

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

138B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 23, 2010

SUBJECT: CONDITIONAL USE PERMIT NO. 3649 - CEQA Exempt – Applicant: Walgreen Co. – Engineer/Representative: Brian Fish/Jennifer Chavez – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor/Area Ratio) – Location: North of De Anza Plaza Drive Road, south of Limonite Avenue, east of Clay Street and west of El Palomino Drive – 1.51 Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit 3649 proposes to add the sale of beer and wine (ABC License Type 20) for off-premises consumption to an existing 14,820 square foot Walgreens store. The existing store will dedicate 2% of floor space to wine and beer sales. Approximately 49 square feet of refrigerated and non-refrigerated space will be devoted to the sale of wine and beer and approximately 18 square feet of floor space will be devoted to the storage of wine and beer. This Conditional Use Permit is ONLY for alcohol sales, and does not cover any other uses.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on December 1, 2010.

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION:

ADOPTED a FINDING of “PUBLIC NECESSITY AND CONVENIENCE,” regarding the sale of beer and wine from the subject site for off-site consumption, based upon the findings and conclusions incorporated in the staff report; and,

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc *DM*

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE
Jennifer Sargent
DATE
Departmental Concurrence

Policy

Consent

Dept't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Second

Agenda Number:

The Honorable Board of Supervisors
Re: CONDITIONAL USE PERMIT NO. 3649
Page 2 of 2

APPROVED CONDITIONAL USE PERMIT NO. 3649, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION
MINUTE ORDER DECEMBER 1, 2010
RIVERSIDE COUNTY ADMINISTRATION CENTER**

I. AGENDA ITEM 2.1: CONDITIONAL USE PERMIT NO. 3649 - CEQA Exempt – Applicant: Walgreen Co – Engineer/Representative: Brian Fish/Jennifer Chavez – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: North of De Anza Plaza Drive Road, south of Limonite Avenue, east of Clay Street and west of El Palomino Drive – 1.51 Acres – Zoning: Scenic Highway Commercial (C-P-S) (Quasi-judicial)

II. PROJECT DESCRIPTION

Conditional Use Permit 3649 proposes to add the sale of beer and wine (type 20) for off premise consumption to an existing 14,820 square foot Walgreens store. The existing store will dedicate 2% of floor space to wine and beer sales. Approximately 49 square feet of refrigerated and non-refrigerated space will be devoted to the sale of wine and beer and approximately 18 square feet of floor space will be devoted to the storage of wine and beer. This Conditional Use Permit is ONLY for alcohol sales, and does not cover any other uses. – APN: 166-620-036.

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Adrienne Rossi at 951-955-6925 or e-mail arossi@rctlma.org

The following person(s), spoke favor of the subject proposal.

Jennifer Chavez, Applicant's Rep. 600 W. Broadway Ste. 2600 San Diego, CA 92101

There were no speakers in a neutral position or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0, recommend to the Board of Supervisors;

ADOPTION of a **FINDING** of “**PUBLIC NECESSITY AND CONVENIENCE,**” regarding the sale of beer and wine from the subject site for off-site consumption, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3649**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org.

Agenda Item No.: 2.1
Area Map: Jurupa Valley Area Plan
Zoning District: Pedley
Supervisory District: Second
Project Planner: Adrienne Rossi
Planning Commission: December 1, 2010

Conditional Use Permit No. 3649
E.A. Number: CEQA Exempt
Applicant: Walgreen Co.
Engineer/Representative: Brian Fish/Jennifer Chavez

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3649 proposes to add the sale of beer and wine (type 20) for off premise consumption to an existing 14,820 square foot Walgreens Store. The existing store will dedicate 2% of floor space to beer and wine sales. Approximately 49 square feet of refrigerated and non-refrigerated space will be devoted to the sale of beer and wine and approximately 18 square feet of floor space will be devoted to the storage of beer and wine. This Conditional Use Permit is ONLY for alcohol sales, and does not cover any other uses.

The project site is located within the Jurupa Valley Area Plan; more specifically, northerly of De Anza Plaza Drive, southerly of Limonite Avenue, easterly of Clay Street and westerly of El Palomino Drive.

BACKGROUND:

PP18847 was a proposal for a Walgreens Store and was originally approved on January 15, 2003.

ISSUE OF POTENTIAL CONCERN:

No schools, parks or places of worship are within the 1,000 ft vicinity of the project. The ABC (Alcohol Beverage Control) has issued 10 licenses for this census block, per the information they provided the census block is currently over concentrated by 5 licenses, and this application would add an additional one for a total of 11, and an over concentration of 6. The County of Riverside most recent population data and the statutory calculations that are to be made in relation to population, staff's calculations show that 7 licenses should be allowed, therefore the current over concentration should be 3 not 5.

Permitting alcohol sales at a large drug store in a shopping center generally does not have the social impacts of such a permit of other types of liquor sales since most of the customers arrive and depart the site in cars, and loitering does not occur. Also with the lack of impacts to schools, parks, and places of worship in the immediate vicinity, staff finds that the additional license would not have a negative impact to the community, and therefore supports adding the use of alcohol sales to this site.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1): | Commercial retail store |
| 2. Surrounding Land Use (Ex. #1): | Single family residential and Commercial office to the north, Single family residential and Commercial to the south, and east, Commercial and Vacant land to the west. |
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning (Ex. #2): | Commercial Office (C-O) and Residential (R-5) to the north, Scenic Highway Commercial (C-P-S) to the south, east and the west. |

h

5. General Plan Land Use (Ex. #5): Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio), SP00123 (Mission De Anza) Commercial.
6. Surrounding General Plan Land Use (Ex. #5): Community Development: Commercial Office (CD:CO) (0.35-1.0 FAR) and Open Space-Recreation (OS-R) to the north, Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the east and south, Community Development: Business Park (CD: BP) (0.25-0.60 FAR) to the west, SP00123 (Mission De Anza) to the north, south, east and west.
7. Project Data: Total Acreage: 1.51 Gross / Net
Total Number of Existing Buildings: 1
Total Existing Building Square Footage: 14,820
Total Existing Parking Spaces: 71
Liquor License Type: 20
8. Environmental Concerns: Exempt from CEQA

RECOMMENDATIONS:

ADOPTION of a **FINDING** of “**PUBLIC NECESSITY AND CONVENIENCE**,” regarding the sale of beer and wine from the subject site for off-site consumption, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3649**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) land use designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

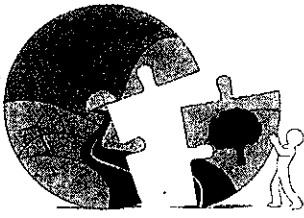
1. The project site is designated Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) on the Jurupa Valley Area Plan.
2. The proposed use, sale of beer and wine (type 20) for off premises consumption, is a permitted use in the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) land use designation and in the commercial designation of SP123 (Mission DeAnza).
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) (0.20-0.35 floor area ratio), Community Development: Commercial Office (CD:CO) (0.35-1.0 FAR) and Open Space- Recreation (OS-R) to the north, Community Development: Commercial Retail (CD:CR) to the south, Community Development: Commercial Retail (CD: CR) (0.20-0.35 floor area ratio) to the east, Community Development: Business Park (CD:BP) (0.25-0.60 FAR) to the west. The project site is surrounded by Specific Plan No. 00123 (Mission De Anza).
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
5. The proposed use, sale of beer and wine (type 20) for off premises consumption, is a permitted use, subject to approval of a conditional use permit in the Scenic Highway Commercial (C-P-S) zone.
6. The project site is surrounded by properties which are zoned Commercial Office (C-O) and Residential (R-5) to the north, Scenic Highway Commercial (C-P-S) to the south, east and west.
7. Within the vicinity of the proposed project there is residential and open space to the north, single family residences and commercial to the east, residential and business to the south and business to the west.
8. The Redevelopment Development Agency (RDA) has reviewed the proposed project and has determined that the project is consistent with the objectives of the Jurupa Valley Project Area (JVPA).
9. The year 2010 census population for census tract 404.01 was 9,605 persons according to the US Census Bureau (Census 2010 Summary).
10. The maximum concentration level for General Liquor License (Type 21) is combined with Beer and Wine (Type 20) and limited to one per 1,250 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code 23817.5).
11. Per a facsimile received August 31, 2010 from ABC, currently five (5) alcohol and beverage control licenses are allowed in Census Tract 0404.01; however, ten (10) licenses have been issued. Approval of this Conditional Use Permit would increase the number of existing ABC licenses from ten (10) to eleven (11). Therefore, a Public Necessity and Convenience finding is required.
12. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.

13. The project site is not located within 100 feet of existing and habited residences.
14. The project is not located within 1000 feet of an established place of religious worship.
15. No schools are located within 1,000 feet from the project site.
16. The project is not located within 1,000 feet of an existing or planned public park or playground.
17. The proposed use will not be situated in such a manner that the facility will cause undue vehicle traffic impacts to any school, church, public park or playground.
18. The proposed project is exempt from CEQA per section 15301. Section 15301 (Existing Facilities) states; "Class I consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination." This project is strictly for licensing purposes.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. The SKR Fee Area (Ordinance No. 663.10);
 - b. An Agriculture Preserve;
 - c. A Policy Area;
 - d. A WRCMSHCP Criteria Cell;
 - e. An MSHCP Fee Area (Ordinance No. 810);
 - f. A High Fire area;
 - g. A County Fault Zone;
 - h. A Flood Zone;
 - i. An Area Drainage Plan Area;
 - j. A Dam Inundation Area;
 - k. An Area subject to the Mt. Palomar Lighting Ordinance No. 655;
 - l. A Community Service District;
 - m. A City of Sphere of Influence;
3. The project site is located within:
 - a. An Airport Influence Area (Riverside Municipal);
 - b. An Area of Liquefaction Potential;
 - c. An Area Susceptible to Subsidence;
 - d. The Boundaries of the Jurupa Valley Area Plan;
 - e. A Development Impact Fee Area (Ordinance No. 659) (Jurupa);
 - f. A high Paleontological Potential; and,
 - g. The boundaries of the Jurupa Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 166-620-036.

5. This project was filed with the Planning Department on June 16, 2010.
6. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$9,651.24.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

TO: Planning Commission
FROM: Adrienne Rossi, Urban Regional Planner II
RE: CUP3649- Agenda Item No. 2.1

1. Staff recommends deletion of condition of approval 10 PLANNING.24, in that it is not applicable to the requested use.
2. Staff recommends the addition of the following condition of approval clarifying the project's relationship to Plot Plan No. 18847. (10.PLAN.26): The proposed project, CUP3649 allowing alcohol sales at the facility, does not alter the conditions of approval for Plot Plan No. 18847 and does not replace Plot Plan No. 18847.

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

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03649

LAND USE

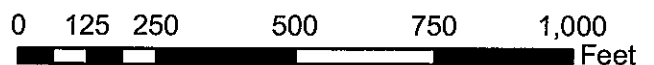
Supervisor Tavaglione
District 2

Date Drawn: 8/09/10
Exhibit 1



Zoning District: Pedley
Township/Range: T2SR6W
Section: 24

Assessors Bk. Pg. 166-62
Thomas Bros. Pg. 684 G5
Edition 2009



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>

Supervisor Tavaglione
District 2

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03649
VICINITY/POLICY AREAS

Date Drawn: 8/09/10
Vicinity Map



Zoning District: Pedley
Township/Range: T2SR6W

Section: 24

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Assessors Bk. Pg. 166-62
Thomas Bros. Pg. 684 G5
Edition 2009

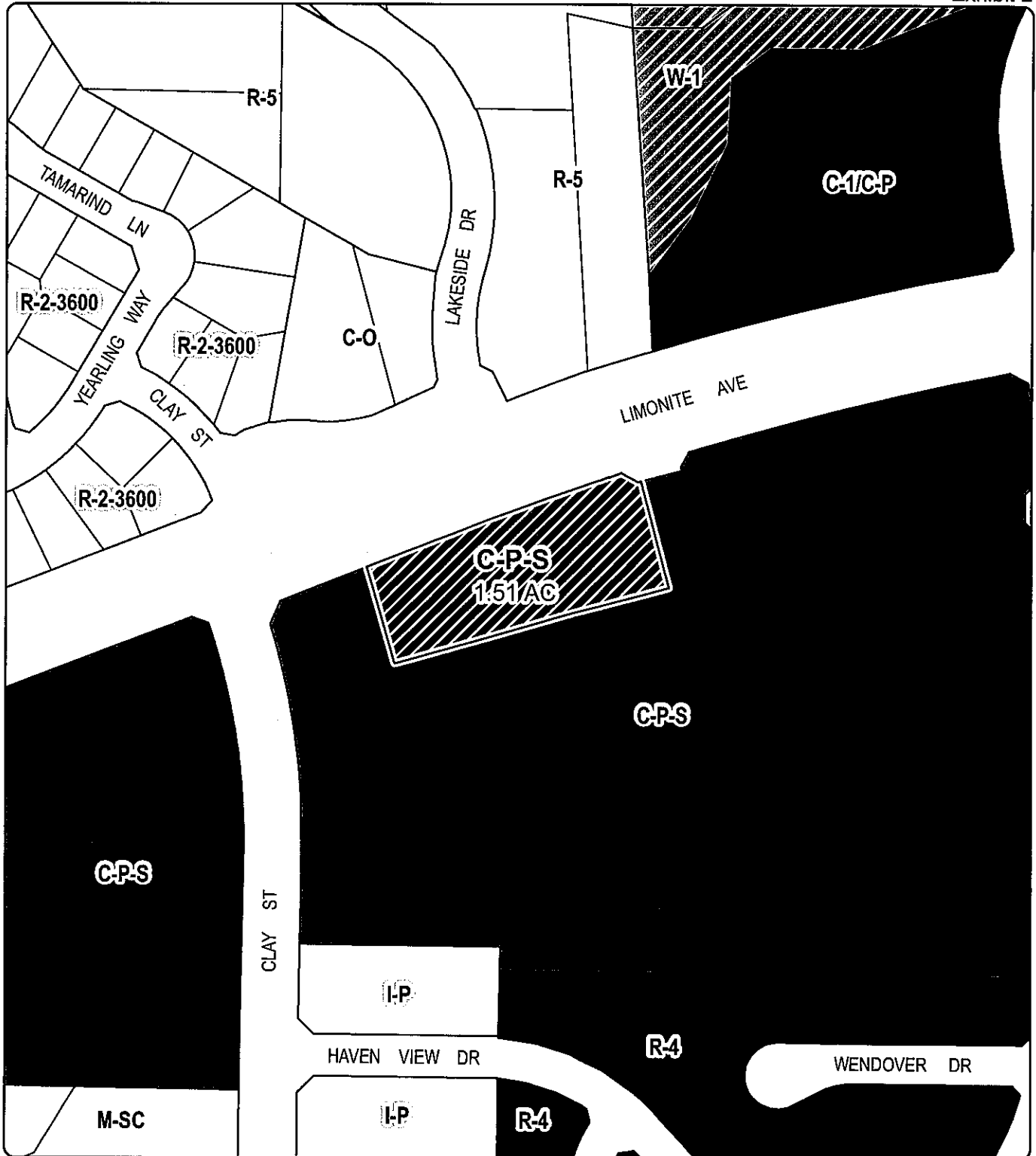
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03649

EXISTING ZONING

Supervisor Tavaglione
District 2

Date Drawn: 8/09/10
Exhibit 2



Zoning District: Pedley
Township/Range: T2SR6W
Section: 24

Assessors Bk. Pg. 166-62
Thomas Bros. Pg. 684 G5
Edition 2009



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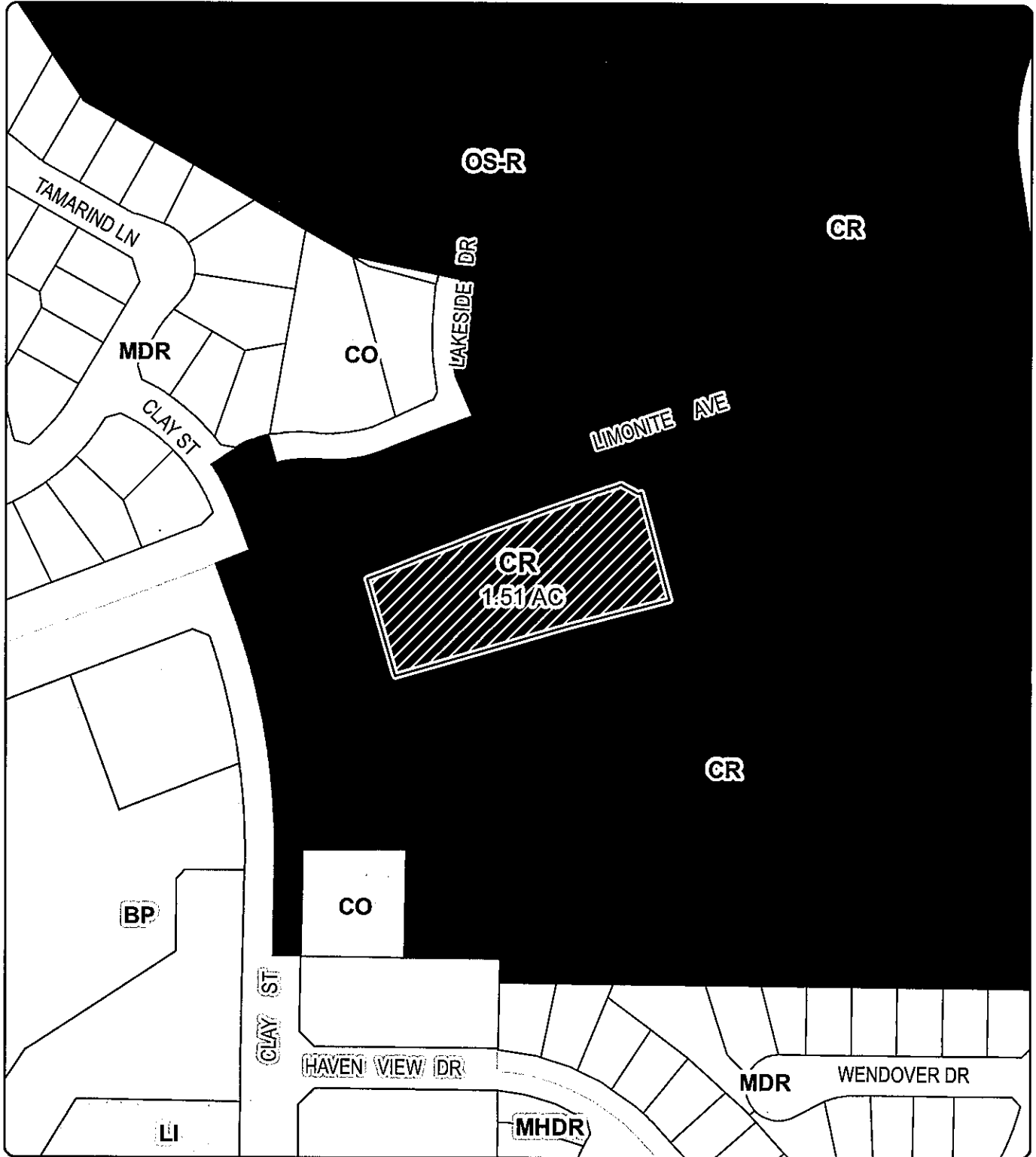
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03649

EXISTING GENERAL PLAN

Supervisor Tavaglione
District 2

Date Drawn: 8/09/10
Exhibit 5



Zoning District: Pedley
Township/Range: T2SR6W
Section: 24

Assessors Bk. Pg. 166-62
Thomas Bros. Pg. 684 G5
Edition 2009

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AC 40

21

TR. 11,804
PROPOSED
DU 22

GOLF
TR. 5724
DU 49
AC 18

22-A-1
PROP
DU 101

22-
PROP
DU 25

7-1

2A-2
PROP
DU 11
AC 2

1-A

TR. 9284
&
11,579
PROPOSED
DU 54
AC 12

17-B

TR. 7232-1
DU 40

17-A

TR. 7232
DU 21

1-C

1-B
PARK

22-D
PROP
DU 1

TR. 16253
PROP DU 1

17-C

18

TR. 11,885
DU 85

2-B
PROP
AC 1

22-B
COM

RECLAIMED
WATER PLANT
SITE

LIMONITE

7
COM.

33-H
IND.

FIRE
STATION
1.5 AC

27-B
OFF COM.

12
PI
D

Project site

PEDLEY

33-G
IND.

33-B
PROPOSED
DU 179

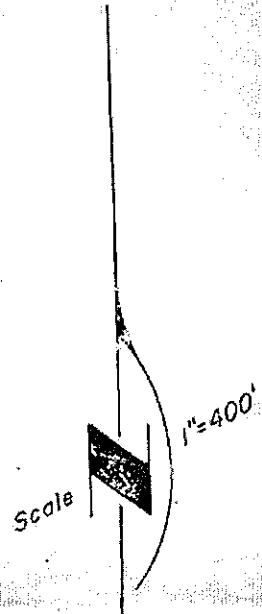
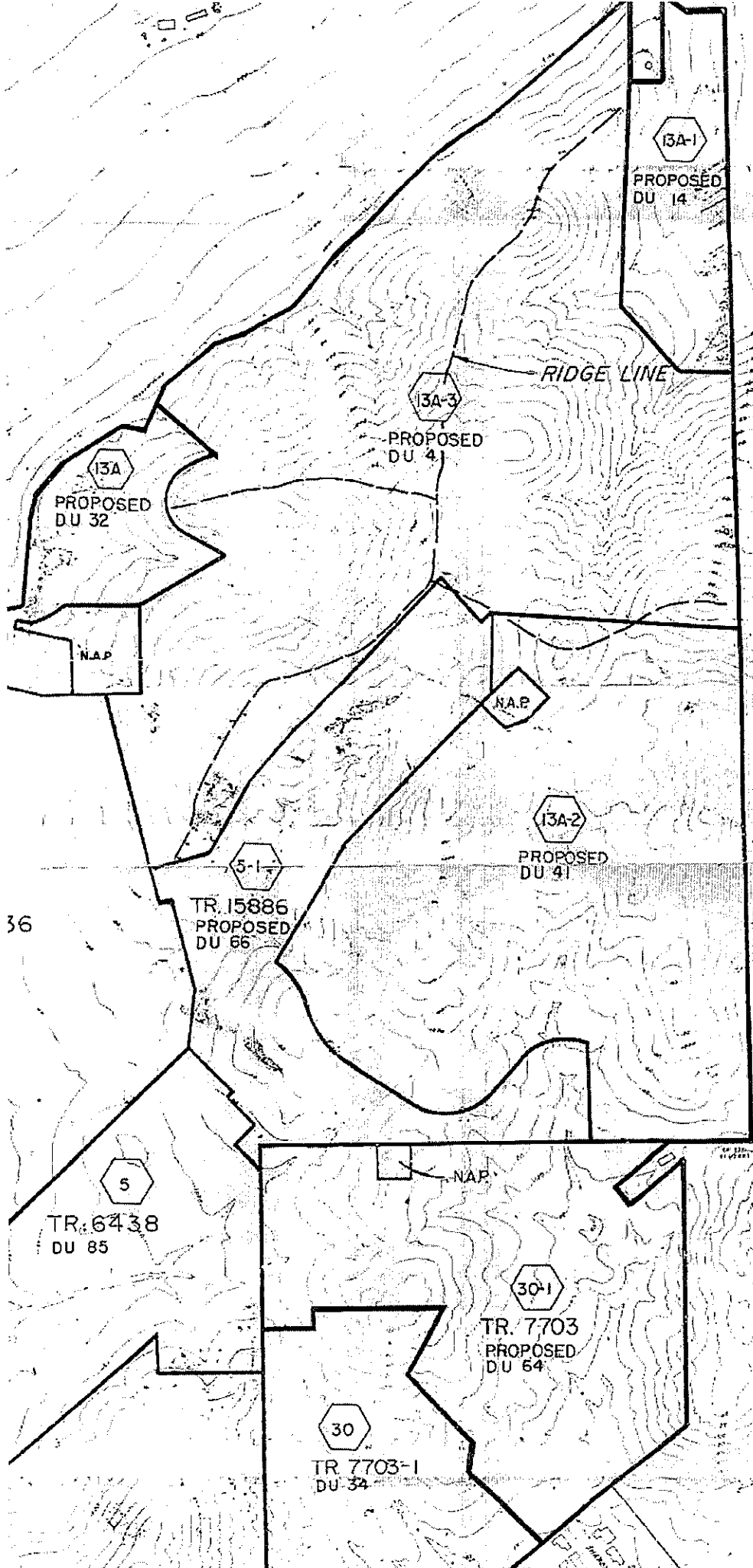
33-A
PROPOSED
DU 129
AC 18

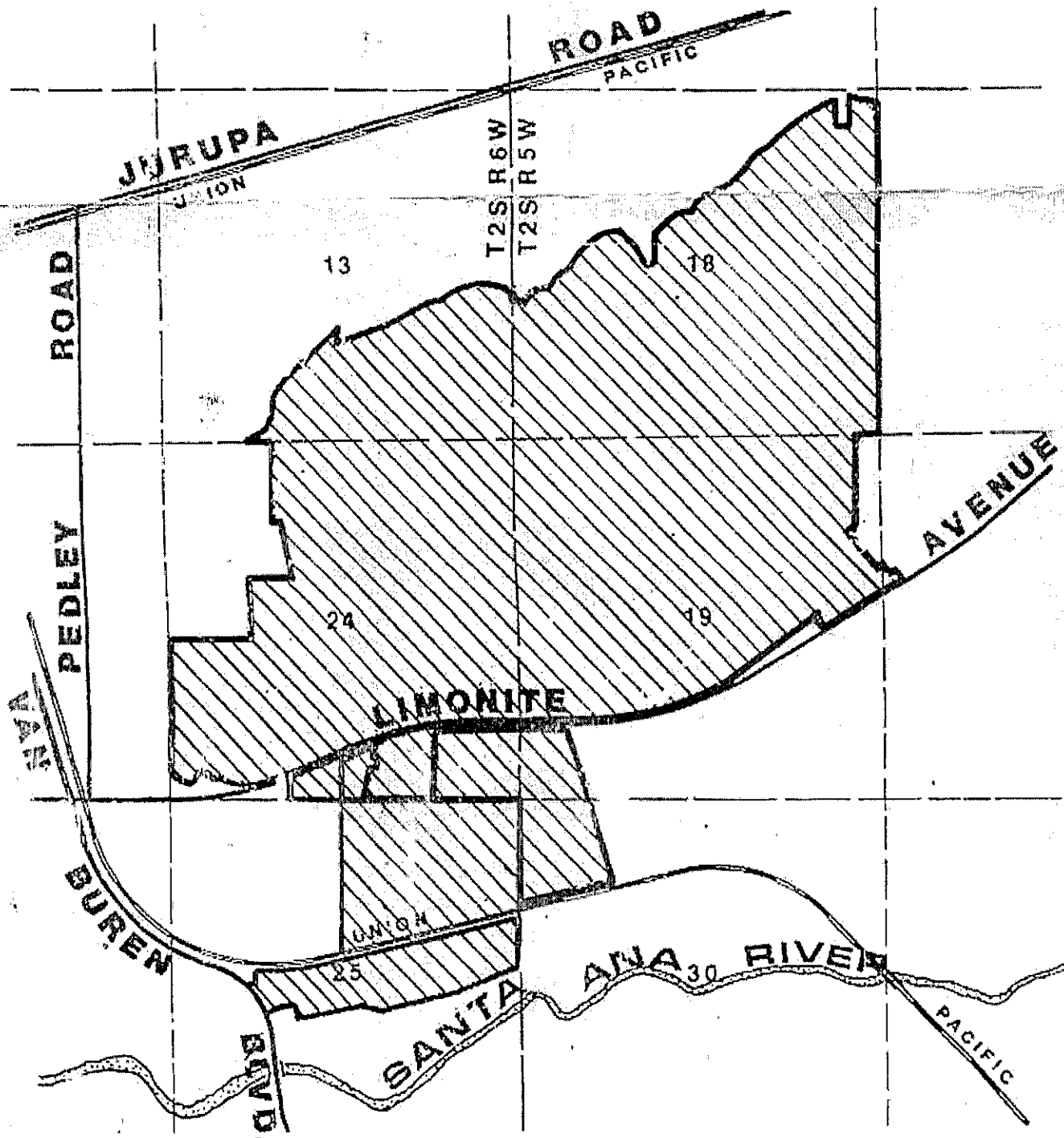
33-C
PARK

33-D
PROPOSED
DU 160

PAR.
39
80 AC.

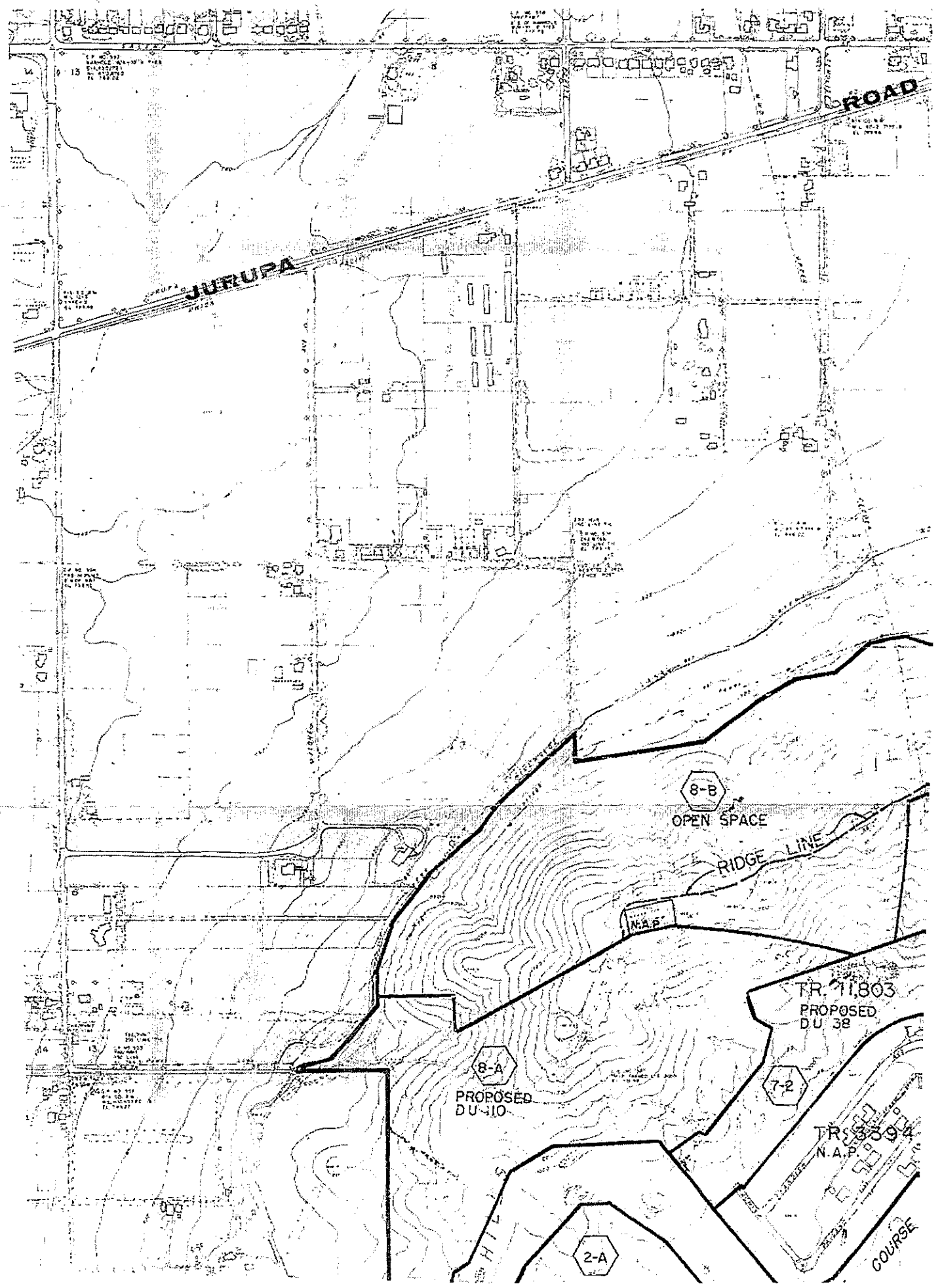
VAN





VICINITY MAP

NO SCALE



ROAD

JURUPA

8-B

OPEN SPACE

RIDGE LINE

N.A.P.

TR 11803
PROPOSED
DU 38

8-A

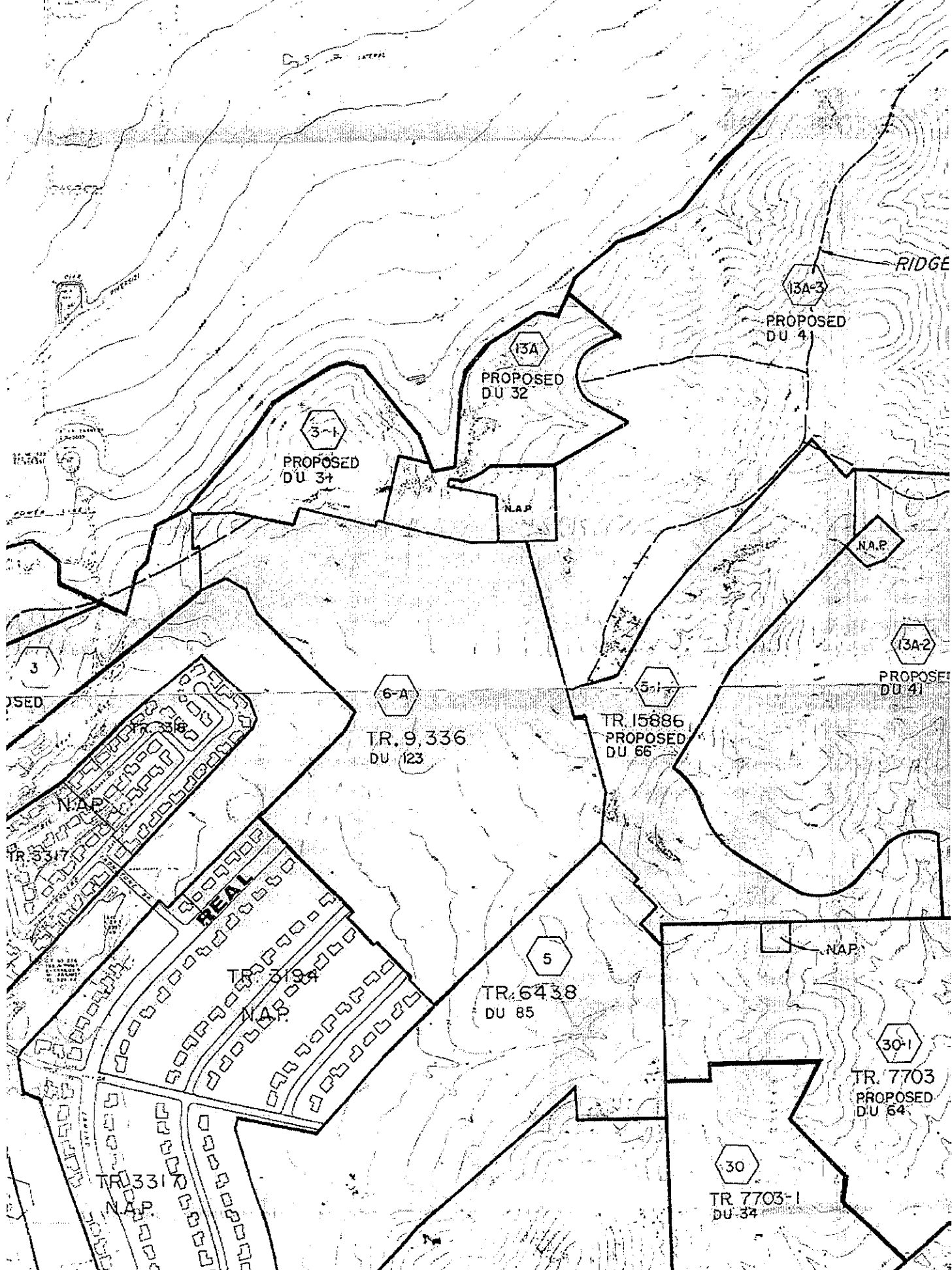
PROPOSED
DU-10

7-2

TR 8894
N.A.P.

2-A

COURSE



36

JURUPA

HILLS

SUBDIVISION

32

TR. 6929
DU 25

TR. 5766
N.A.P.

AVENUE

TR. 4862

TR. 7739-2

TR. 4862

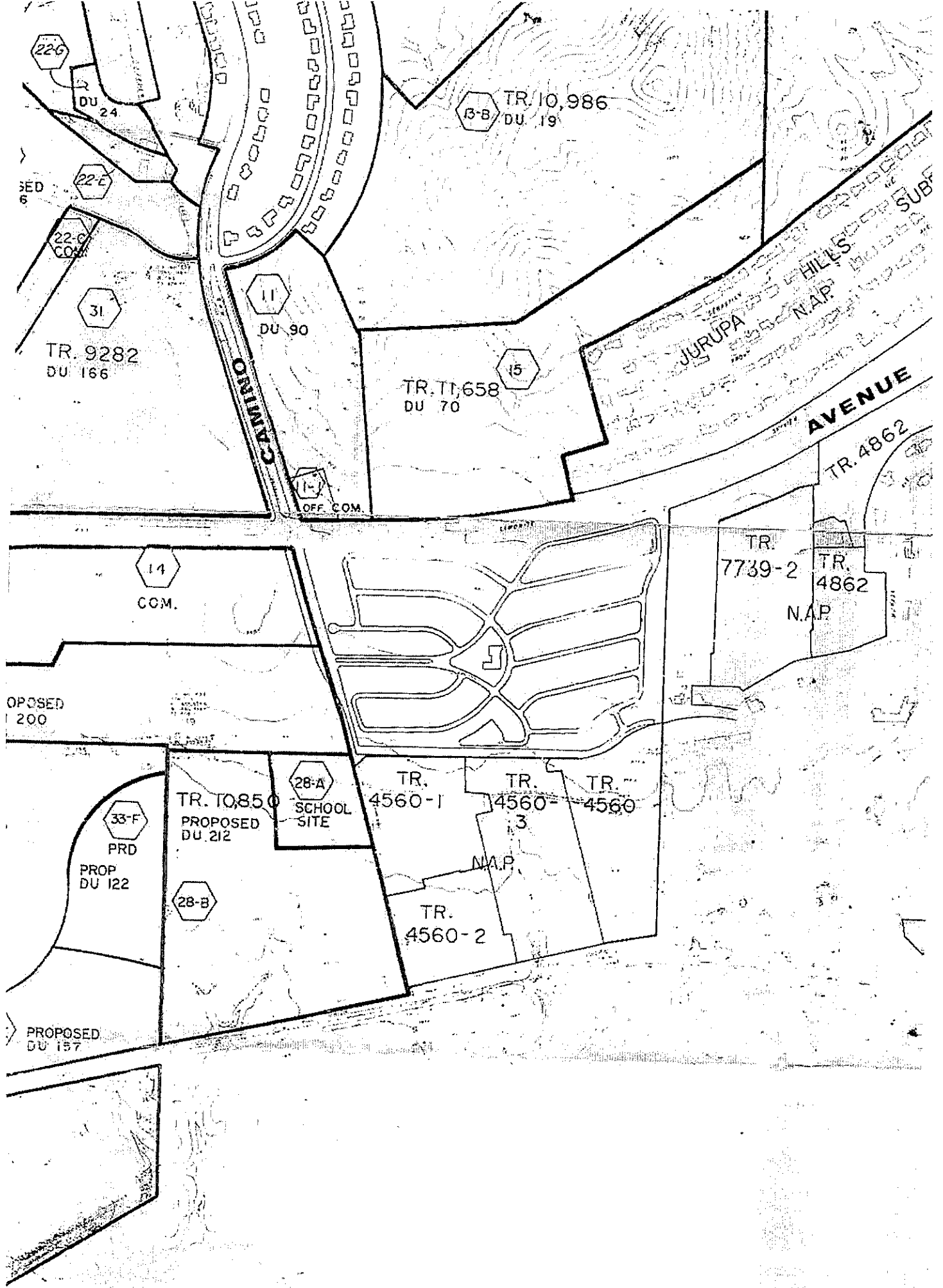
N.A.P.

TR. 4458
N.A.P.

TR. 6446
N.A.P.

TR. 4560

TR. 9652
N.A.P.



22-G

DU 24

TR. 10,986
DU 19
B-B

SED
6

22-E

22-C
COM.

31

TR. 9282
DU 166

11

DU 90

TR. 11,658
DU 70

15

JURUPA HILLS SUB
N.A.P.

AVENUE

13

OFF. COM.

TR. 4862

14

COM.

TR. 7739-2

TR. 4862

N.A.P.

PROPOSED
DU 200

33-F

PRD

PROP
DU 122

TR. 10,850
PROPOSED
DU 212

28-A

SCHOOL
SITE

TR. 4560-1

TR. 4560-3

TR. 4560

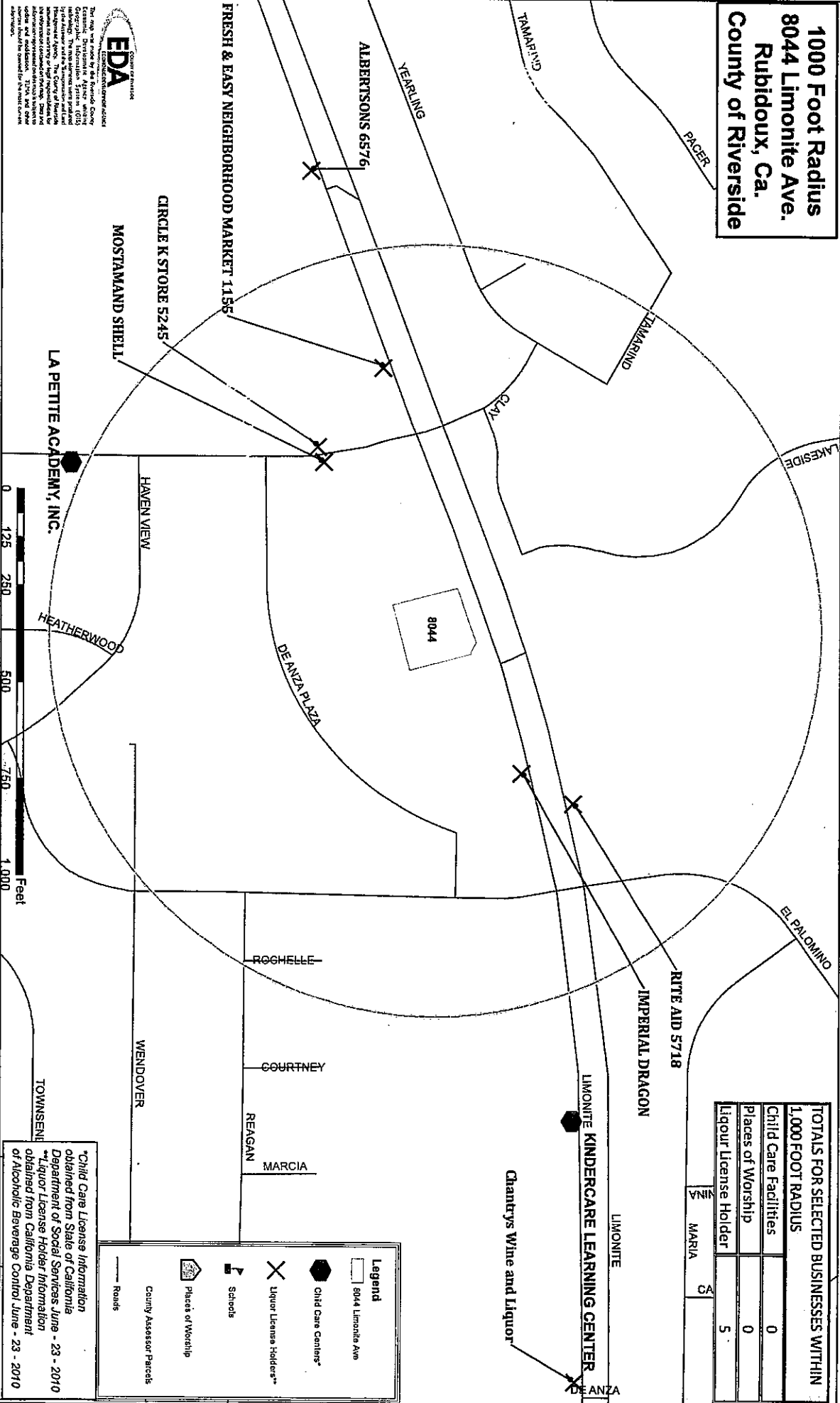
N.A.P.

28-B

TR. 4560-2

PROPOSED
DU 157

**1000 Foot Radius
8044 Limonte Ave.
Rubidoux, Ca.
County of Riverside**



**TOTALS FOR SELECTED BUSINESSES WITHIN
1,000 FOOT RADIUS:**

Child Care Facilities	0
Places of Worship	0
Liquor License Holder	5

Legend

- 8044 Limonte Ave
- Child Care Centers*
- Liquor License Holders**
- Schools
- Places of Worship
- County Assessor Parcels
- Roads

*Child Care License Information
obtained from State of California
Department of Social Services June - 23 - 2010

**Liquor License Holder Information
obtained from California Department
of Alcoholic Beverage Control June - 23 - 2010

EDA
COUNTY OF RIVERSIDE
Economic Development Authority

This map was made by the Riverside County
Geographic Information System (GIS) and
is intended for informational purposes only.
It is not a legal document. The information
presented here is for informational purposes
only and should not be used for any other
purpose. The information is provided "as is"
and without warranty of any kind, express
or implied, including but not limited to
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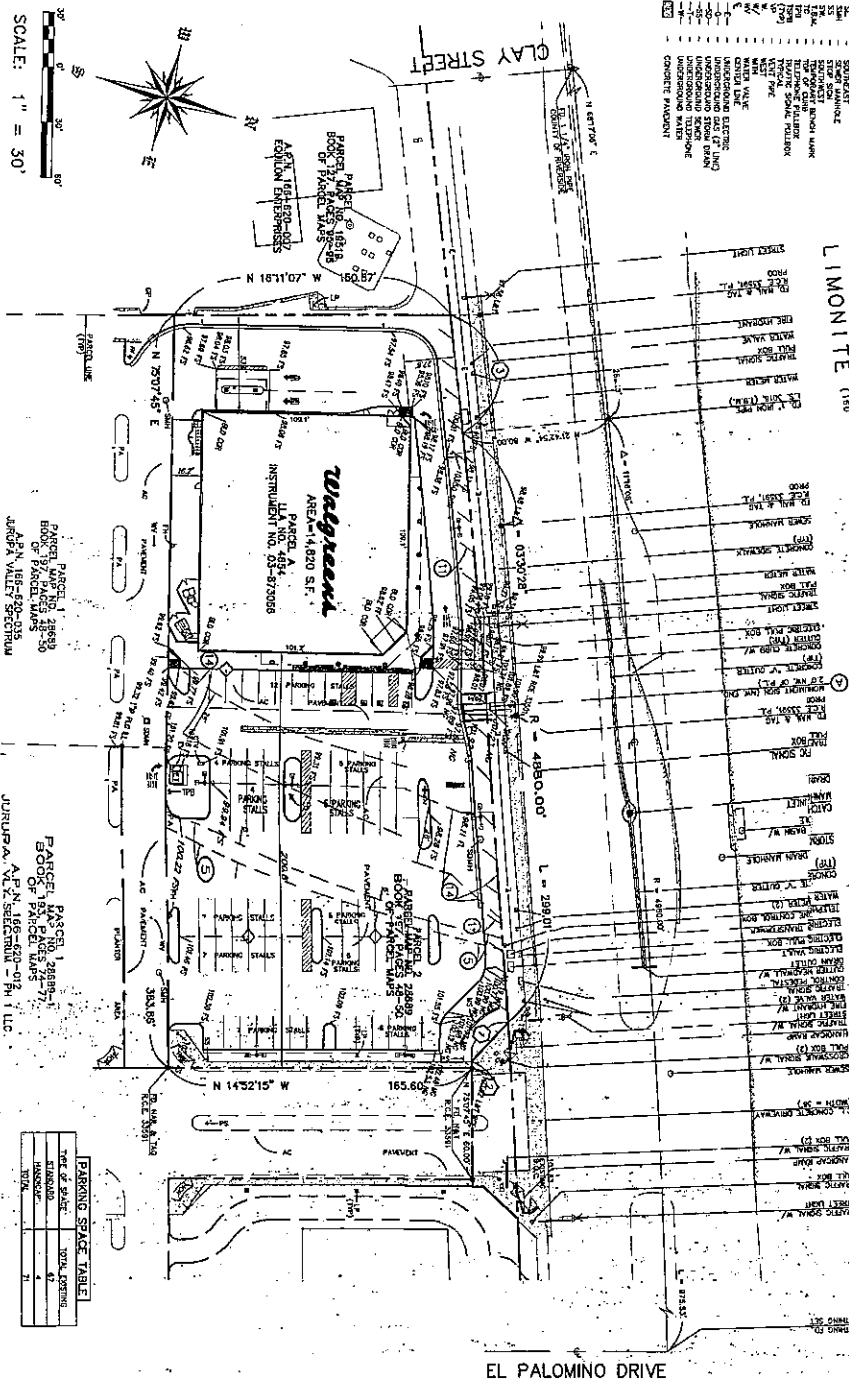
QUR 3649

ALTA/ACSM LAND TITLE SURVEY

8044 LIMONITE AVENUE
RIVERSIDE COUNTY, CALIFORNIA

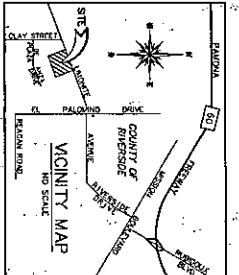
LEGEND:

ACM	ALTA/ACSM PROPERTY
AG	AGRICULTURE
AV	AVENUE
BL	BUILDING
BR	BROWSE
CH	CHANNEL
CL	CLAY
CO	CONCRETE
CR	CORNER
CS	CORNER STAKE
CU	CURB
CV	CONCRETE VESTIBULE
DC	DECK
DE	DECK ELEVATION
DI	DRAINAGE
DN	DRIVEWAY
DO	DRAINAGE OPENING
DU	DRAINAGE UTILITY
EA	EARTH
EB	EARTH BENCH
EC	EMBANKMENT
ED	EMBANKMENT DRAINAGE
EE	EMBANKMENT ELEVATION
EF	EMBANKMENT FILL
EG	EMBANKMENT GRASS
EH	EMBANKMENT HATCH
EI	EMBANKMENT IRON
EJ	EMBANKMENT JUNCTION
EK	EMBANKMENT KICK
EL	EMBANKMENT LEAN TO
EM	EMBANKMENT MATERIAL
EN	EMBANKMENT NAIL
EO	EMBANKMENT OIL
EP	EMBANKMENT PAVEMENT
EQ	EMBANKMENT QUANTITY
ER	EMBANKMENT RAILROAD
ES	EMBANKMENT SAND
ET	EMBANKMENT TERRACE
EU	EMBANKMENT UTILITY
EV	EMBANKMENT VALLEY
EW	EMBANKMENT WALL
EX	EMBANKMENT EXPOSED
EY	EMBANKMENT YARD
EZ	EMBANKMENT ZONE
FA	FOUNDATION
FB	FOUNDATION BENCH
FC	FOUNDATION CONCRETE
FD	FOUNDATION DRAINAGE
FE	FOUNDATION ELEVATION
FF	FOUNDATION FILL
FG	FOUNDATION GRASS
FH	FOUNDATION HATCH
FI	FOUNDATION IRON
FJ	FOUNDATION JUNCTION
FK	FOUNDATION KICK
FL	FOUNDATION LEAN TO
FM	FOUNDATION MATERIAL
FN	FOUNDATION NAIL
FO	FOUNDATION OIL
FP	FOUNDATION PAVEMENT
FQ	FOUNDATION QUANTITY
FR	FOUNDATION RAILROAD
FS	FOUNDATION SAND
FT	FOUNDATION TERRACE
FU	FOUNDATION UTILITY
FV	FOUNDATION VALLEY
FW	FOUNDATION WALL
FX	FOUNDATION EXPOSED
FY	FOUNDATION YARD
FZ	FOUNDATION ZONE
GA	GENERAL
GB	GENERAL BENCH
GC	GENERAL CONCRETE
GD	GENERAL DRAINAGE
GE	GENERAL ELEVATION
GF	GENERAL FILL
GG	GENERAL GRASS
GH	GENERAL HATCH
GI	GENERAL IRON
GJ	GENERAL JUNCTION
GK	GENERAL KICK
GL	GENERAL LEAN TO
GM	GENERAL MATERIAL
GN	GENERAL NAIL
GO	GENERAL OIL
GP	GENERAL PAVEMENT
GQ	GENERAL QUANTITY
GR	GENERAL RAILROAD
GS	GENERAL SAND
GT	GENERAL TERRACE
GU	GENERAL UTILITY
GV	GENERAL VALLEY
GW	GENERAL WALL
GX	GENERAL EXPOSED
GY	GENERAL YARD
GZ	GENERAL ZONE
HA	HATCH
HB	HATCH BENCH
HC	HATCH CONCRETE
HD	HATCH DRAINAGE
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LZ	LEAN TO ZONE



PARKING SPACE TABLE

TYPE OF SPACE	SPACE SIZE (SQ FT)	PERCENTAGE
STANDARD	300	100%
COMPACT	200	100%
WHEELCHAIR	300	100%
TOTAL		100%



SURVEY NOTES:

THIS SURVEY WAS CONDUCTED ON THE 4TH DAY OF APRIL 2006 BY THE SURVEYOR AND THE ASSISTANT SURVEYOR. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE CALIFORNIA SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE CALIFORNIA SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE CALIFORNIA SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.

LEGAL DESCRIPTION:

THE SUBJECT PROPERTY IS LOCATED IN RIVERSIDE COUNTY, CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: [Detailed description of the property boundaries and dimensions, including bearings and distances.]

REVISIONS:

NO.	DESCRIPTION
1	...
2	...
3	...

STATEMENT OF ENCUMBRANCES:

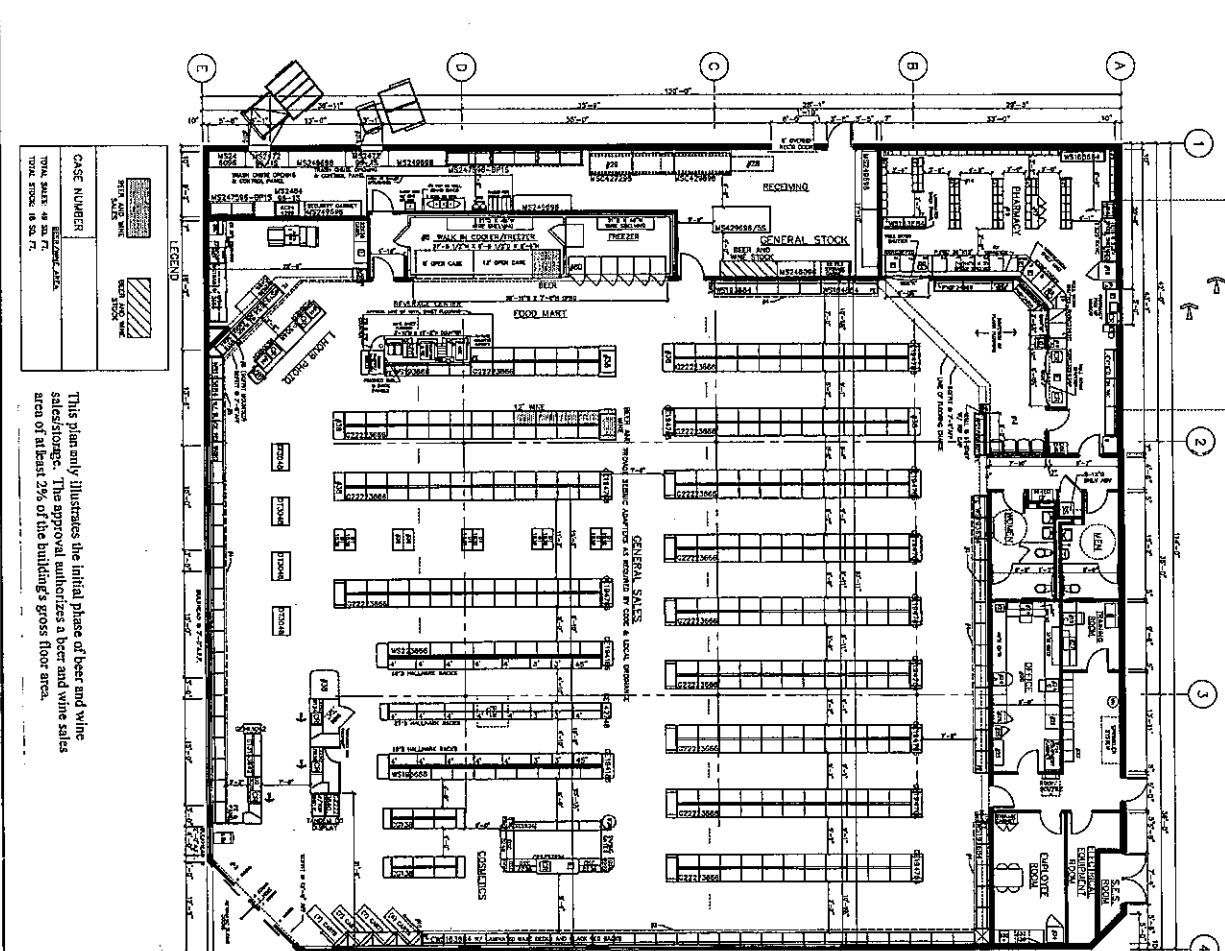
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DATE: 4/13/06

BY: [Signature]

SHEET OF	1	SCALE: 1" = 30'	ALTA/ACSM LAND TITLE SURVEY 8044 LIMONITE AVENUE RIVERSIDE COUNTY, CALIFORNIA	SAXON ENGINEERING SERVICES, INC. 1030 CALLE SOMBRÁ, SUITE A-2 SAN CLEMENTE, CA. 92673 PH: (949) 366-2190 FAX: (949) 366-5280
FILE NO.	7178	DATE: 4/13/06		
CHKO. BY:	DSC	DRAWN BY:	TDR	
CLIENT:		WALGREENS		

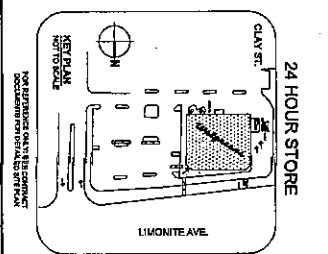
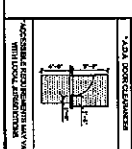
2. LINE SHANNANWAY BLDG. UP
 3. EAST WILSON ST. CURVE FOR
 ROAD FOR INSURANCE TIRE



Case Numbers

STN. NO. 100	100
STN. NO. 101	101
STN. NO. 102	102
STN. NO. 103	103
STN. NO. 104	104
STN. NO. 105	105
STN. NO. 106	106
STN. NO. 107	107
STN. NO. 108	108
STN. NO. 109	109
STN. NO. 110	110
STN. NO. 111	111
STN. NO. 112	112
STN. NO. 113	113
STN. NO. 114	114
STN. NO. 115	115
STN. NO. 116	116
STN. NO. 117	117
STN. NO. 118	118
STN. NO. 119	119
STN. NO. 120	120

This plan only illustrates the initial phase of beer and wine sales storage. The approval authorizes a beer and wine sales area of at least 2% of the building's gross floor area.



NOTES ON BEVERAGE CENTER FLOORING CHANGE (WHEN REQUIRED)

1. BEVERAGE CENTER FLOORING SHALL BE CHANGED TO A HARD SURFACE FINISH TO BE DETERMINED BY THE ARCHITECT.

2. BEVERAGE CENTER FLOORING SHALL BE CHANGED TO A HARD SURFACE FINISH TO BE DETERMINED BY THE ARCHITECT.

3. BEVERAGE CENTER FLOORING SHALL BE CHANGED TO A HARD SURFACE FINISH TO BE DETERMINED BY THE ARCHITECT.

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9. BEVERAGE CENTER FLOORING SHALL BE CHANGED TO A HARD SURFACE FINISH TO BE DETERMINED BY THE ARCHITECT.

10. BEVERAGE CENTER FLOORING SHALL BE CHANGED TO A HARD SURFACE FINISH TO BE DETERMINED BY THE ARCHITECT.

EXECUTIVE APPROVAL

DATE	DATE

PROTOTYPE

DATE	DATE

INTERIOR FINISHING SCHEDULE

1. BEVERAGE CENTER FLOORING SHALL BE CHANGED TO A HARD SURFACE FINISH TO BE DETERMINED BY THE ARCHITECT.

2. BEVERAGE CENTER FLOORING SHALL BE CHANGED TO A HARD SURFACE FINISH TO BE DETERMINED BY THE ARCHITECT.

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10. BEVERAGE CENTER FLOORING SHALL BE CHANGED TO A HARD SURFACE FINISH TO BE DETERMINED BY THE ARCHITECT.

IDENTIFICATION AND SEAL

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WALGREENS STORE
 8444 LIMONITE AVE.
 RIVERSIDE, CA



**California Department of Alcoholic Beverage
Control
For the County of RIVERSIDE - (Off-Sale Licenses)
and Census Tract = 404.01**

Report as of 8/24/2010

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	112892	ACTIVE	21	11/10/1981	2/28/2011	STATER BROS MARKETS 7770 LIMONITE AVE RIVERSIDE, CA 92509 Census Tract: 0404.01	STATER BROS MARKETS 90	PO BOX 150 SAN BERNARDINO, CA 92402-0150	3300
2)	268546	ACTIVE	20	4/23/1992	6/30/2011	HIGH DESERT OIL CO INC 8677 LIMONITE AVE RIVERSIDE, CA 92509 Census Tract: 0404.01	VALERO	3781 TELEGRAPH RD VENTURA, CA 93003	3300
3)	295687	ACTIVE	20	7/15/1994	6/30/2011	CIRCLE K STORES INC 6105 CLAY ST RIVERSIDE, CA 92509-6001 Census Tract: 0404.01	CIRCLE K STORE 5245	495 E RINCON ST, STE 150 CORONA, CA 92879-1365	3312
4)	322654	ACTIVE	20	9/30/1996	8/31/2010	MOSTAMAND, ASSADULLAH 6100 CLAY ST PEDLEY, CA 92509 Census Tract: 0404.01	MOSTAMAND SHELL	6100 CLAY ST RIVERSIDE, CA 92509	3300
5)	363443	ACTIVE	21	6/7/2000	6/30/2011	THRIFTY PAYLESS INC 8015 LIMONITE AVE RIVERSIDE, CA 92509 Census Tract: 0404.01	RITE AID 5718	2600 CAPITOL AVE, STE 300 SACRAMENTO, CA 95816-5930	3300
6)	380173	ACTIVE	21	11/1/2001	10/31/2010	KASIH, WILLIAM 9121 JURUPA RD RIVERSIDE, CA	PLAZA LIQUOR		3300

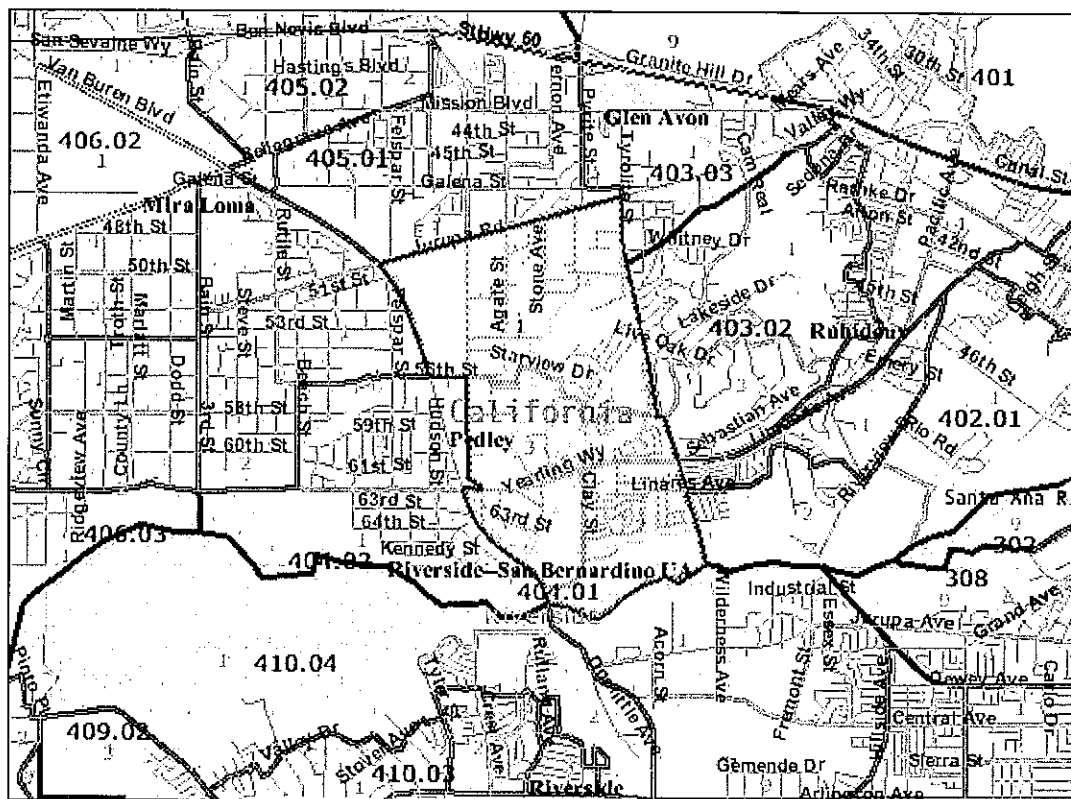
						92509 Census Tract: 0404.01			
7)	440949	ACTIVE	21	8/23/2006	6/30/2011	NEW ALBERTSONS INC 8310 LIMONITE AVE RIVERSIDE, CA 92509 Census Tract: 0404.01	ALBERTSONS 6576	PO BOX 20 BOISE, ID 83726-0020	3300
8)	461598	ACTIVE	21	12/26/2007	5/31/2011	HARIKRISHNA KRUPA INC 7826-28 LIMONITE PEDLEY, CA 92509 Census Tract: 0404.01	CHANTRY'S WINE & LIQUOR		3300
9)	464910	ACTIVE	20	3/11/2009	2/28/2011	FRESH & EASY NEIGHBORHOOD MARKET INC 8082 LIMONITE AVE RIVERSIDE, CA 92509 Census Tract: 0404.01	FRESH & EASY NEIGHBORHOOD MARKET 1155	2120 PARK PL, # 200 EL SEGUNDO, CA 90245-4741	3300

--- End of Report ---

For a definition of codes, view our [glossary](#).

Census Tract 404.01, Riverside County, California

- Boundaries**
- State
 - '00 County
 - '00 Census Tract
 - '00 Block Group
 - '00 Block
 - '00 Place
 - '00 Urban Area
 - '00 Urban Area
- Features**
- Major Road
 - Street
 - Stream/Waterbody
 - Stream/Waterbody



7 miles across

Close

CONDITIONAL USE PERMIT Case #: CUP03649

Parcel: 166-620-036

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted to allow for the sale of beer and wine for off-site consumption (type 20) to an existing 14,820 square foot Walgreens store approved under PP18847. This Conditional Use Permit is only for alcohol sales, and does not cover any other uses.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (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 an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 3649. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3649 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Conditional Use Permit No.3649, dated 7/08/10.

APPROVED EXHIBIT B= Photos for Conditional Use Permit No. 3649, dated 7/08/10.

APPROVED EXHIBIT C= Floor plans for Conditional Use Permit No. 3649, dated 7/08/10.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures, set forth in Government Code Section 66020, the

CONDITIONAL USE PERMIT Case #: CUP03649

Parcel: 166-620-036

10. GENERAL CONDITIONS

10. EVERY. 4 USE - 90 DAYS TO PROTEST (cont.) RECOMMND

imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 18 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Alcohol and Beverage Control (ABC), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65

CONDITIONAL USE PERMIT Case #: CUP03649

Parcel: 166-620-036

10. GENERAL CONDITIONS

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 22 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 23 USE - CEASED OPERATIONS RECOMMND

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.

10.PLANNING. 24 USE - BEER & WINE RESTRICTIONS NOTAPPLY

The following development standards shall apply to the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption:

- a. Only beer and wine may be sold.
- b. The owner and the management 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.

12/02/10
16:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

CONDITIONAL USE PERMIT Case #: CUP03649

Parcel: 166-620-036

10. GENERAL CONDITIONS

10.PLANNING. 24 USE - BEER & WINE RESTRICTIONS (cont.) NOTAPPLY

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

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

e. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.

f. 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.

g. No sale of alcoholic beverages shall be made from a drive-in window.

h. All alcoholic beverage displays and storage areas, and all electrical coolers containing alcoholic beverages shall be locked between the hours of 2:00 a.m. and 6:00 a.m. in order to prevent public access to alcoholic beverages during those hours.

(DELETED AT PC 12-1-10)

10.PLANNING. 25 USE - ABC20 OFFSITE SALE BEER/ RECOMMND

OFF SALE BEER AND WINE - (Package Store) Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises, but are not allowed to purchase beer and wine.

10.PLANNING. 26 USE - PRIOR PLOT PLAN RECOMMND

The proposed project, CUP3649 allowing alcohol sales at the facility, does not alter the conditions of approval for Plot Plan No. 18847 and does not replace Plot Plan No. 18847.

(ADDED AT PC 12-1-10)

12/02/10
16:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

CONDITIONAL USE PERMIT Case #: CUP03649

Parcel: 166-620-036

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: July 8, 2010

TO:

Riv. Co. Sheriff's Dept.
Riv. Co. EDA-Redevelopment

2nd District Supervisor
2nd District Planning Commissioner

Jurupa Unified School Dist.

CONDITIONAL USE PERMIT NO. 3649– EA42335 – Applicant: Walgreen Co – Engineer/Representative: Brian Fish/Jennifer Chavez – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: North of De Anza Plaza Drive Road, south of Limonite Avenue, east of Clay Street and west of El Palomino Drive – 1.51 Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Revised Conditional Use Permit proposes an Alcohol Beverage Control License for off premise consumption for the sale of beer and wine (type 20) to an existing 14,820 square foot Walgreens store. The existing store will dedicate 2% of floor space to wine and beer sales. Approximately 49 square feet of refrigerated and non-refrigerated space will be devoted to the sale of wine and beer and approximately 18 square feet of floor space will be devoted to the storage of wine and beer. This Conditional Use Permit is ONLY for alcohol sales, and does not cover any other uses. – APN: 166-620-036 – Related Cases: PP11847

Please review the attached map(s) and/or exhibit(s) for the above-described project. **Please have your comments, questions and recommendations to the Planning Department on or before August 8, 2010.** Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Adrienne Rossi, Project Planner**, at (951) 955-6925 or email at arossi@rctlma.org / MAILSTOP# 1070.

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.

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George Johnson · Agency Director

Planning Department

Carolyn Syms Luna · Planning Director

Memorandum

DATE: August 26, 2010

TO: Alcoholic Beverage Control (Fax No. 951-781-0531)

FROM: Adrienne Rossl, Project Planner (Fax No. 951-955-3157)

RE: Census Tract 0404.01

Hello Kim,

Can you please provide a copy of the information requested below.

- 1) Number of Type 20 and Type 21 permits allowed within census tract number 0404.01 *See Below*
- 2) Population of tract number 0404.01 — *we do not do this*

Thanks!

Adrienne Rossl
 Urban Regional Planner II
 County of Riverside
 Planning Department
 4080 Lemon Street 9th Floor
 Riverside CA 92502-1409

ON SALE	OFF SALE
<u> </u> = ALLOWED	<u>5</u> = ALLOWED
<u> </u> = ACTIVE	<u>10</u> = ACTIVE

OVER CONCENTRATED

YES NO



Riverside Office · 4080 Lemon Street, 9th Floor
 P.O. Box 1409, Riverside, California 92502-1409
 (951) 955-3200 · Fax (951) 955-3157

Desert Office · 38888 El Carrito Road
 Palm Desert, California 92211
 (760) 863-8277 · Fax (760) 863-7555

MEMORANDUM

RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

Robert Field
Assistant County Executive Officer/EDA

TO: Adrienne Rossi, Planning Department
CC: Tim Miller, Charles Waltman, Claudia Steiding, John Field, Susan Swieca,
Gloria Perez, Brenda Salas

FROM: **Redevelopment Agency**
Nicole Walker, Development Specialist

DATE: September 1, 2010

SUBJECT: **COMPREHENSIVE PLANNING REVIEW**
Comments

Case: Conditional Use Permit 3649 [Beer and Wine License – Pedley]

Site Visit: July 22, 2010

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit 3649 requests to permit the sale of off premise consumption beer and wine licenses to an existing Walgreen's store in the community of Pedley. The existing store will dedicate 2 percent of its floor space to the sale of beer and wine. The project site consists of 1.51 acres located northerly of De Anza Plaza, southerly of Limonite Avenue, easterly of Clay Street, and westerly of El Palomino Drive. The zoning classification for the project site is Scenic Highway Commercial (C-P-S) and the land use designation is Commercial Retail (CD: CR). The surrounding land uses include commercials uses to the north, south, east, and west of the project site.

REDEVELOPMENT PROJECT AREA(S)

The project is located in the Jurupa Valley Project Area (JVPA) (Pedley sub-area).

REDEVELOPMENT AGENCY COMMENTS

The mission of the Redevelopment Agency (RDA) is to eliminate present blight and prevent the potential for future blight in, and ultimately add value to, all redevelopment project areas by recommending approval of projects that meet the highest standards of quality possible. This is of particular concern in the Pedley sub-area where blighting conditions are still present. In addition, it is of absolute importance that all new development as well as any existing development proposed for approval in the Sub-area is designed to upgrade area aesthetics, eliminate blight and protect the health, safety and welfare of the residents of the community.

MEMORANDUM

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Robert Field
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Comprehensive Planning Review Comments
Re: Conditional Use Permit 3649
September 1, 2010
Page 2

The project site is well maintained. The project site is part of a larger commercial development known as the Spectrum.

The proposed use is allowed in the C-P-S zoning classification.

The proposed use is allowed in the CD: CR land use designation.

The Redevelopment Agency has no further comments or concerns regarding the proposed project at this time.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

CCDD 6011

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP 03649 DATE SUBMITTED: 6-16-10

APPLICATION INFORMATION

Applicant's Name: Walgreen Co. E-Mail: michael.redstone@walgreens.com

Mailing Address: 104 Wilmot Road, 2nd Floor
Deerfield ^{Street} IL 60015
City State ZIP

Daytime Phone No: (847) 315-4530 Fax No: (847) 315-4825

Engineer/Representative's Name: Brian Fish/Jennifer Chavez E-Mail: bfish@luce.com
jchavez@luce.com

Mailing Address: 600 W Broadway, Suite 2600
San Diego ^{Street} CA 92101
City State ZIP

Daytime Phone No: (619) 236-1414 Fax No: (619) 645-5395

Property Owner's Name: Jurupa Valley Spectrum-Phase W L.P. E-Mail: _____

Mailing Address: 9200 Sunset Boulevard, Suite 900
Los Angeles ^{Street} CA 90069
City State ZIP

Daytime Phone No: (310) 277-4848 Fax No: (_____) _____

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

EA 42335 / CFG-05697

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

BRIAN FISH

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

See attached

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 166-620-037-1, 038-2, 036-0

Section: 24 Township: 2S Range: 6W

Approximate Gross Acreage: 1.51 ac

General location (nearby or cross streets): North of De Anza Plaza Drive, South of Limonite Avenue, East of Clay Street, West of El Palomino Drive

Thomas Brothers map, edition year, page number, and coordinates: Page 684, Grid G5

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

To dedicate at least 2% of the floor area to beer and wine sales for offsite consumption at the existing Walgreens store at 8044 Limonite Avenue. See attached for additional information regarding the proposal.

Related cases filed in conjunction with this request:

None PP18847

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

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

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

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

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

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

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

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: None

Estimated amount of fill = cubic yards None

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

Import None Export None Neither None

APPLICATION FOR LAND USE AND DEVELOPMENT

What is the anticipated source/destination of the import/export?
Not applicable

What is the anticipated route of travel for transport of the soil material?
Not applicable

How many anticipated truckloads? Zero truck loads.

What is the square footage of usable pad area? (area excluding all slopes) Site is improved sq. ft.

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

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

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

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

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *Jeffrey Chavez* Date 6/9/10
Owner/Representative (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region¹	
Project File No.	
Project Name:	
Project Location:	8044 Limonite Avenue
Project Description:	CUP for alcohol sales at an existing Walgreens store
Project Applicant Information:	Walgreens
Proposed Project Consists of, or includes:	YES NO
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Industrial and commercial development where the land area ² represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ³ as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ⁴ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
¹ Includes San Jacinto River watershed. ² Land area is based on acreage disturbed. ³ The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf . ⁴ The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html .	
DETERMINATION: Circle appropriate determination.	
If any question answered "YES"	Project requires a project-specific WQMP.
If all questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

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. 3649 - CEQA Exempt – Applicant: Walgreen Co – Engineer/Representative: Brian Fish/Jennifer Chavez – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: North of De Anza Plaza Drive Road, south of Limonite Avenue, east of Clay Street and west of El Palomino Drive – 1.51 Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit 3649 proposes to add the sale of beer and wine (type 20) for off premise consumption to an existing 14,820 square foot Walgreens store. The existing store will dedicate 2% of floor space to wine and beer sales. Approximately 49 square feet of refrigerated and non-refrigerated space will be devoted to the sale of wine and beer and approximately 18 square feet of floor space will be devoted to the storage of wine and beer. This Conditional Use Permit is **ONLY** for alcohol sales, and does not cover any other uses. – APN: 166-620-036. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: December 1, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Adrienne Rossi, Project Planner at 951-955-6925 or e-mail arossi@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

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 Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th 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: Adrienne Rossi
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/5/2010.

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

APN (s) or case numbers CUP03649 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

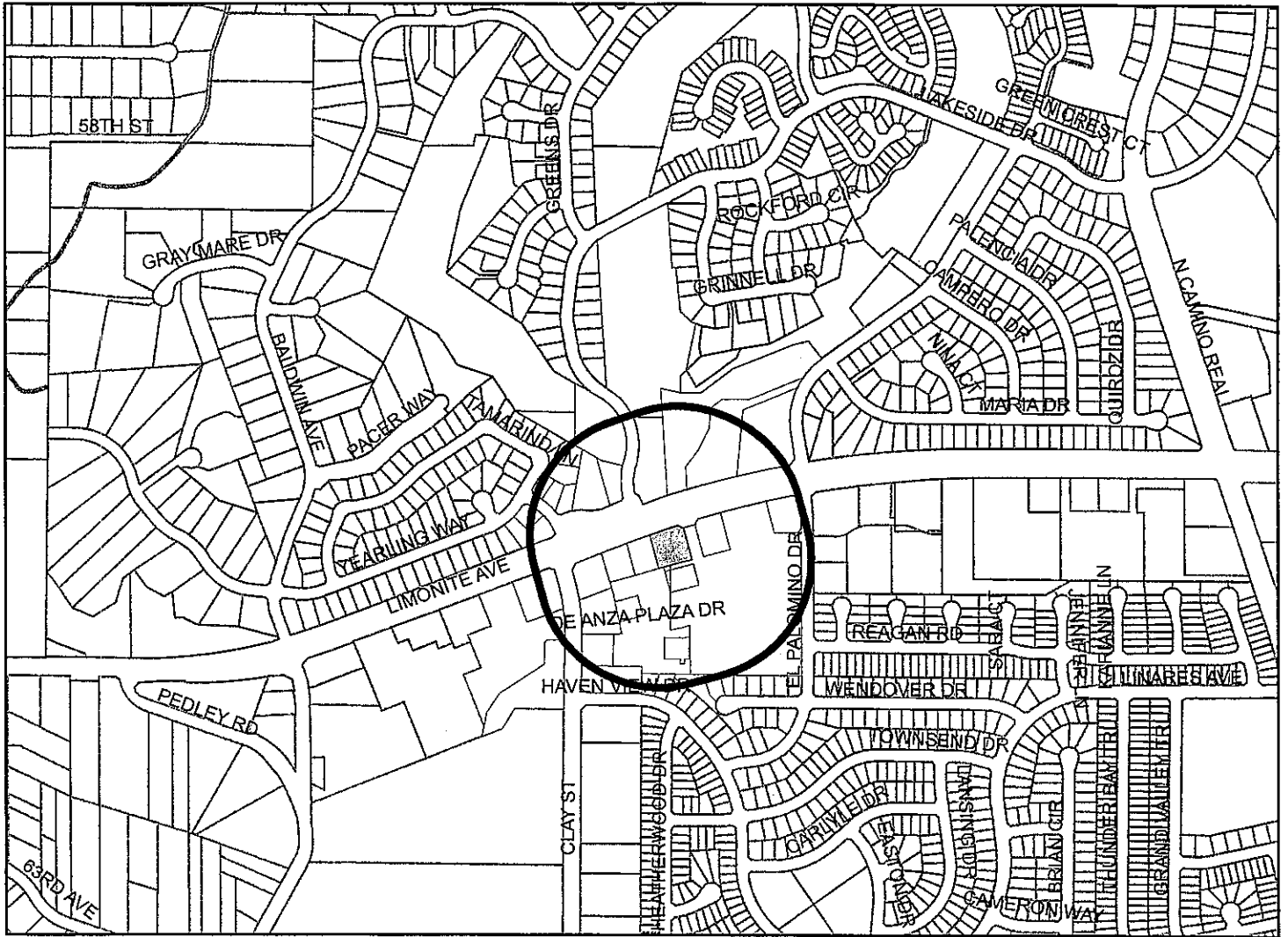
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

600 feet buffer



Selected Parcels

166-421-018	163-400-032	163-341-001	163-400-037	163-400-036	166-620-001	166-620-014	163-341-002	166-423-003	166-620-044
166-190-030	166-620-005	166-200-053	166-620-039	166-620-026	166-620-027	166-620-013	166-421-016	166-421-015	166-421-017
166-620-028	166-620-025	166-620-040	166-620-009	166-620-012	166-620-011	166-620-043	166-620-042	166-620-033	166-620-037
166-620-038	166-620-036	163-341-020	166-423-001	163-341-018	166-421-014	166-620-029	166-620-007	163-400-043	163-341-003
166-341-019	166-423-002								



1,100 550 0 1,100 Feet

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.

APN: 166421018, ASMT: 166421018
CARLOS L SEGOVIA
6070 CLAY ST
RIVERSIDE CA. 92509

APN: 166423003, ASMT: 166423003
FRANK CAMBIO
8236 YEARLING WAY
RIVERSIDE CA. 92509

APN: 163400032, ASMT: 163400032
COMMUNITY BANK OF RAYMORE
C/O LAPETITE ACADEMY INC
130 S JEFFERSON STE 300
CHICAGO IL 60661

APN: 166620044, ASMT: 166620044
FRESH & EASY NEIGHBORHOOD MARKET INC, ETAL
C/O MICHAEL R UDELL
444 S FLOWER ST 8TH FL
LOS ANGELES CA 90071

APN: 163341001, ASMT: 163341001
DAVID BECKETT, ETAL
1591 GLBRAITH AVE 100
GRAND RAPIDS MI 49546

APN: 166190030, ASMT: 166190030
GREAT WESTERN SVGS & LOAN ASSN
C/O HENRY C COX II JOHN L WEST
P O BOX 3617
RIVERSIDE CA 92519

APN: 163400036, ASMT: 163400036
DE ANZA MARKET PLACE
STE 210
2020 E ORANGETHORPE AVE
FULLERTON CA 92831

APN: 166620005, ASMT: 166620005
GRT FINANCIAL LTD
6180 CLAY ST
RIVERSIDE CA. 92509

APN: 166620001, ASMT: 166620001
DEL TACO RESTAURANT PROP II
25521 COMMERCENTRE NO 200
LAKE FOREST CA 92630

APN: 166620027, ASMT: 166620027
HENRY C COX, ETAL
P O BOX 3617
RIVERSIDE CA 92519

APN: 166620014, ASMT: 166620014
EDDIE R FISCHER, ETAL
C/O RALPH R NEILSON
2020 E ORANGETHORPE AVE
FULLERTON CA 92831

APN: 166620013, ASMT: 166620013
IZUCAR
C/O MANUEL SANCHEZ
9059 OTTO ST
DOWNEY CA 90240

APN: 163341002, ASMT: 163341002
FERNANDO CARDENAS
8157 HAVEN VIEW DR
RIVERSIDE CA. 92509

APN: 166421016, ASMT: 166421016
JOHNNY LINAREZ, ETAL
6090 CLAY ST
RIVERSIDE CA. 92509

APN: 166421015, ASMT: 166421015
JOYCE GALLINGTON, ETAL
8210 YEARLING WAY
RIVERSIDE CA. 92509

APN: 166423001, ASMT: 166423001
KRISTINA LEPIRE, ETAL
C/O GARY O LEPIRE
11098 VENTURE DR
MIRA LOMA CA 91752

APN: 166421017, ASMT: 166421017
JUAN CARLOS BARBOSA, ETAL
6080 CLAY ST
RIVERSIDE CA. 92509

APN: 163341018, ASMT: 163341018
LONDELL RAMSEY
8093 WENDOVER DR
RIVERSIDE CA. 92509

APN: 166620028, ASMT: 166620028
JURUPA COMMUNITY SERVICES DIST
8621 JURUPA RD
RIVERSIDE CA 92509

APN: 166421014, ASMT: 166421014
MELISSA SUZANNE SCHAPER
8200 YEARLING WAY
RIVERSIDE CA. 92509

APN: 166620040, ASMT: 166620040
JURUPA VALLEY BUSINESS CENTER
P O BOX 3617
RIVERSIDE CA 92509

APN: 166620029, ASMT: 166620029
MORAGA RIVERSIDE LTD, ETAL
C/O MICHAEL TALLA
11151 MISSOURI AVE
LOS ANGELES CA 90025

APN: 166620033, ASMT: 166620033
JURUPA VALLEY SPECTRUM PHASE R
C/O ARCHIT VENTURES
9200 SUNSET BLV 9TH FL
LOS ANGELES CA 90069

APN: 166620007, ASMT: 166620007
MOSTAMAND INC
C/O ASSADULAH MOSTAMAND
6100 CLAY ST
RIVERSIDE CA. 92509

APN: 166620036, ASMT: 166620036
JURUPA VALLEY SPECTRUM PHASE W
C/O WALGREENS STORE 2712 ARLENE HOLMES
1417 LAKE COOK RD
DEERFIELD IL 60015

APN: 163400043, ASMT: 163400043
NATIONAL CONVIENCE STORES INC, ETAL
C/O MARVIN L RADER
622 W MAIN ST
LEAGUE CITY TX 77573

APN: 163341020, ASMT: 163341020
KEVIN P MUSICK
8067 WENDOVER DR
RIVERSIDE CA. 92509

APN: 163341003, ASMT: 163341003
STEVEN D BACA
8151 HAVEN VIEW DR
RIVERSIDE CA. 92509

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UYEN DUY PHAN
8079 WENDOVER DR
RIVERSIDE CA. 92509

APN: 166423002, ASMT: 166423002
VENANCIO GOMEZ, ETAL
6081 CLAY ST
RIVERSIDE CA. 92509

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CUP03649 8/16/2010 12:17:28 PM.

APP OWNERS 12/17
LABELS

Jurupa Unified School Dist.
ATTN: Pam Lauzon & Janet Dewhirst
4850 Pedley Rd.
Riverside, CA 92509

Applicant/Owner:
Walgreen Co.
104 Wilmot Rd., 2nd Floor
Deerfield, IL
60015

Owner:
Jurupa Valley Spectrum-Phase WLP
9200 Sunset Blvd., Ste. 900
Los Angeles, CA 90069

Eng-Rep:
Brian Fish/Jennifer Chavez
600 W Broadway Ste. 2600
San Diego, CA 92101

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1006774

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

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

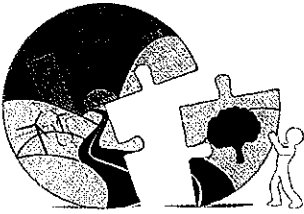
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: WALGREEN CO \$64.00
paid by: CK 30-0010980594
CA FISH AND GAME FOR EA42335
paid towards: CFG05697 CALIF FISH & GAME: DOC FEE
at parcel: 43200 FLORIDA AVE HEM
appl type: CFG3

By _____ Jun 16, 2010 17:20
MGARDNER posting date Jun 16, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
 P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
 Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Conditional Use Permit No. 3649

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of De Anza Plaza Drive, southerly of Limonite Avenue, easterly of Clay Street, and westerly of El Palomino Drive.

Project Description: The Conditional Use Permit proposes to add the sale of beer and wine (Type 20 License) for off-site consumption to an existing 14,280 square foot Walgreens Store. The existing Walgreens will devote approximately 49 square feet of non-refrigerated space to the sale of beer and wine and approximately 18 square feet of floor space will be devoted to the storage of beer and wine.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: County of Riverside Planning Department

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 (_____)
- Statutory Exemption (_____)
- Other: Section 15301 (Existing Facilities)

Reasons why project is exempt: Conditional Use Permit No. 3649 is exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities) stating that "Class I consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination." This project is strictly for licensing purposes.

Adrienne Rossi (951) 955-6925
County Contact Person Phone Number

David Maves For Adrienne Rossi Urban Regional Planner II 12-6-10
Signature Title Date

Date Received for Filing and Posting at OPR: _____

Revised: 3/15/10: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

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