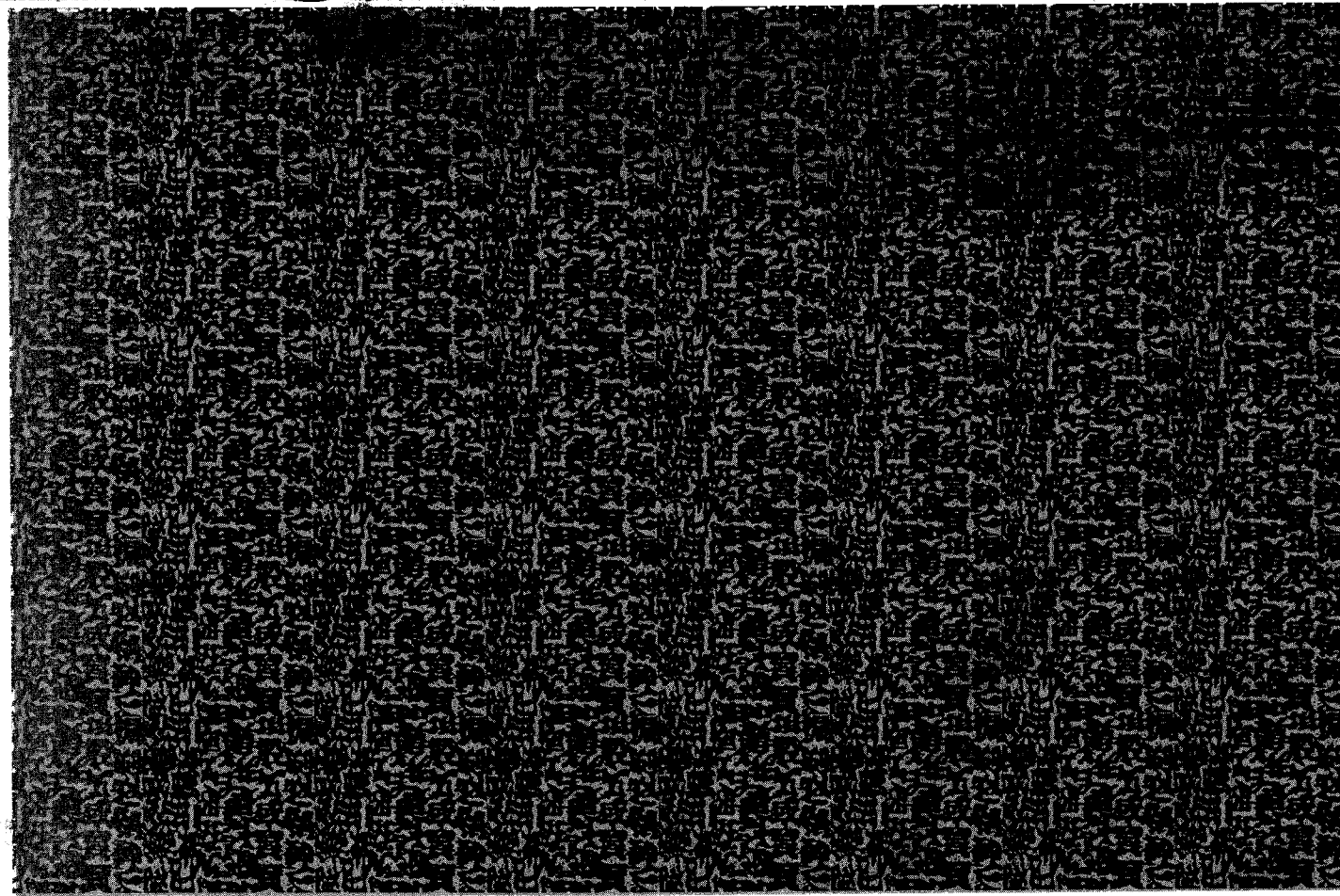
Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



PRESORTED
FIRST CLASS



U.S. POSTAGE PITNEY BOWES
\$000.47
ZIP 92504
02 4M
0000348270 NOV 29 20



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND TO ADOPT AN ORDINANCE IN THE CABAZON POLICY AREA, FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 11, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the Planning Commission's approval on **Conditional Use Permit No. 3784**, which proposes to allow the Dollar General to sell beer and wine for off-site consumption (Type 20 License), and to approve Public Conveyance and Necessity Findings. **Ordinance No. 348.4896**, is an amendment that modifies Section 18.48 related to Alcoholic Beverage Sales of Ordinance No. 348, which adds the Mixed Use Zone to the list of zone classifications where the sale of alcoholic beverages for off-site consumption is allowed with an approved conditional use permit. The project was originally approved under PP No. 26096 that permitted the operation of a Dollar General Store without the sale of alcohol. This project is located on the Northeast corner of N Fern Street and Main Street, south of Interstate 10 in the Cabazon Policy Area of the Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and find that the project is **EXEMPT** from the **California Environmental Quality Act (CEQA)**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BRETT DAWSON, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL bdawson@rivco.org

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

If you challenge the above item 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 to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 28, 2018

Kecia Harper-Ihem, Clerk of the Board
By: Stephanie Cribbs, Board Assistant

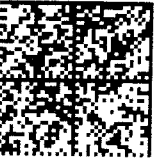



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE

This may affect your property

PRESORTED
FIRST CLASS



U.S. POSTAGE  PITNEY BOWEN
ZIP 92504 \$000.4
02 4M
0000348270 NOV 29 20

2010 DEC -7 AM 11:20

RECEIVED RIVERSIDE COUNTY
COUNTY CLERK OF THE BOARD

NIXIE DE 1259 859 DE 1259 9812/04/18

RETURN TO SENDER
IF UNDELIVERABLE
UNABLE TO FORWARD

IA BCI: 92502114747

* 1779-04510-04-45