



# RIVERSIDE COUNTY PLANNING DEPARTMENT

9:30 AM

OCTOBER 17, 2018

**Planning  
Commissioners  
2018**

**1<sup>st</sup> District**  
Carl Bruce  
Shaffer

**2<sup>nd</sup> District**  
Aaron Hake

**3<sup>rd</sup> District**  
Ruthanne Taylor-  
Berger  
*Chairman*

**4<sup>th</sup> District**  
Bill Sanchez  
*Vice-Chairman*

**5<sup>th</sup> District**  
Eric Kroencke

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

**Legal Counsel**  
Michelle Clack  
*Deputy  
County Counsel*

## AGENDA

### REGULAR MEETING

### RIVERSIDE COUNTY PLANNING COMMISSION

STEVE ROBBINS ADMINISTRATION BUILDING

Coachella Valley Water District - Administration Board Room

75515 Hovley Lane East, Palm Desert, CA 92211

Any person wishing to speak must complete a "SPEAKER IDENTIFICATION FORM" and submit it to the Hearing Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply provide your name and address and state that you agree with the previous speaker(s).

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or e-mail at [esarabia@rivco.org](mailto:esarabia@rivco.org). Requests should be made at least 72 hours prior to the scheduled meeting. Alternative formats are available upon request.

#### **CALL TO ORDER:**

#### **SALUTE TO THE FLAG – ROLL CALL**

**1.0 CONSENT CALENDAR: 9:30 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)**

**NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:30 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request).**

**NONE**

**3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:30 a.m. or as soon as possible thereafter.**

**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 – REQUEST: 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 [jillebr@rivco.org](mailto:jillebr@rivco.org).**

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

**4.0 PUBLIC HEARING – NEW ITEMS: 9:30 a.m. or as soon as possible thereafter.**

**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: 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. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

**5.0 WORKSHOPS:**

**5.1 ORDINANCE NO. 348 – OVERVIEW WORKSHOP**

**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**

**7.0 DIRECTOR'S REPORT**

**8.0 COMMISSIONERS' COMMENTS**



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

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

**3.1**

**Date: October 11, 2018**

**To: Riverside County Planning Commission**

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

**RE: October 17, 2018 Regular Scheduled Planning Commission Meeting, Agenda Item 3.1, APPEAL of the PLANNING DIRECTOR'S DECISION to APPROVE PLOT PLAN NO. 26164 – INTENT TO ADOPT A NEGATIVE DECLARATION**

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On October 3, 2018, as item 3.1, at the regularly scheduled Planning Commission Public Hearing, the Planning Commission, in a 5-0 vote, decided to continue the Appeal of Plot Plan No. 26164 to the October 17, 2018 regularly scheduled Planning Commission Public Hearing. The purpose for the continuance was to allow staff time to review and address issues and concerns raised by the Appellant. Staff has continued to work with the Applicant and Appellant addressing concerns raised on the project. Staff is requesting additional time to adequately address each of the concerns raised by the Appellant. Therefore, staff recommends that item 3.1 be continued to the November 7, 2018 regularly scheduled Planning Commission Public Hearing.

CL:jk



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**


**Agenda Item No.**

4.1

**Planning Commission Hearing: October 17, 2018**

**PROPOSED PROJECT**

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



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
<b>TOTAL:</b>				

**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**

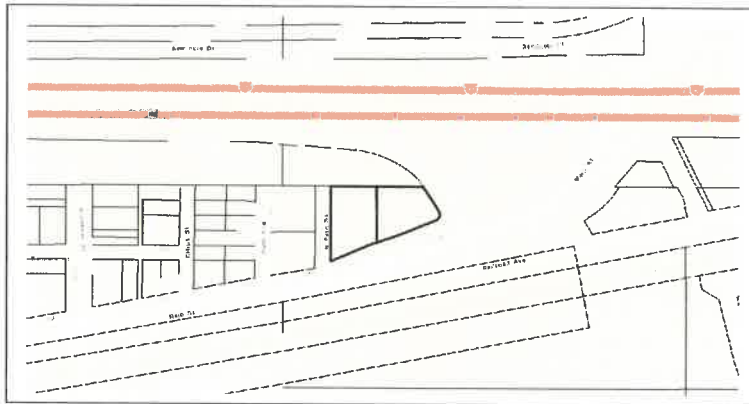


Figure 1: Project Location Map

## 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.

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:**

Charissa Leach, Assistant TLMA Director 7/23/2018

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**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-Ihem  
Clerk of the Board

By:   
Deputy

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

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

**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 Bruckner 7/23/2018

  
Gregory V. Priarios, Director County Counsel 7/23/2018

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.

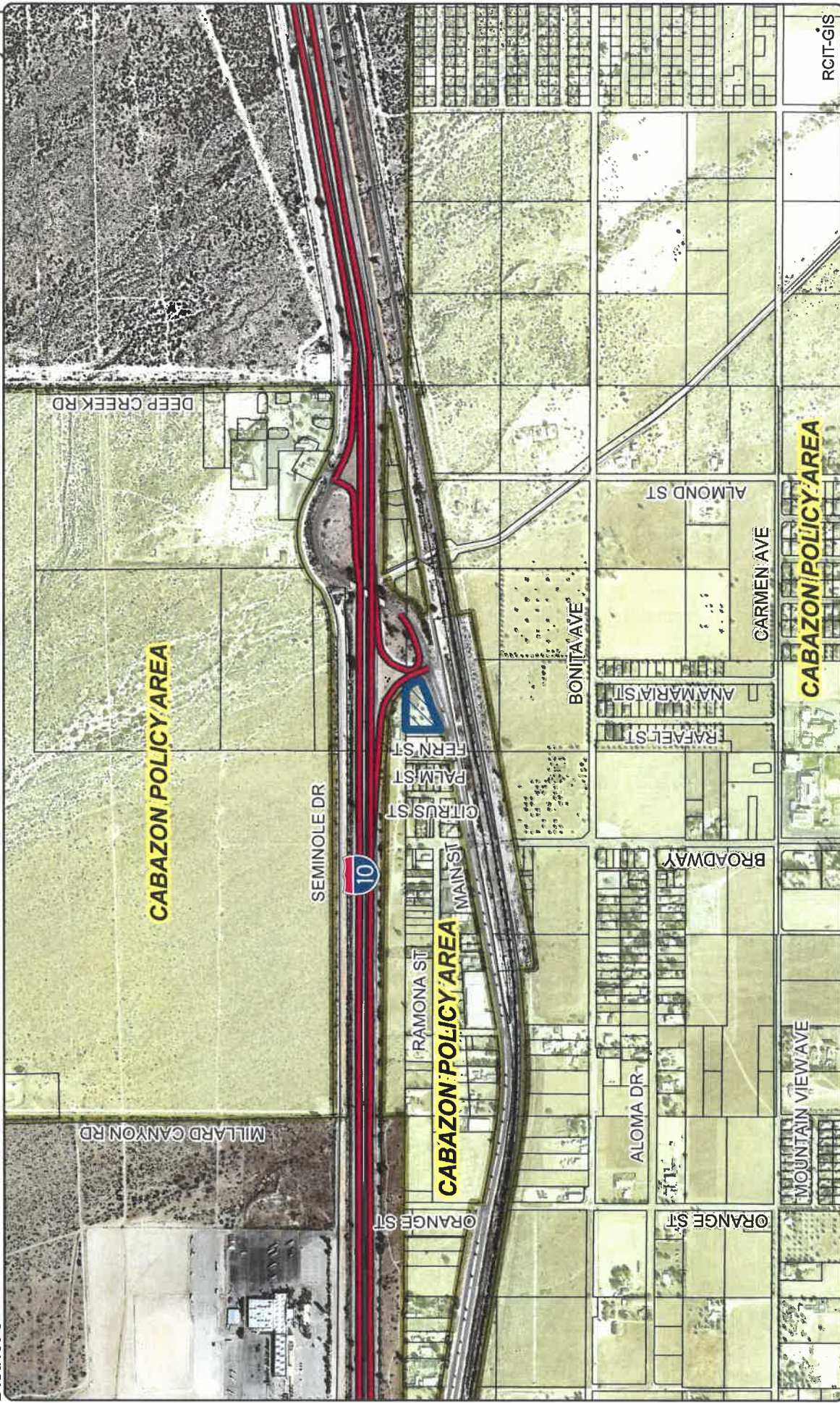
The conditions of approval for PP26096 remain in effect and apply at their respective permit milestone.



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP03784**  
**VICINITY/POLICY AREAS**

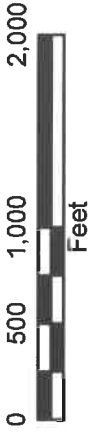
Supervisor: Ashley  
 District 5

Date Drawn: 06/06/2018  
 Vicinity Map



Zoning Dist: Cabazon

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Planning Ordinance (the Ordinance) which reorganized the County into Planning Districts. The Ordinance also reorganized the County into Planning Districts. The Ordinance also reorganized the County into Planning Districts. The Ordinance also reorganized the County into Planning Districts. For further information, please contact the Riverside County Planning Department office in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)965-8277 (Eastern County) or Website <http://www.planning.rivco.net>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03784

LAND USE

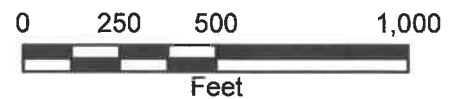
Supervisor: Ashley  
District 5

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)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.cclma.org>

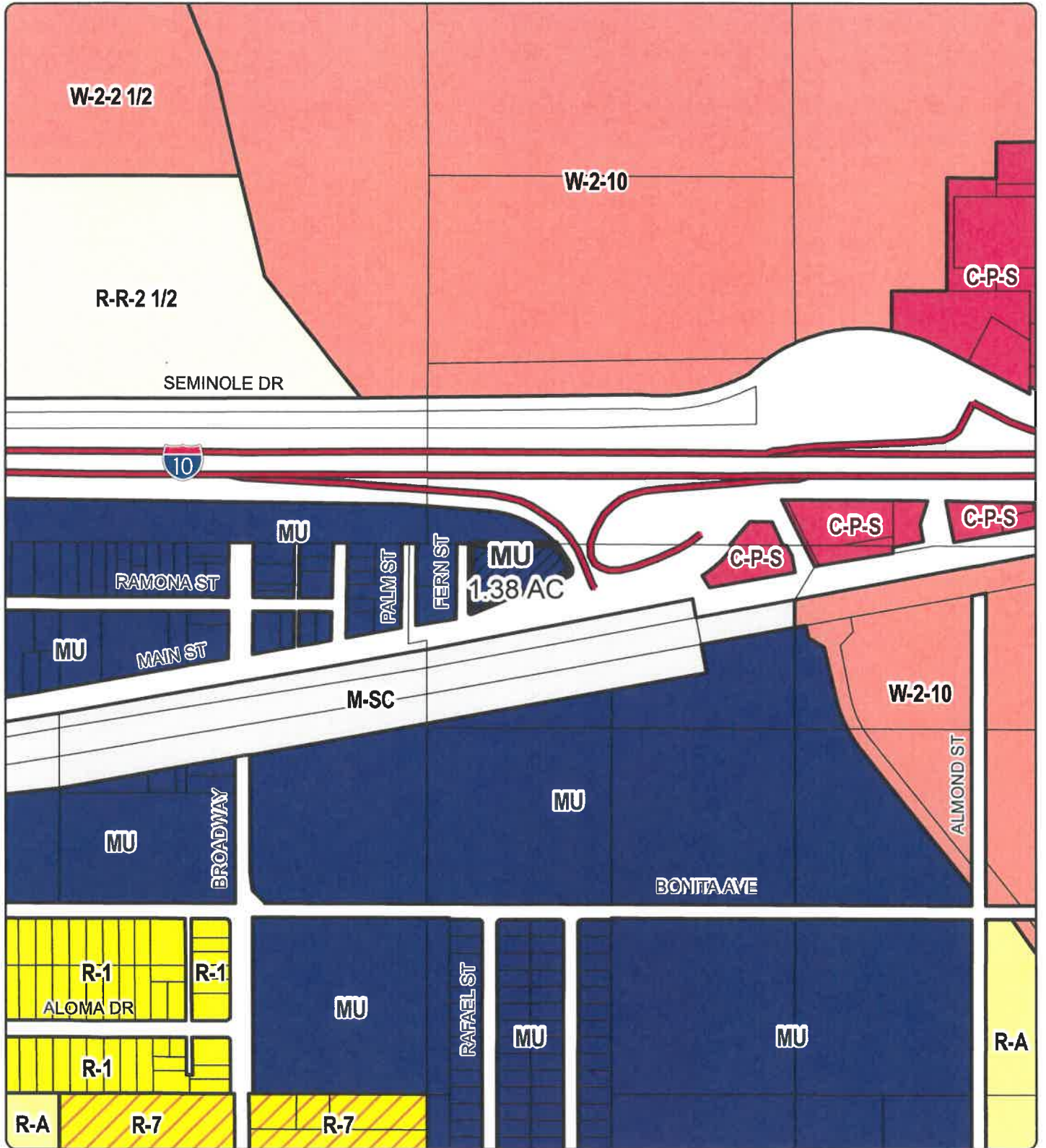
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03784

EXISTING ZONING

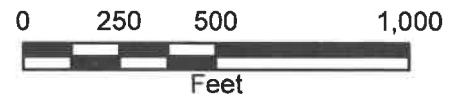
Supervisor: Ashley  
District 5

Date Drawn: 06/06/2018  
Exhibit 2



Zoning Dist: Cabazon

Author: Vinnie Nguyen



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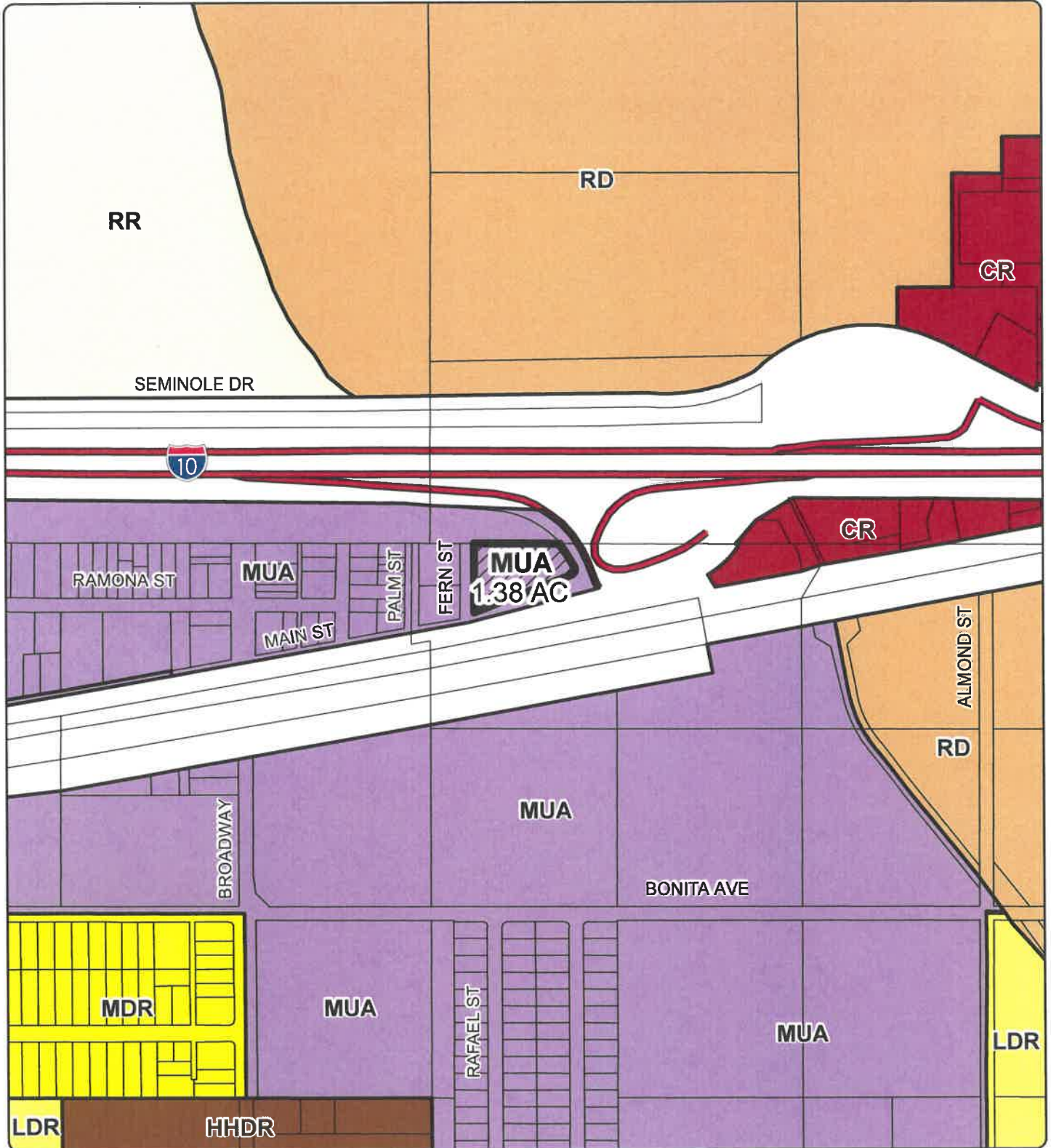
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03784

EXISTING GENERAL PLAN

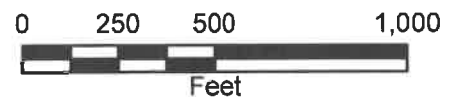
Supervisor: Ashley  
District 5

Date Drawn: 06/06/2018  
Exhibit 5



Zoning Dist: Cabazon

Author: Vinnie Nguyen

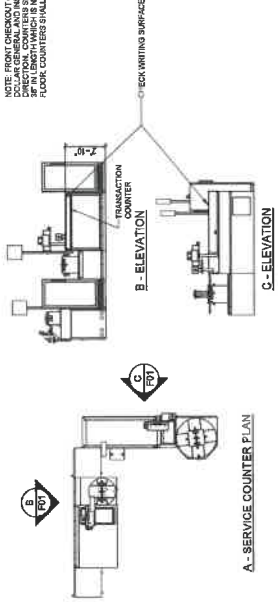


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NOTE: FROM DESIGN TO CONSTRUCTION, ALL FLOOR FINISHES SHALL BE DETERMINED BY THE CONTRACTOR. CONTRACTOR SHALL INCLUDE A PORTION OF AT LEAST 10% OF THE TOTAL FLOOR FINISHES IN AN ACCESSIBLE ROUTE. FLOOR FINISHES SHALL BE ON AN ACCESSIBLE ROUTE.

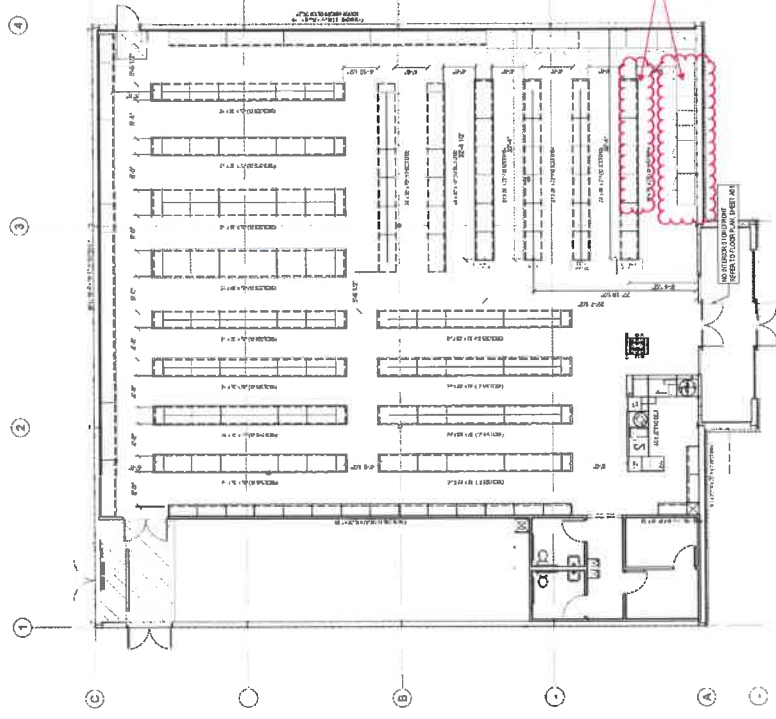


2 SERVICE COUNTER DETAIL

**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

**REVISIONS**

NO.	DATE	DESCRIPTION
1	08/20/14	ISSUED FOR PERMIT
2	08/20/14	ISSUED FOR PERMIT

**CONTRACTOR LEGEND**

SYMBOL	DESCRIPTION
(Symbol)	EXISTING WALL
(Symbol)	NEW WALL
(Symbol)	EXISTING FLOOR
(Symbol)	NEW FLOOR
(Symbol)	EXISTING CEILING
(Symbol)	NEW CEILING
(Symbol)	EXISTING ROOF
(Symbol)	NEW ROOF
(Symbol)	EXISTING MECHANICAL
(Symbol)	NEW MECHANICAL
(Symbol)	EXISTING ELECTRICAL
(Symbol)	NEW ELECTRICAL
(Symbol)	EXISTING PLUMBING
(Symbol)	NEW PLUMBING
(Symbol)	EXISTING HVAC
(Symbol)	NEW HVAC
(Symbol)	EXISTING OTHER
(Symbol)	NEW OTHER

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

**PART 1 - TO BE COMPLETED BY ABC**

1. APPLICANT'S NAME  
**DOLGEN CALIFORNIA LLC**

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

3. LICENSE TYPE  
**20**

4. TYPE OF BUSINESS

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

5. COUNTY POPULATION

6. TOTAL NUMBER OF LICENSES IN COUNTY

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

7. RATIO OF LICENSES TO POPULATION IN COUNTY

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	<input checked="" type="checkbox"/> Off-Sale	7	On-Sale	<input checked="" type="checkbox"/> 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.



# 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

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# 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](http://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,

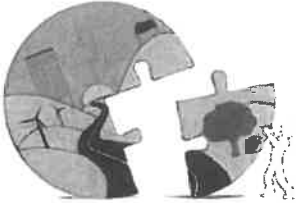
The Riverside County Fire Department has reviewed the Conditional Use Permit listed above and the plans are acceptable. Final conditions will be addressed when final site and building plans are submitted and reviewed.

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](mailto: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                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT  
 REVISED PERMIT    Original Case No. \_\_\_\_\_

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

### APPLICATION INFORMATION

Applicant Name: Dolgen California LLC 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~~ <sup>Applicant</sup> 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

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**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.)

Joshua Simon  
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:

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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:  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)  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. 2<sup>nd</sup> 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

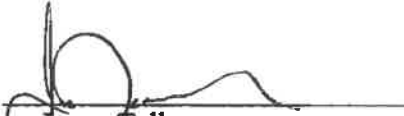
Dated: 7/11/17

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 L. Walek  
Secretary

Dated:         

**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.

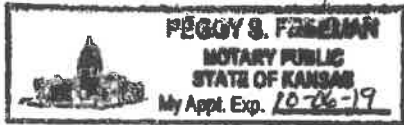
State of <sup>Kansas</sup> ~~California~~ )

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.



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

Peggy S. Freeman  
Signature

(place notary seal above)

**PROPERTY OWNER:**

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

By: \_\_\_\_\_  
Jason Talley  
Chairman

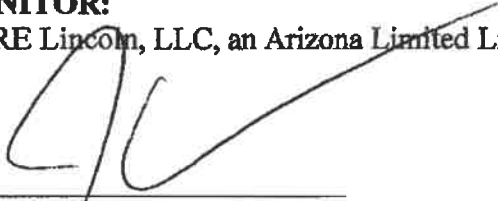
Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Janet L. Walek  
Secretary

Dated: \_\_\_\_\_

**INDEMNITOR:**

SimonCRE Lincoln, LLC, an Arizona Limited Liability Company

By: \_\_\_\_\_  
  
Joshua Simon  
Manager

Dated: 6/16/17

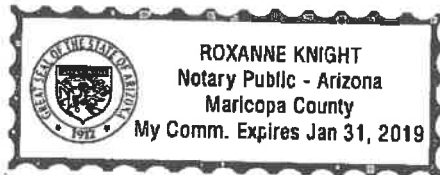
## ACKNOWLEDGMENT

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](mailto: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.

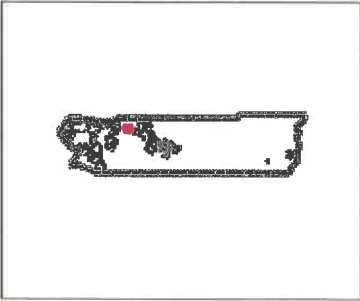
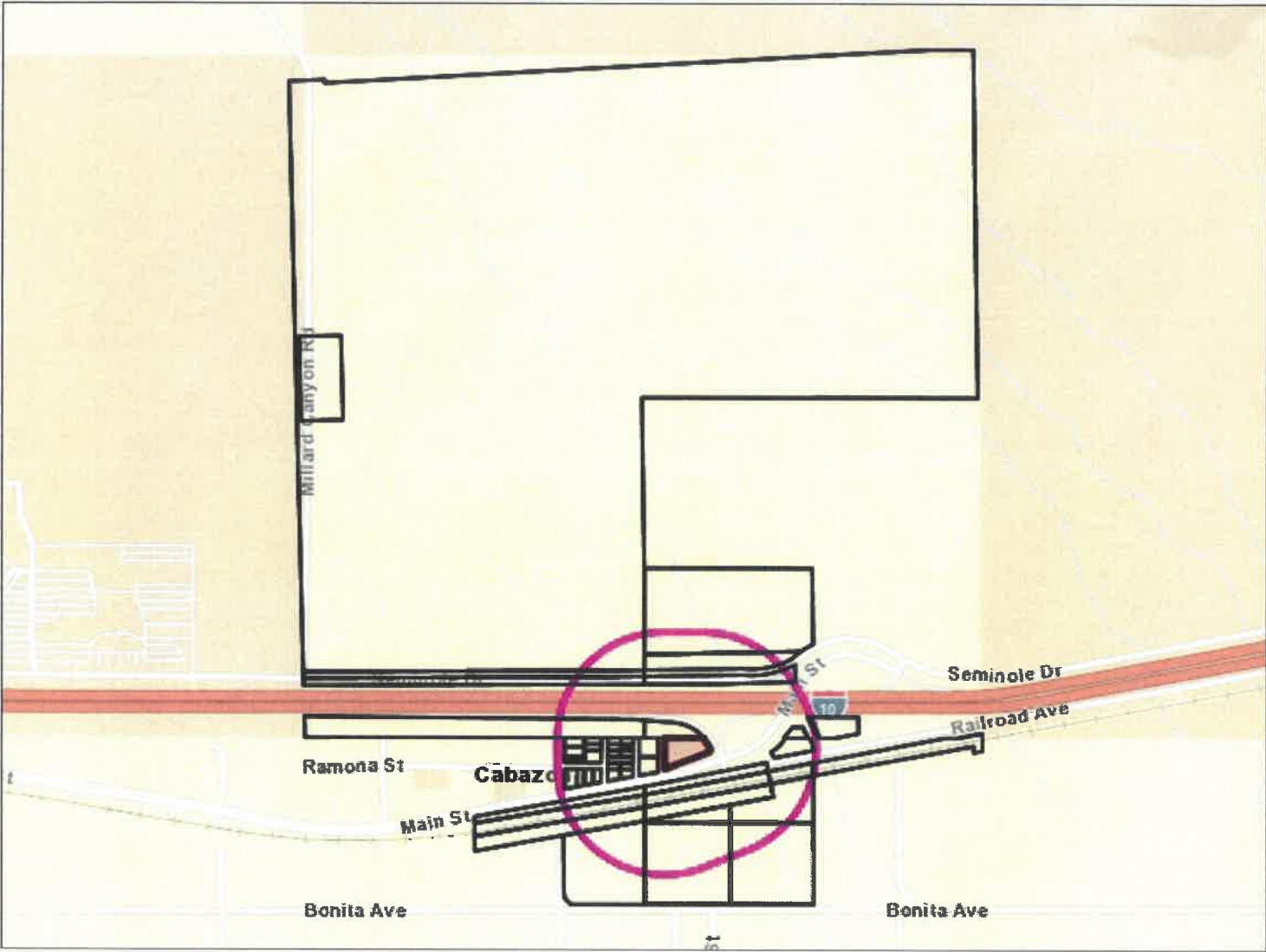
Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning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



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

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## 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 9<sup>TH</sup> 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 12<sup>th</sup> 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  
 County of Riverside County Clerk

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

38686 El Cerrito Road  
Palm Desert, CA 92201

**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.

\_\_\_\_\_  
*County Contact Person* *Phone Number*

\_\_\_\_\_  
*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,	<b>SUB TOTAL</b>	\$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!