

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

325 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
March 14, 2006

**SUBJECT:** CONDITIONAL USE PERMIT NO. 3446 / TENTATIVE PARCEL MAP NO. 34168 – EA39942 – Applicant: Rite Aid Corporation – Engineer/Representative: RHL Design Group - Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Retail (CR) and Light Industrial (LI) – Location: Southwest corner of Washington Street and Wildcat Drive – 6.2 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S), Industrial Park (I-P) and Specific Plan 281 (SP) (20,000 Square Foot Minimum) - **REQUEST:** To construct an approximately 17,300 square-foot pharmacy drug store with drive-thru. This conditional use permit proposes to establish a shopping center with parking area, developable pads and to construct and operate a 17,300 square-foot drug store with drive through window, and the sale of alcoholic beverages for off-premises consumption; this parcel map proposes to divide 6.2 acres into 6 commercial parcels.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission in La Quinta on March 8, 2006.

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

**ADOPTION of a De Minimis Finding as follows:** An Initial Study has been prepared by the Riverside County Planning Department for the project described in **ENVIRONMENTAL ASSESSMENT NO. 39942**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence that the proposed project will have a potential adverse effect on wildlife resources; and,

  
Robert C. Johnson  
Planning Director

RCJ:mb

REVIEWED BY EXECUTIVE OFFICE

DATE: 3/14/06 Departmental Concurrence

- Policy
- Policy
- Consent
- Consent
- Dept't Recomm.:
- Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

1.6

a+b

The Honorable Board of Supervisors  
RE: CONDITIONAL USE PERMIT NO. 3446  
RE: TENTATIVE PARCEL MAP NO. 34168  
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**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39942**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVED CONDITIONAL USE PERMIT NO 3446**, subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of a **DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY** so that a license to allow the sale of alcoholic beverages for off premises consumption in **CONDITIONAL USE PERMIT NO. 3446** may be issued by the California Department of Alcoholic Beverage Control, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 34168**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the Planning Commission minutes dated March 8, 2006.