

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

142B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
December 23, 2010

**SUBJECT: CONDITIONAL USE PERMIT NO. 3647** – Exempt from CEQA – Applicant: Walgreen Co. – Engineer/Representative: Brian Fish/Jennifer Chavez – Third Supervisorial District – Valle Vista Zoning District – San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor/Area Ratio) – Location: Northwesterly of Florida Avenue (Hwy 74) and New Chicago Avenue – 1.25 Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 3647 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 47 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 Luma*  
Carolyn Syms Luma  
Planning Director

Initials:  
CSL:vc

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE  
DATE *[Signature]*  
Jennifer Sargent

Departmental Concurrence

Dept't Recomm.:  Policy

Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

The Honorable Board of Supervisors  
Re: CONDITIONAL USE PERMIT NO. 3647  
Page 2 of 2

**APPROVED CONDITIONAL USE PERMIT NO. 3647**, 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 4.1: CONDITIONAL USE PERMIT NO. 3647** – Exempt from CEQA – Applicant: Walgreen Co – Engineer/Representative: Brian Fish/Jennifer Chavez – Third Supervisorial District – Valle Vista Zoning District – San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: North of Hwy 74, south of Hacienda Street and west of New Chicago Avenue – 1.25 Acres – Zoning: Scenic Highway Commercial (C-P-S). (Quasi-judicial)
- II. PROJECT DESCRIPTION**  
Conditional Use Permit 3647 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 47 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: 551-400-033.
- III. MEETING SUMMARY**  
The following staff presented the subject proposal:  
Project Planner: Adrienne Rossi at 951-955-6925 or e-mail [arossi@rctlma.org](mailto:arossi@rctlma.org)
- The following person(s) spoke in 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 to the subject proposal.
- IV. CONTROVERSIAL ISSUES**  
NONE
- VI. 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. 3647**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.
- VII. 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](mailto:dbowie@rctlma.org).

Agenda Item No.: 4.1  
Area Map: San Jacinto Valley Area Plan  
Zoning District: Valle Vista  
Supervisory District: Third  
Project Planner: Adrienne Rossi  
Planning Commission: December 1, 2010

Conditional Use Permit No. 3647  
E.A. Number: Exempt from CEQA  
Applicant: Walgreen Co.  
Engineer/Representative: Brian Fish/Jennifer Chavez

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Conditional Use Permit No. 3647** proposes to add the sale of beer and wine (type 20) for off-site 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 47 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.

The project site is located in the Community of Valle Vista within the San Jacinto Valley Area Plan in Eastern Riverside County; more specifically, northerly of State Hwy 74, southerly of Hacienda Street, and westerly of New Chicago Avenue.

### BACKGROUND:

Plot Plan No. 18838 was the original project application for a Walgreens and was approved on October 28, 2004.

### ISSUE OF POTENTIAL CONCERN:

According to the Riverside County Redevelopment Area (RDA) the proposed liquor license is located within 1,000 feet radius of five (5) businesses that currently have active on and off-site alcohol beverage control licenses, two (2) on-site consumption licenses that are located to the south and east of the project site and three (3) off-site consumption licenses that are also located to the south and east of the project site.

There are no schools, parks or churches within the 1,000 foot vicinity of the project. The ABC (Alcohol Beverage Control) has four (4) licenses for the census block, per the information they provided the census block is currently over concentrated by two (2) licenses, and this application would add an additional one for a total of five (5), and an over concentration of three (3). 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 3 licenses should be allowed; therefore the current over concentration should be 1 not 2.

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, and parks 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.

W

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing Land Use (Ex. #1):                 | Commercial retail store   |
| 2. Surrounding Land Use (Ex. #1):              | Very High Density Residential and Commercial Retail to the north, Commercial Retail to the south, east, and west.   |
| 3. Existing Zoning (Ex. #2):                   | Scenic Highway Commercial (C-P-S)   |
| 4. Surrounding Zoning (Ex. #2):                | Residential (R-3) to the north, C-1/C-P to the south, C-P-S to the east and west.   |
| 5. General Plan Land Use (Ex. #5):             | Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio)  |
| 6. Surrounding General Plan Land Use (Ex. #5): | Community Development: Very High Density Residential (CD: VHDR) (14-20 DUA) to the north, Community Development: Commercial Retail (CD: CR) (0.25 - 0.35 Floor Area Ratio) to the south east and west.                    |
| 7. Project Data:                               | Total Acreage: 1.25 Gross / Net<br>Total Number of Existing Buildings: 1<br>Total Existing Building Square Footage: 14,820<br>Total Existing Landscape Area:<br>Total Existing Parking Spaces:<br>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. 3647**, 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 San Jacinto 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.
3. The project site is surrounded by properties which are designated Community Development: Very High Density Residential (CD: VHDR) (14-20 DUA) to the north, Community Development: Commercial Retail (CD:CR) (0.20-0.35 floor area ratio) to the south, east, and west.
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 Residential (R-3) to the north, Scenic Highway Commercial (C-P-S) to the east and west and General Commercial (C-1/C-P) to the south.
7. Within the vicinity of the proposed project there is residential and vacant land to the north, commercial to the east, commercial and vacant land to the south and vacant land 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 Mid County Project Area Project Area (MCPA).
9. The year 2010 census population for census tract 437.02 was 4,039 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 September 2, 2010 from ABC, currently two (2) alcohol beverage control licenses are allowed in Census Tract 437.02; however, four (4) have been issued. Approval of this Conditional Use Permit would increase the number of existing ABC licenses from four (4) to five (5). Therefore, a Public Necessity and Convenience finding will be required.
12. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.

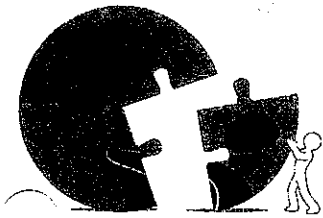
13. The project site is not located within 100 feet of existing and habited residences.
14. The project is not located within 1,000 feet of an established place of religious worship.
15. No schools are located within 1,000 feet from the project site.
16. The project is not located within 1,000 feet of 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. An Agriculture Preserve;
  - b. A High Fire area;
  - c. An Area Drainage Plan Area;
  - d. A Dam Inundation Area;
  - e. A City of Sphere of Influence;
  - f. An Airport Influence Area;
3. The project site is located within:
  - a. In or partially in the SKR Fee Area (Ordinance No. 663.10);
  - b. Florida Avenue Corridor Policy Area;
  - c. In or partially within the WRCMSHCP Criteria Cell;
  - d. An MSHCP Fee Area (Ordinance No. 810);
  - e. A County Fault Zone;(within ½ mile of San Jacinto Fault);
  - f. A Flood Zone; (zone 4)
  - g. An Area subject to the Mt. Palomar Lighting Ordinance No. 655 (Zone B);
  - h. An Area of Liquefaction Potential (Moderate);
  - i. An Area Susceptible to Subsidence;
  - j. The Boundaries of the San Jacinto Valley Area Plan;
  - k. A Development Impact Fee Area (Ordinance No. 659) (San Jacinto Valley);
  - l. A high sensitivity Paleontological Potential; and,
  - m. The boundaries of the Hemet Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 551-400-033.

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.





**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Carolyn Syms Luna*  
*Director*

## Memorandum

TO: Planning Commission  
FROM: Adrienne Rossi, Urban Regional Planner II  
RE: CUP3647- Agenda Item No. 4.1

1. Staff recommends deletion of condition of approval 10 PLANNING.24, in that 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. 18838. (10.PLAN.26): The proposed project, CUP3647, allowing alcohol sales at the facility, does not alter the conditions of approval for Plot Plan No. 18838 and does not replace Plot Plan No. 18838.

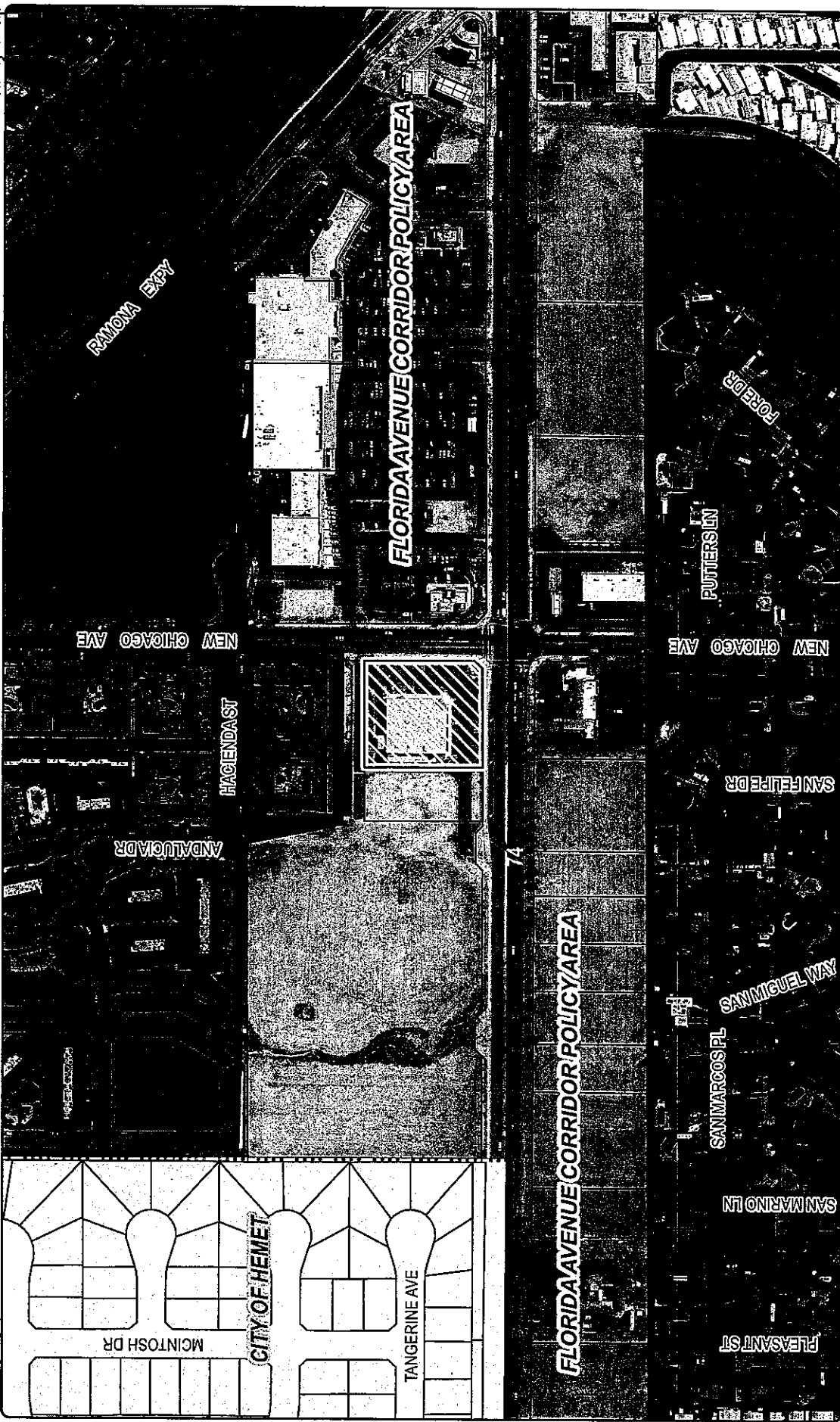
Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

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

**RIVERSIDE COUNTY - PLANNING DEPARTMENT**  
**CUP03647**  
**VICINITY/POLICY AREAS**

Date Drawn: 8/09/10  
 Vicinity Map

Supervisor Stone  
 District 3



Assessors Bk. Pg. 551-40  
 Thomas Bros. Pg. 811 H7  
 Edition 2009

Zoning District: Valle Vista  
 Township/Range: T5SR1E  
 Section: 8



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) 985-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrna.ca.us/rdindex.html>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03647

### LAND USE

Supervisor Stone  
District 3

Date Drawn: 8/09/10

Exhibit 1

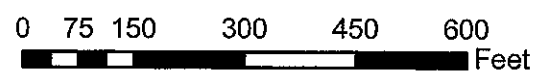


Zoning District: Valle Vista  
Township/Range: T5SR1E  
Section: 8



Assessors Bk. Pg. 551-40  
Thomas Bros. Pg. 811 H7  
Edition 2009

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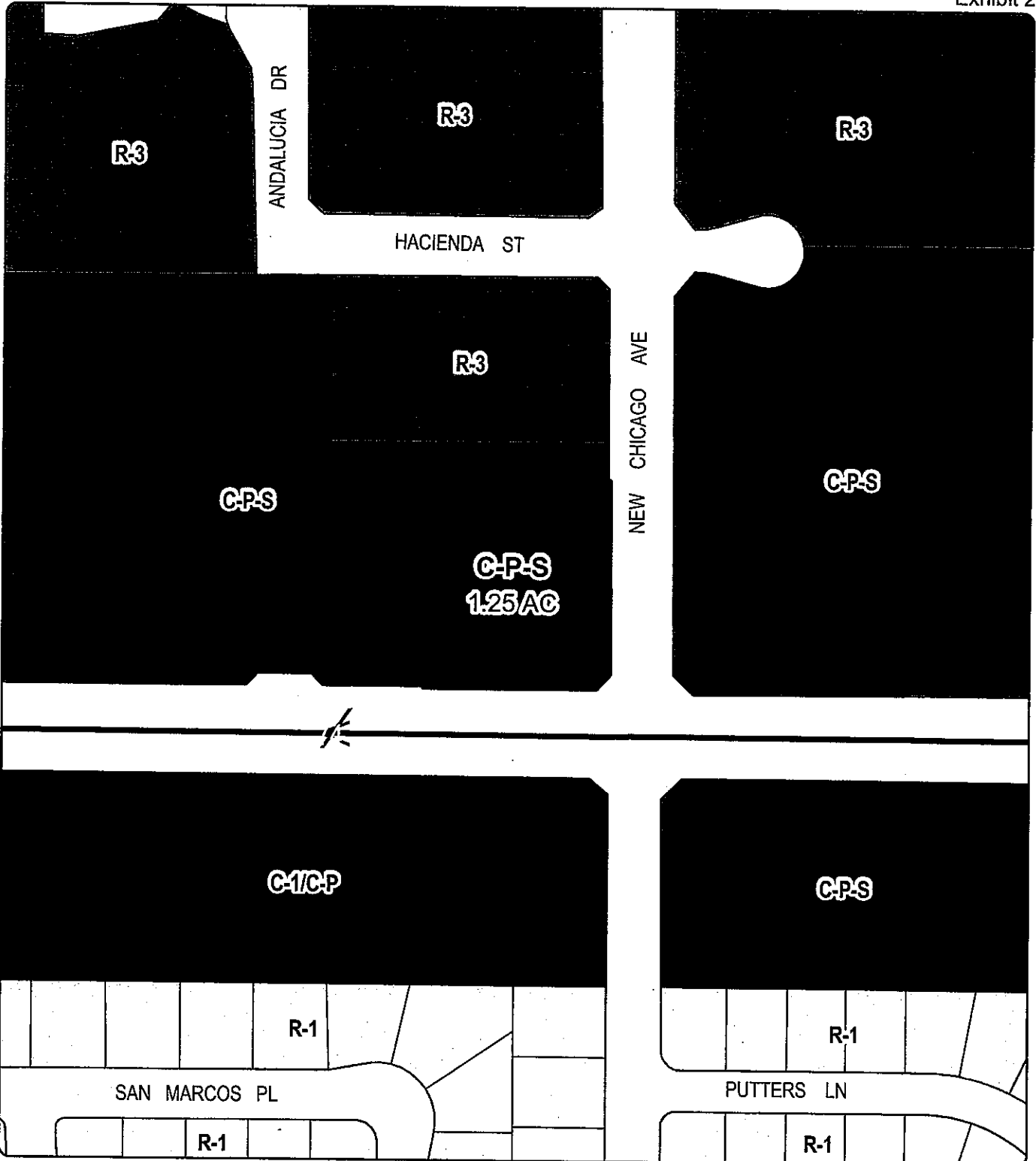


RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03647  
EXISTING ZONING

Supervisor Stone  
District 3

Date Drawn: 8/09/10  
Exhibit 2



Zoning District: Valle Vista  
Township/Range: T5SR1E  
Section: 8

Assessors Bk. Pg. 551-40  
Thomas Bros. Pg. 811 H7  
Edition 2009



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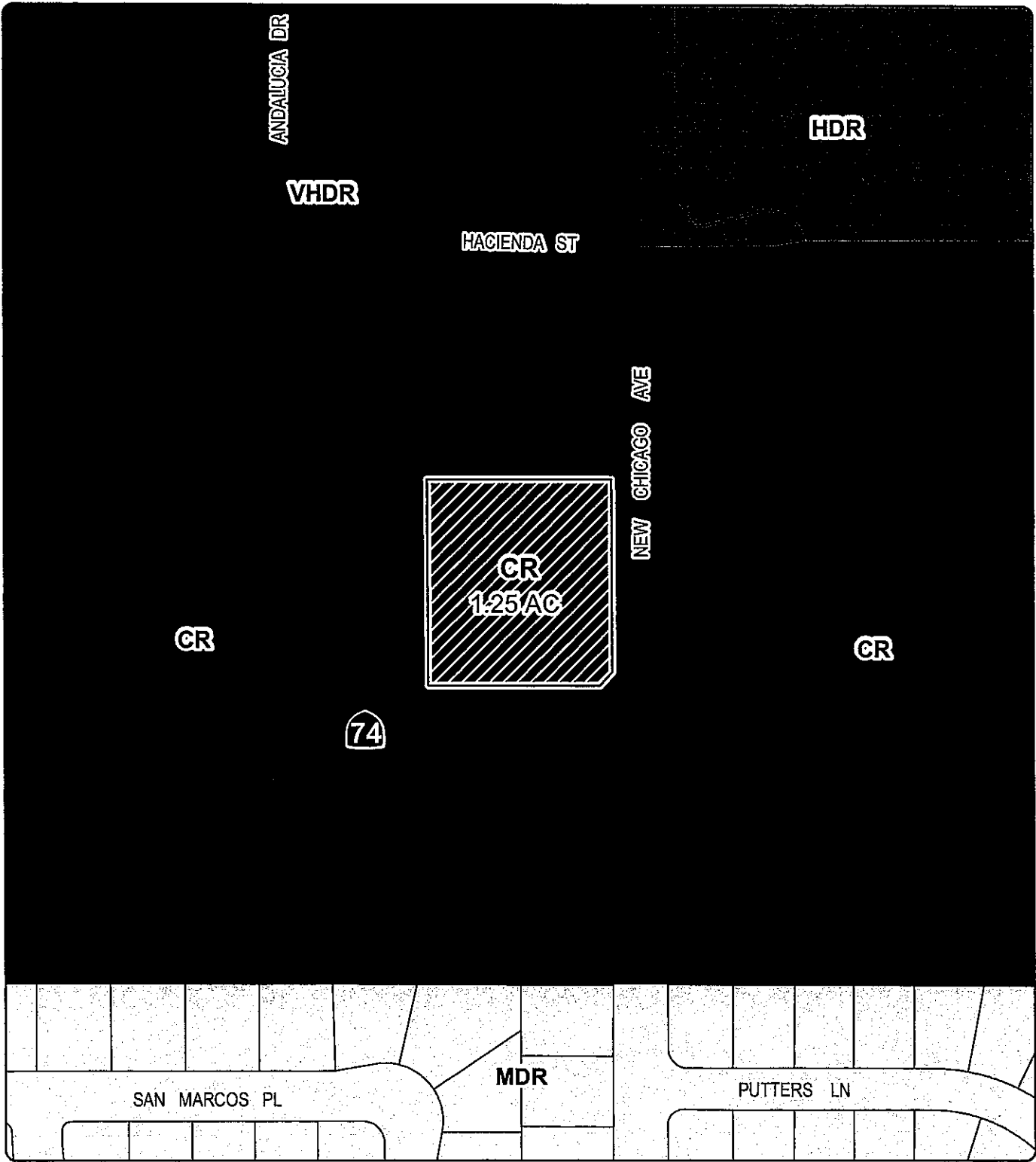
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03647

EXISTING GENERAL PLAN

Supervisor Stone  
District: 3

Date Drawn: 8/09/10  
Exhibit 5



Zoning District: Valle Vista  
Township/Range: T5SR1E  
Section: 8

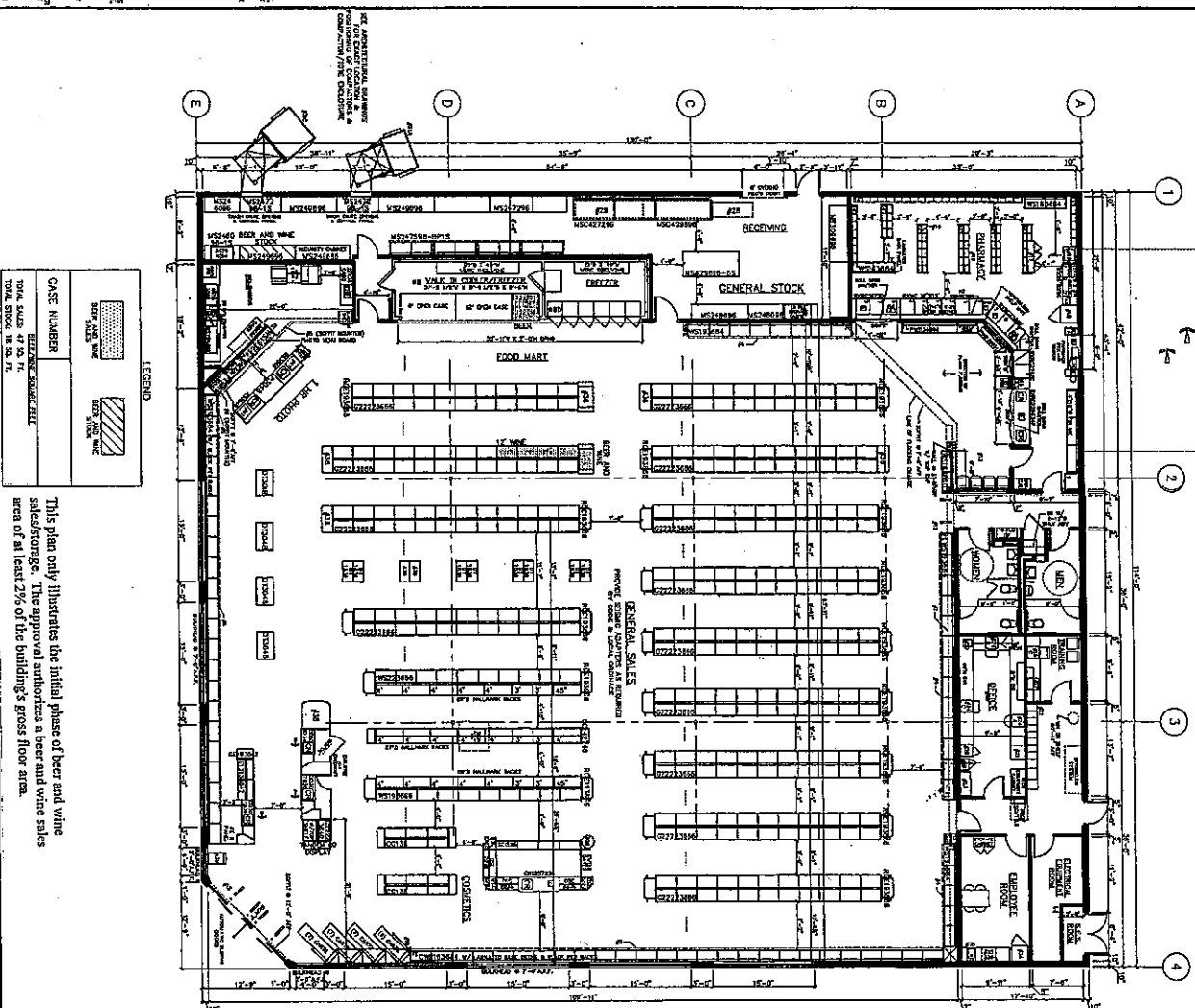
Assessors Bk. Pg. 551-40  
Thomas Bros. Pg. 811 H7  
Edition 2009



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**1-LAYER BARBARACK BRICK-UP**  
 OF APPROXIMATE PLANNING FOR  
 BEER AND WINE SALES



**LEGEND**

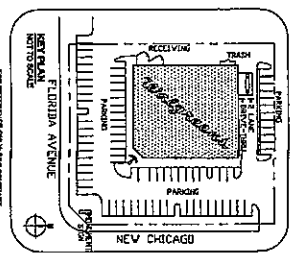
	SALES
	STOCK

**CAST NUMBER**  
 BEER SALES: 100  
 WINE SALES: 100  
 TOTAL SALES: 200  
 TOTAL STOCK: 100

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.

**FIELD BOOK CLASSIFICATION**  
 WITH LOCAL JURISDICTIONS

EXECUTIVE APPROVAL	DATE
PROTOTYPE	



**GENERAL NOTES**

1. GENERAL NOTES
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**REVISIONS**

NO.	DATE	BY	DESCRIPTION	COMMENTS
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**WALGREENS STORE**  
 4200 STATE HWY 71  
 HENRIET, GA

**FIXTURE FLOOR PLAN**

SCALE: AS SHOWN

DATE: JUNE 1988

REVISIONS: D1

**Walgreens**  
 FACILITIES PLANNING DESIGN & ENGINEERING  
 100 WINDY ROAD  
 BETHLEHEM, PA 18015



CONDITIONAL USE PERMIT Case #: CUP03647

Parcel: 551-400-033

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 PP18838. This Conditional Use Permit is only for alcohol sales, and does not cover any other use.

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. 3647. 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. 3647 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Conditional Use Permit No.3647, dated 7/07/10.

APPROVED EXHIBIT B = Project Elevations for Conditional Use Permit No. 3647, dated 7/07/10.

APPROVED EXHIBIT C = Project Floor Plans for Conditional Use Permit NO. 3647, dated 7/07/10.

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



CONDITIONAL USE PERMIT Case #: CUP03647

Parcel: 551-400-033

10. GENERAL CONDITIONS

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

procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of 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.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

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 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.

CONDITIONAL USE PERMIT Case #: CUP03647

Parcel: 551-400-033

10. GENERAL CONDITIONS

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 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

CONDITIONAL USE PERMIT Case #: CUP03647

Parcel: 551-400-033

10. GENERAL CONDITIONS

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

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.

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 OFF SALE BEER/WINE 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, CUP3647, ALLOWING SALES AT THE FACILITY, DOES NOT ALTER THE CONDITIONS OF APPROVAL FOR PLOT PLAN NO. 18838 AND DOES NOT REPLACE PLOT PLAN NO. 18838. (ADDED AT PC 12-1-10)

12/02/10  
15:48

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

CONDITIONAL USE PERMIT Case #: CUP03647

Parcel: 551-400-033

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 4

USE - EXPIRATION DATE-CUP/PUP

RECOMMND

This approval shall be used within two (2) years of the 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 two (2) year period which is thereafter diligently pursued to completion or to 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 in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, 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 7, 2010

TO:

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

3rd District Supervisor  
3rd District Planning Commissioner

Hemet Unified School Dist.

**CONDITIONAL USE PERMIT NO. 3647** – EA42333 – Applicant: Walgreen Co – Engineer/Representative: Brian Fish/Jennifer Chavez – Third Supervisorial District – Valle Vista Zoning District – San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: North of Hwy 74, south of Hacienda Street and west of Chicago Avenue – 1.25 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 47 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: 551-400-033 – Related Cases: PP18838

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 7, 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](mailto: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.*

**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
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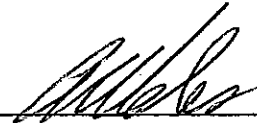
COMMENTS:

No OBJECTIONS..

DATE: \_\_\_\_\_

7/13/10

SIGNATURE: \_\_\_\_\_



PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

ART WALEZ, SHERIFF'S LIEUTENANT

TELEPHONE: \_\_\_\_\_

(951) 791-3420

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.

# 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, Olivia Barnes, Opal Hellweg, Natalia Brown, Brenda Salas

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

**DATE:** September 27, 2010

**SUBJECT:** **COMPREHENSIVE PLANNING REVIEW**  
Comments

**Case:** Conditional Use Permit 3647 [Alcohol License – Valle Vista]

**Site Visit:** July 20, 2010

---

### PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit 3647 proposes a Type 20 alcohol license for off premise consumption for an existing Walgreen's store in the community of Valle Vista. The project site consists of 1.25 acres located northerly of Highway 74 (Florida Avenue), south of Hacienda Street, and west of New Chicago Avenue. 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 a Jack in the Box fast food restaurant and vacant land to the west, apartment complexes to the north, a restaurant to the south, and a strip mall to the east of the project site.

### REDEVELOPMENT PROJECT AREA(S):

The proposed project is located in the Mid County Project Area (MCPA) (Valle Vista sub-area).

### REDEVELOPMENT AGENCY COMMENTS:

The mission of the Redevelopment Agency 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 Valle Vista sub-area where blighting conditions are still present. In addition, it is of absolute importance that all new development in the sub-area be designed to upgrade the aesthetics of the surrounding area and minimize the potential for environmental degradation and issues relating to the health, safety and welfare of the public.

# MEMORANDUM

## RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

---

*Robert Field*  
*Assistant County Executive Officer/EDA*

Comprehensive Planning Review Comments  
Re: Conditional Use Permit 3647  
September 27, 2010  
Page 2

### **Staff Analysis:**

Per the Proximity Map and information provided from the California Department of Alcoholic Beverage Control, there are five (5) businesses that currently have active on- and off-site alcohol beverage licenses, within 1,000 foot radius of the project site. This includes two (2) on-site consumption licenses (China Garden and Little Louie's Cocktails) which are located to the south and east of the proposed project. There are also three (3) off-site consumption licenses (Stater Bros Supermarket, CVS Pharmacy Store, and Kwik Korner Deli & Grocer) also located to the south and east of the project site. There are no child care facilities, schools or houses of worship located within the 1,000 foot radius of the proposed project.

In addition, staff also ran a 30-day crime statistics report (August 28, 2010 to September 27, 2010) for the project site. There were 27 crimes reported and 13 registered sex offenders living within one (1) mile of the project site. The types of crimes are as follows:

- 1 traffic stop
- 3 missing persons
- 1 theft from a vehicle
- 2 liquor related offenses
- 3 vehicle stops
- 8 others (indeterminate)
- 1 family offense
- 3 thefts
- 1 robbery
- 1 assault
- 3 breaking and entering

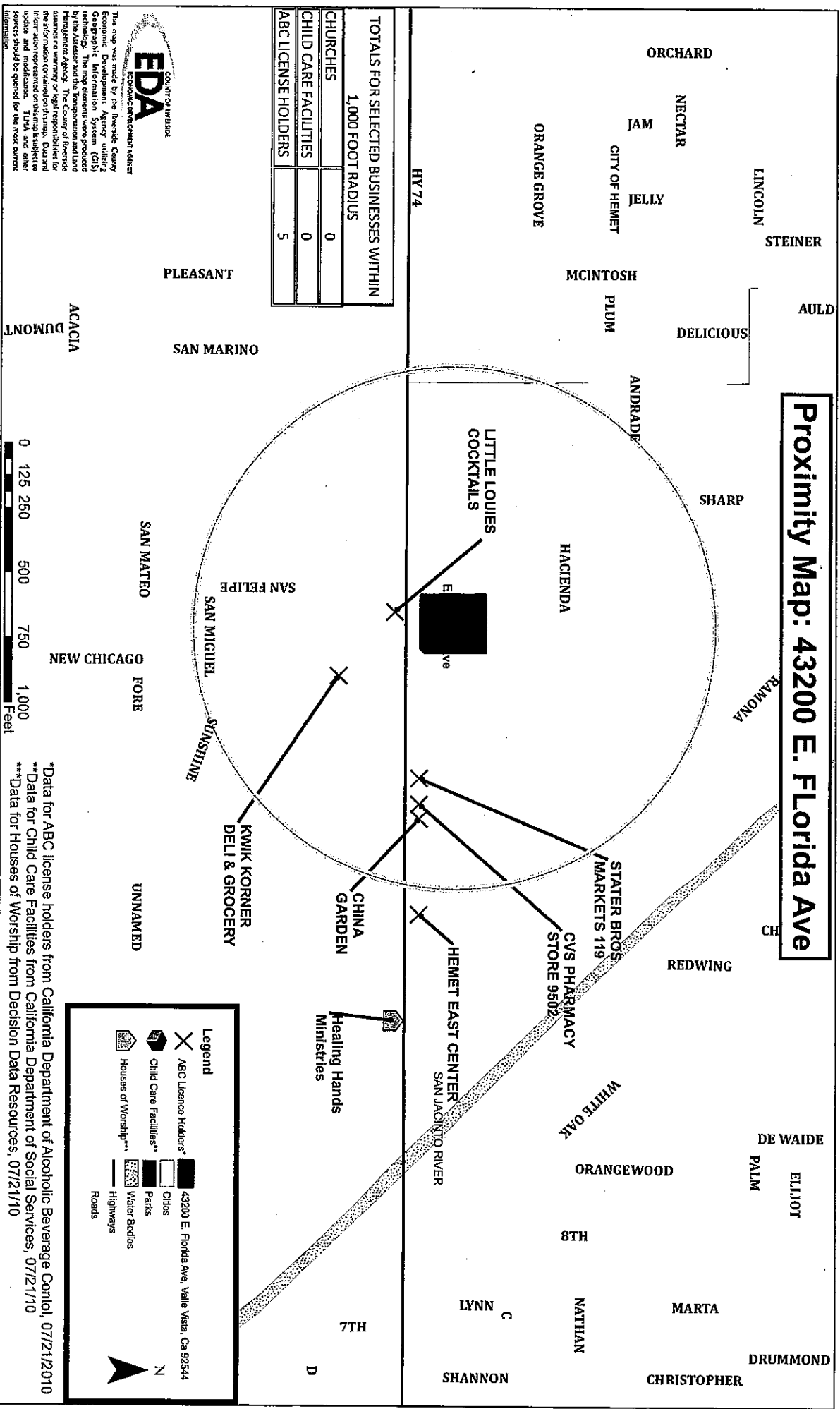
The project site, however, is very well maintained and is a part of a shopping center.

Based on the staff analysis presented above, the Redevelopment Agency takes a neutral stance on any decisions regarding the proposed project.



QUP 3647

**Proximity Map: 43200 E. Florida Ave**



TOTALS FOR SELECTED BUSINESSES WITHIN 1,000 FOOT RADIUS

CHURCHES	0
CHILD CARE FACILITIES	0
ABC LICENSE HOLDERS	5



This map was made by the Inverack County Economic Development Department using Geographic Information System (GIS) technology. The map elements were produced by the Assessor and the Transportation and Land Management Agency. The County of Inverack assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to change without notice. All data sources should be queried for the most current information.



**Legend**

- ABC License Holders\*
- Child Care Facilities\*\*
- Houses of Worship\*\*\*
- 43200 E. Florida Ave, Valle Vista, Ca 92544
- Cities
- Parks
- Water Bodies
- Highways
- Roads

Healing Hands Ministries

N

\*Data for ABC license holders from California Department of Alcoholic Beverage Control, 07/21/2010  
 \*\*Data for Child Care Facilities from California Department of Social Services, 07/21/10  
 \*\*\*Data for Houses of Worship from Decision Data Resources, 07/21/10

CUP3647

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George Johnson · Agency Director  
**Planning Department**  
Carolyn Syms Luna · Planning Director

### Memorandum

**DATE:** September <sup>3</sup> 2, 2010

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

**TO:** FROM: Adrienne Rossi, Project Planner (Fax No. 951-955-3157)

**RE:** Census Tract 437.02

Good Afternoon Kim,

Please provide a copy of the information requested:

- 1) Number of Type 20 and Type 21 permits allowed within census tract number 437.02

2 = ALLOWED  
4 = ACTIVE  
OVER CONCENTRATED

Thanks.

Adrienne Rossi  
Project Manager  
County of Riverside  
(951) 955-8925  
[arossi@RCTLMA.org](mailto:arossi@RCTLMA.org)

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

Desert Office · 38886 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555



**California Department of Alcoholic Beverage  
Control  
For the County of RIVERSIDE - (Retail Licenses)  
and Census Tract = 437.02**

Report as of 9/8/2010

License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1) 259381	ACTIVE	21	6/17/1991	1/31/2011	STATER BROS MARKETS 43396 STATE HIGHWAY 74 HEMET, CA 92544  Census Tract: 0437.02	STATER BROS MARKETS 119	PO BOX 150 SAN BERNARDINO, CA 92402-0150	3300
2) 393717	ACTIVE	20	10/25/2007	9/30/2010	KARIMI, MOUSSA 43510 E FLORIDA AVE, STE A HEMET, CA 92544  Census Tract: 0437.02	HEMET EAST CENTER		3300
3) 393721	ACTIVE	41	10/25/2007	9/30/2010	KARIMI, MOUSSA 43510 E FLORIDA AVE, STE B HEMET, CA 92544  Census Tract: 0437.02			3300
4) 427556	ACTIVE	20	10/25/2005	9/30/2010	SHREE SAI INVESTMENT INC 25760 NEW CHICAGO AVE HEMET, CA 92544  Census Tract: 0437.02	KWIK KORNER DELI & GROCERY		3300
5) 455043	ACTIVE	47	3/17/2008	3/31/2011	RENNA, AE SUK 43271 E FLORIDA AVE HEMET, CA 92544-5149	LITTLE LOUIES COCKTAILS		3300

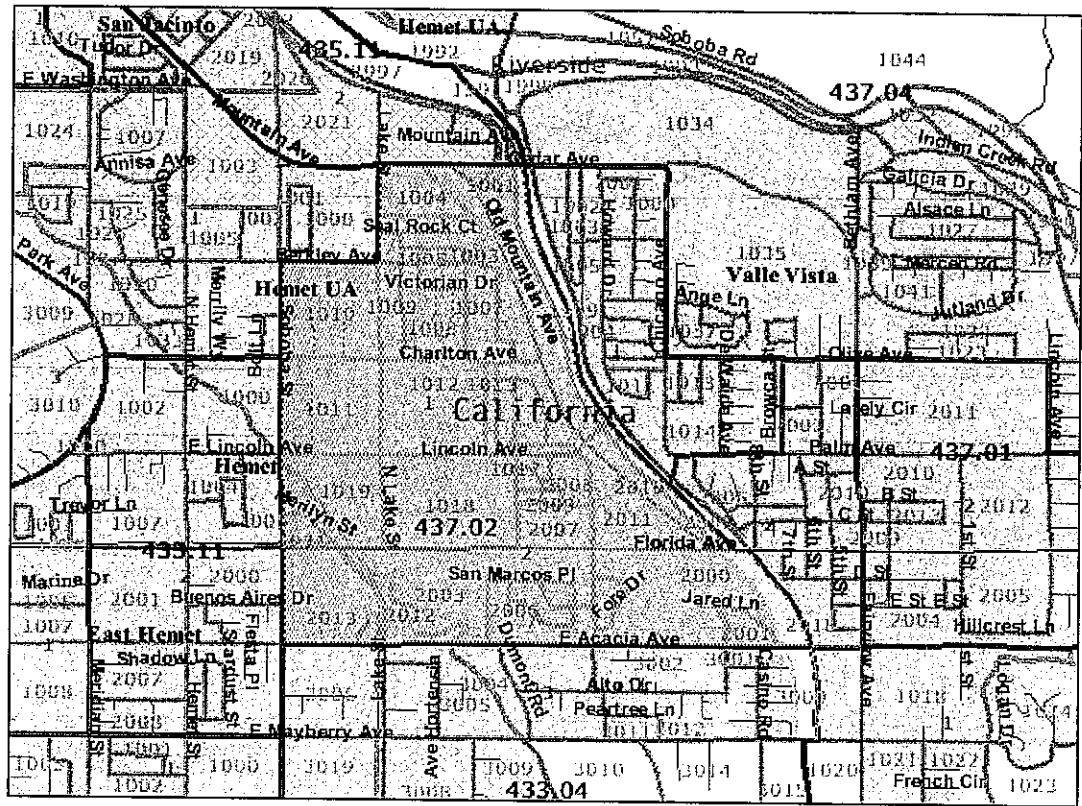
						Census Tract: 0437.02			
6)	457474	ACTIVE	41	10/29/2007	9/30/2010	TAN, YAN XIU 43430 STATE HIGHWAY 74, STE B HEMET, CA 92544-5298  Census Tract: 0437.02	CHINA GARDEN	5430 LINCOLN AVE HEMET, CA 92544-1756	3300
7)	477439	ACTIVE	21	6/22/2009	5/31/2011	GARFIELD BEACH CVS LLC 43418 STATE HIGHWAY 74 HEMET, CA 92544-5219  Census Tract: 0437.02	CVS PHARMACY STORE 9502	1 CVS DR, MAIL DROP 23062A WOONSOCKET, RI 02895-6146	3308

--- End of Report ---

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

Census Tract 437.02, Riverside County, California

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



2.8 miles across

Close

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

Set ID# CC006009

**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: CUPO3647 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 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  
jehavez@luce.com

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

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

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

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

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

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.

EA42333

CFG05695

**APPLICATION FOR LAND USE AND DEVELOPMENT**

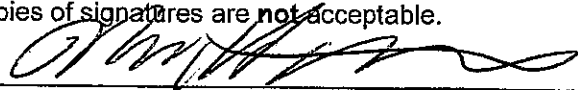
**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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.

Walgreen Co.

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

Michael Redstone

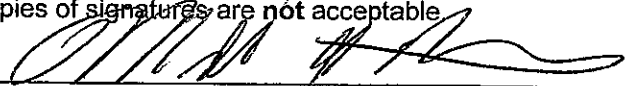
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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.

Walgreen Co.

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Michael REDSTONE

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): 551-400-033-3

Section: 8 Township: 5S Range: 1E

Approximate Gross Acreage: 1.25 ac.

General location (nearby or cross streets): North of State Highway 74/E. Florida Avenue, South of Hacienda Street, East of City of Hemet, West of New Chicago Avenue

Thomas Brothers map, edition year, page number, and coordinates: Page 811, Grid J7

**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 floor area to beer and wine sales for offsite consumption at the existing Walgreens store. See attached for additional information regarding the proposal.

Related cases filed in conjunction with this request:

None

PP18838

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

If yes, provide Case No(s). PP18838 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA39188 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/rcjis/index.html>) for watershed location)? No

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) Jennifer Chavez Date 6/12/10  
Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

# 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. 3647** – Exempt from CEQA – Applicant: Walgreen Co – Engineer/Representative: Brian Fish/Jennifer Chavez – Third Supervisorial District – Valle Vista Zoning District – San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: North of Hwy 74, south of Hacienda Street and west of New Chicago Avenue – 1.25 Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit 3647 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 47 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: 551-400-033 – Related Cases: PP18838 (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](mailto: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](http://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 CUPO3647 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

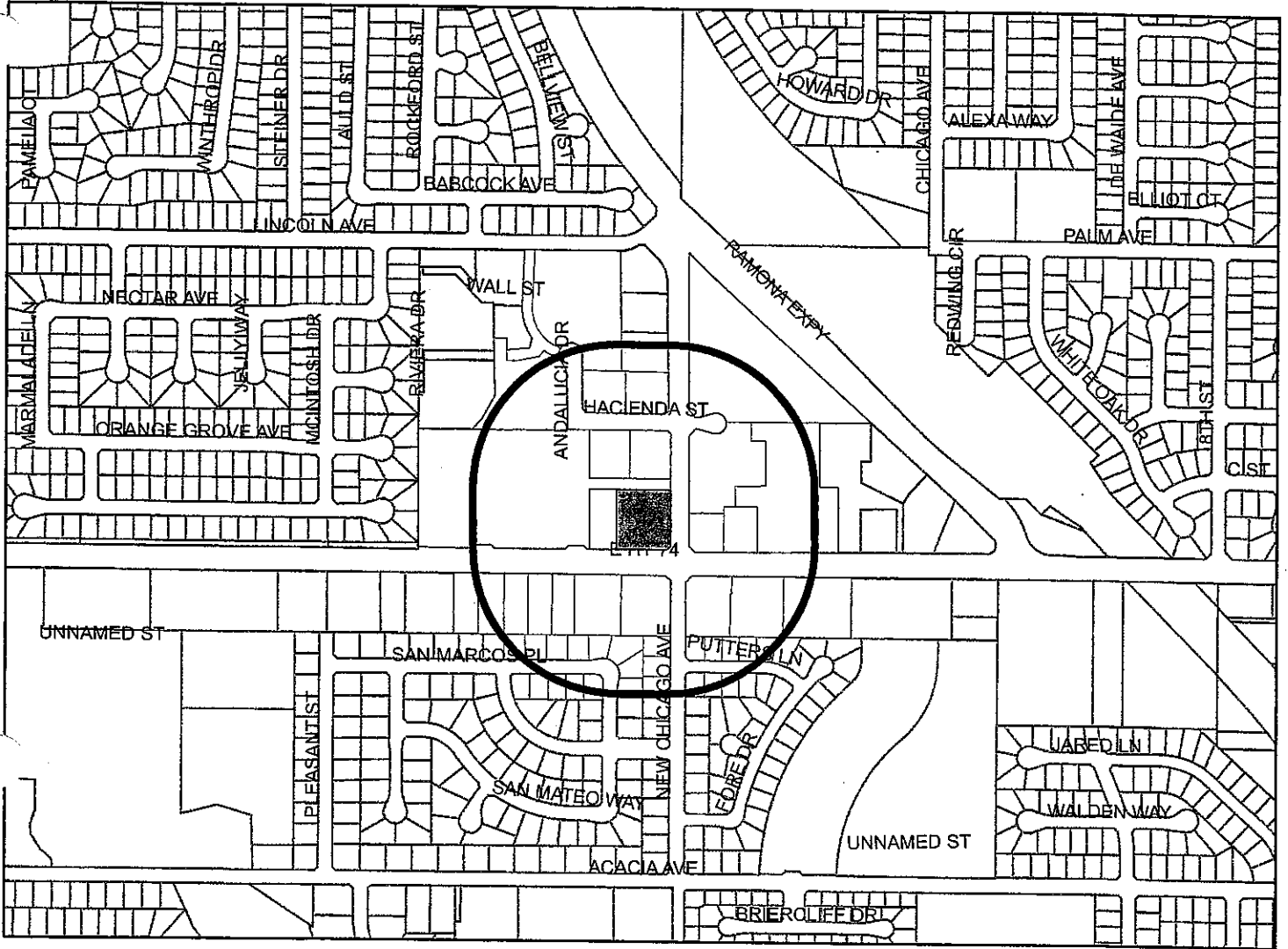
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

## 600 feet buffer



### Selected Parcels

566-400-008	551-251-015	569-000-005	551-252-003	563-200-036	549-102-001	566-020-010	549-110-032	566-222-002	551-251-001
566-400-036	549-102-002	566-200-033	551-251-013	566-020-020	549-102-004	566-020-033	549-101-001	566-220-015	551-240-017
566-020-025	551-240-013	566-020-006	551-400-015	566-020-072	551-402-042	566-020-048	551-251-012	566-020-005	549-090-028
566-020-030	549-102-005	569-301-020	551-251-008	563-240-022	549-090-036	566-020-020	551-400-005	569-402-003	549-102-006
569-301-009	551-400-003	549-101-002	551-251-003	551-251-014	549-102-032	551-251-009	549-090-030	551-251-011	551-400-004
549-090-034	551-400-033								



550 275 0 550 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: 551400007, ASMT: 551400007  
BARBARA E CONSTUBLE  
2661 TUCKER LN  
LOS ALAMITOS CA 90720

APN: 549110032, ASMT: 549110032  
DANIEL M HAYS, ETAL  
2640 ANNA ST  
RIVERSIDE CA 92506

APN: 551251015, ASMT: 551251015  
BRENT WELLS, ETAL  
43160 SAN MARCOS PL  
HEMET CA. 92544

APN: 551252002, ASMT: 551252002  
DARRELL J WILLIAMS, ETAL  
43181 SAN MARCOS PL  
HEMET CA. 92544

APN: 549090035, ASMT: 549090035  
CARL KARCHER ENTERPRISES INC, ETAL  
TAX DEPT  
P O BOX 4349  
ANAHEIM CA 92803

APN: 551251001, ASMT: 551251001  
EDWARDS KATHLEEN S ESTATE  
800 S REDLANDS AVE  
PERRIS CA 92570

APN: 551252003, ASMT: 551252003  
CARLOS GONZALES, ETAL  
43201 SAN MARCOS PL  
HEMET CA. 92544

APN: 551400035, ASMT: 551400035  
FRANK TSUNG YING CHU, ETAL  
2425 LEE AVE  
ARCADIA CA 91006

APN: 551251016, ASMT: 551251016  
CHARLES E BILLS, ETAL  
43140 SAN MARCOS PL  
HEMET CA. 92544

APN: 549102002, ASMT: 549102002  
GARD ENTERPRISES INC  
C/O RUDY SULLENGER  
43028 PARTRIDGE RANCH RD  
HEMET CA 92544

APN: 549102001, ASMT: 549102001  
CHARLES SCHULTZE  
43306 PUTTERS LN  
HEMET CA. 92544

APN: 551400034, ASMT: 551400034  
JACK IN THE BOX INC, ETAL  
C/O STEPHANIE L VITACCO  
19911 NORTHRIDGE RD  
CHATSWORTH CA 91311

APN: 551240019, ASMT: 551240019  
DALE P BENNETT  
15961 FAIRGROVE AVE  
LA PUENTE CA 91744

APN: 551251013, ASMT: 551251013  
JANICE E GOODRICH, ETAL  
C/O MICHAEL J GOODRICH  
25925 GERTRUDE LN  
HEMET CA 92544

APN: 551251002, ASMT: 551251002  
'ERRY D WHITE, ETAL  
.5827 NEW CHICAGO AVE  
HEMET CA. 92544

APN: 549102004, ASMT: 549102004  
JOHN B ROSS, ETAL  
43346 PUTTERS LN  
HEMET CA. 92544

APN: 549102033, ASMT: 549102033  
JOSE ERNESTO ALVARADO, ETAL  
550 S BOND ST  
ANAHEIM CA 92805

APN: 549101001, ASMT: 549101001  
KAREN COCCHIARO  
43307 PUTTERS LN  
EMET CA. 92544

APN: 551240014, ASMT: 551240014  
KATHERINE L PETTY  
41520 FULTON  
HEMET CA 92544

APN: 551240025, ASMT: 551240025  
KATHERINE L PETTY  
41530 FULTON  
HEMET CA 92544

APN: 551240013, ASMT: 551240013  
KUAN CHENG CHEN, ETAL  
28371 VISTA DEL VALLE  
HEMET CA 92544

APN: 551400006, ASMT: 551400006  
LEOPOLD MAYER, ETAL  
12626 VISTA PANARAMA  
SANTA ANA CA 92705

APN: 551400015, ASMT: 551400015  
LINCOLN VIEW ASSN  
C/O MCKITTRICK JACKSON DEMARCO & PECKENPAUC  
P O BOX 2710  
NEWPORT BEACH CA 92658

APN: 551401074, ASMT: 551401074  
LINCOLN VIEW ASSOC  
25525 NEW CHICAGO NO J  
HEMET CA 92544

APN: 551402042, ASMT: 551402042  
LINCOLN VIEW ASSOC  
22525 NEW CHICAGO NO J  
HEMET CA 92544

APN: 551240046, ASMT: 551240046  
LUIGI RENNA, ETAL  
43271 E FLORIDA AVE  
HEMET CA. 92544

APN: 551251012, ASMT: 551251012  
MARCUS N WILLIAMS  
43216 SAN MARCOS PL  
HEMET CA. 92544

APN: 551252005, ASMT: 551252005  
MATTHEW J PAWLOWICZ, ETAL  
25841 SAN FELIPE DR  
HEMET CA. 92544

APN: 549090028, ASMT: 549090028  
 MBS PROP, ETAL  
 JO STATER BROS  
 P O BOX 150  
 COLTON CA 92324

APN: 551252004, ASMT: 551252004  
 ROBERT W GOODFIELD, ETAL  
 43217 SAN MARCOS PL  
 HEMET CA. 92544

APN: 551251010, ASMT: 551251010  
 MERVIN EARL PEW, ETAL  
 25810 SAN FELIPE DR  
 HEMET CA. 92544

APN: 551400005, ASMT: 551400005  
 ROBERTS TELEGRAPH ROAD  
 3323 CLUB DR  
 LOS ANGELES CA 90064

APN: 549102005, ASMT: 549102005  
 NICHOLAS LABELLA, ETAL  
 43358 PUTTERS LN  
 HEMET CA. 92544

APN: 549102003, ASMT: 549102003  
 RUDY SULLENGER, ETAL  
 43028 PARTRIDGE RANCH RD  
 HEMET CA 92544

APN: 549101004, ASMT: 549101004  
 NORA NIX  
 43347 PUTTERS LN  
 HEMET CA. 92544

APN: 549102006, ASMT: 549102006  
 RUDY SULLENGER, ETAL  
 15 CARRIAGE SQUARE  
 OXNARD CA 93030

APN: 551251008, ASMT: 551251008  
 PAMELA L SUBITH, ETAL  
 P O BOX 5551  
 HEMET CA 92544

APN: 549101003, ASMT: 549101003  
 RUDY SULLENGER, ETAL  
 43331 PUTTERS LN  
 HEMET CA. 92544

APN: 551240022, ASMT: 551240022  
 PHILLIP DALE BENNET  
 15961 FAIRGROVE AVE  
 LA PUENTE CA 91744

APN: 551400003, ASMT: 551400003  
 RUTH C OLMSTED, ETAL  
 1722 REYES LN  
 BEAUMONT CA 92223

APN: 549090036, ASMT: 549090036  
 RAMONA EXPRESSWAY APARTMENTS  
 256 26TH ST NO 200  
 SANTA MONICA CA 90402

APN: 549101002, ASMT: 549101002  
 SANDRA L HORBOCK  
 44193 B ST  
 HEMET CA 92544

APN: 551251003, ASMT: 551251003  
RANJAY S JARIWALA, ETAL  
25841 NEW CHICAGO AVE  
HEMET CA. 92544

APN: 549090034, ASMT: 549090034  
URBAN AFFILIATES  
888 S FIGUEROA ST NO 1900  
LOS ANGELES CA 90017

APN: 551251014, ASMT: 551251014  
SEIFERT NORMA LIVING TRUST, ETAL  
C/O NORMA SEIFERT  
43180 SAN MARCOS PL  
HEMET CA. 92544

APN: 551400033, ASMT: 551400033  
WALGREEN CO  
C/O VICTORIA ARENSKY  
300 WILMOT RD NS 3301  
DEERFIELD IL 60015

APN: 549102032, ASMT: 549102032  
SHREE BALAJI INV  
25760 NEW CHICAGO AVE  
HEMET CA. 92544

APN: 551251009, ASMT: 551251009  
SIMON A FLORES  
15530 COLEEN ST  
MONTANA CA 92337

APN: 549090030, ASMT: 549090030  
SOLARIUM CAPITAL, ETAL  
C/O DAVID TABAN  
888 S FIGUEROA ST NO 1900  
LOS ANGELES CA 90017

APN: 551251011, ASMT: 551251011  
SOO KIL BAE, ETAL  
43230 SAN MARCOS PL  
HEMET CA. 92544

APN: 551400004, ASMT: 551400004  
THOMAS H CAHRAMAN, ETAL  
P O BOX 1327  
RIVERSIDE CA 92502



Hemet Unified School District  
2350 W. Latham Ave.  
Hemet, CA 92545-3654

Applicant/Owner:  
Frank & Melinda Fuentes  
689 Dearoff Dr.  
Hemet, CA 92544

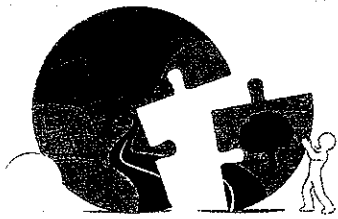
Eng-Rep:  
Albert A Webb Associates  
3788 McCray St.  
Riverside, CA 92506

Hemet Unified School District  
2350 W. Latham Ave.  
Hemet, CA 92545-3654

Applicant/Owner:  
Frank & Melinda Fuentes  
689 Dearoff Dr.  
Hemet, CA 92544

Eng-Rep:  
Albert A Webb Associates  
3788 McCray St.  
Riverside, CA 92506





# 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. 3647

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of State Hwy 74, southerly of Hacienda Street, and westerly of New Chicago Avenue.

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 14,820 square foot Walgreens Store. The existing Walgreens will devote approximately 47 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)  Categorical Exemption (\_\_\_\_)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption (\_\_\_\_)  
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  Other: Section 15301 (Existing Facilities)

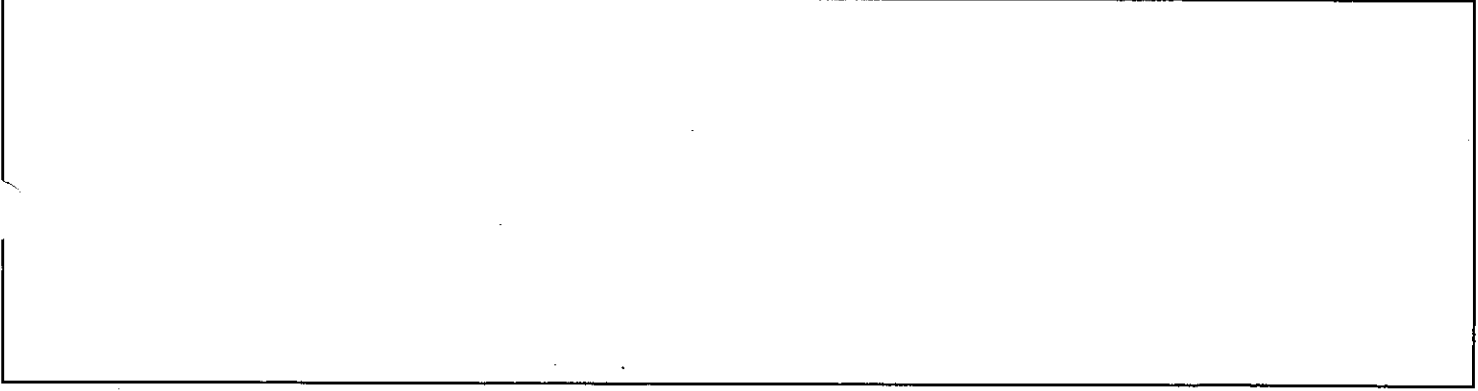
Reasons why project is exempt: Conditional Use Permit No. 3647 is exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities) stating that "Class I consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, 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  
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

Please charge deposit fee case#: ZEA42333 ZCFG No. 5695 - County Clerk Posting Fee  
**FOR COUNTY CLERK'S USE ONLY**



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

D\* REPRINTED \* R1006771

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  
paid by: CK 30-0010980593 \$64.00  
CA FISH AND GAME FOR EA42333  
paid towards: CFG05695 CALIF FISH & GAME: DOC FEE  
at parcel: 43200 FLORIDA AVE HEM  
appl type: CFG3

By \_\_\_\_\_ Jun 16, 2010 17:17  
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!