

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

605 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
February 3, 2011

**SUBJECT: CONDITIONAL USE PERMIT NO. 3658** – Exempt from CEQA – Applicant: Walgreen Co. – Engineer/Representative: Brian Fish/Jennifer Chavez – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Varner Road, southerly of Manorgate Road, westerly of Kent Drive, and easterly of Washington Street at 78218 Varner Road – 9.90 Acres – Zoning: Specific Plan (S-P)  
**REQUEST:** The Conditional Use Permit proposes to add the sale of beer and wine (ABC License 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 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 January 5, 2011.

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

*Carolyn Syms Luna*  
\_\_\_\_\_  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:vc *DM*

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE  
DATE *2/3/11*  
Departmental Concurrence  
*Jennifer Sargent*  
Jennifer Sargent

Dep't Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

The Honorable Board of Supervisors  
Re: CONDITIONAL USE PERMIT NO. 3658  
Page 2 of 2

conclusions incorporated in the staff report; and,

**APPROVED CONDITIONAL USE PERMIT NO. 3658**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

DATE: January 25, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

SUBJECT: Conditional Use Permit No. 3658

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File, EOT)        | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SFA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | <b>**SELECT Advertisement**</b>   |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> <b>**SELECT CEQA Determination**</b>                                   |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO              |

**Need Director's signature 2/2/11**

**Please schedule on the ~~February 15, 2011~~ BOS Agenda**

*March 1st, 2011*

**Documents to be sent to County Clerk's Office for Posting within five days:**

Notice of Exemption

Fish & Game Receipt (CFG05720)

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

"Planning Our Future... Preserving Our Past"

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
February 3, 2011

**SUBJECT: CONDITIONAL USE PERMIT NO. 3658** – Exempt from CEQA – Applicant: Walgreen Co. – Engineer/Representative: Brian Fish/Jennifer Chavez – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Varner Road, southerly of Manorgate Road, westerly of Kent Drive, and easterly of Washington Street at 78218 Varner Road – 9.90 Acres – Zoning: Specific Plan (S-P) – **REQUEST:** The Conditional Use Permit proposes to add the sale of beer and wine (ABC License 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 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 January 5, 2011.

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

  
\_\_\_\_\_  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:vc *DM*

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE \_\_\_\_\_ Jennifer Sargent  
Departmental Concurrence

Dept Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

**Prev. Agn. Ref.**

**District:** Fourth

**Agenda Number:**

The Honorable Board of Supervisors  
Re: CONDITIONAL USE PERMIT NO. 3658  
Page 2 of 2

conclusions incorporated in the staff report; and,

**APPROVED CONDITIONAL USE PERMIT NO. 3658**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION  
MINUTE ORDER JANUARY 5, 2011  
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. **AGENDA ITEM 3.1: CONDITIONAL USE PERMIT NO. 3658** – Exempt from CEQA – Applicant: Walgreen Co. – Engineer/Representative: Brian Fish/Jennifer Chavez – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Varner Road, southerly of Manorgate Road, westerly of Kent Drive, and easterly of Washington Street at 78218 Varner Road – 9.90 Acres – Zoning: Specific Plan (S-P) (Quasi-judicial)

- II. **PROJECT DESCRIPTION**  
The Conditional Use Permit 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 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: 748-390-024.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Jay Olivas, at 951-955-1195 or e-mail [jolivas@rctlma.org](mailto:jolivas@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 619-699-2537

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 recommended, 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. 3658**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**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.: 3.1  
Area Map: Western Coach. Valley Area Plan  
Zoning District: Bermuda Dunes  
Supervisorial District: Fourth  
Project Planner: Jay Olivas  
Planning Commission: January 5, 2011

Conditional Use Permit No. 3658  
E.A. 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. 3658** 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 48 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 Bermuda Dunes within the Western Coachella Area Plan in Eastern Riverside County; more specifically, northerly of Varner Road, southerly of Manorgate Road, westerly of Kent Drive, and easterly of Washington Street, located at 78218 Varner Road, in Palm Desert.

### BACKGROUND:

**PP18791R1** proposed a Walgreens store. The project was originally approved on March 27, 2006. Staff included a standard Condition of Approval 10 EVERY 1 "No approval is given for the sale of alcoholic beverages."

### ISSUE OF POTENTIAL CONCERN:

The proposed liquor license is located within the Del Webb Specific Plan (SP) within the commercial portion of the SP and the proposal is adjacent to existing residences and golf course areas of the SP. The Planning Department has determined that the proposed liquor license may impact the public health, safety and welfare.

There are no schools or parks within the 1000 feet vicinity of the project. The ABC (Alcohol Beverage Control) has 13 licenses for the census block, per the information they provided the census block is currently over concentrated by 7 licenses, and this application would add an additional one for a total of 14. The County of Riverside most recent population data and the statutory calculations that are to be made in relation to population, ABC's and staff's calculations show an undue concentration of licenses, however, a determination can be made by Letter of Public Convenience and Necessity to support this additional license, as stated below.

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 arrived 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.

KJB

**SUMMARY OF FINDINGS:**

- |  |  |
|--|--|
| 1. Existing Land Use (Ex. #1):                 | Commercial retail store  |
| 2. Surrounding Land Use (Ex. #1):              | Commercial shopping center, single family residences, hotel, open space golf course area.  |
| 3. Existing Zoning (Ex. #2):                   | Specific Plan (S-P)  |
| 4. Surrounding Zoning (Ex. #2):                | Specific Plan (S-P) and Scenic Highway Commercial (C-P-S).   |
| 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: Commercial Retail (CD: CR) (0.25 - 0.35 Floor Area Ratio),<br>Community Development: Medium Density Residential (CD: MDR) (2 - 5 Dwelling Units per Acre)                 |
| 7. Project Data:                               | Total Acreage: 9.90 Gross / Net<br>Total Number of Existing Buildings: 1<br>Total Existing Building Square Footage: 14,820<br>Total Existing Parking Spaces: 600 plus<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. 3658**, 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 Specific Plan (S-P) 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 Western Coachella 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: Commercial Retail (CD:CR) (0.20-0.35 floor area ratio), Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) and Open Space Recreation(OS-R).
4. The zoning for the subject site is Specific Plan (S-P).
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 Scenic Highway Commercial (C-P-S) to the north, Scenic Highway Commercial (C-P-S) and Single family residential (R-1) to the east, and Scenic Highway Commercial (C-P-S) to the south and the City of Palm Desert to the west.
7. Within the vicinity of the proposed project there is commercial to the east and west, single family residences and open space to the north, and vacant land to the south.
8. The year 2010 census population for census tract 452.06 was 22,300 persons according to the US Census Bureau (Census 2010 Summary).
9. 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).
10. Per email letter received August 26, 2010 from ABC, currently six (6) alcohol beverage control licenses are allowed in Census Tract 0452.06; however, 13 licenses have been issued. Approval of this Conditional Use Permit would increase the number of existing ABC licenses from 13 to 14. Therefore, a Public Necessity and convenience is required.
11. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
12. The project site is not located within 100 feet of existing and habited residences, and there is a barrier between the shopping center including decorative wall that blocks access to existing Del Webb residences in close proximity to the north.

13. The project is located within 1000 feet of an established place of religious worship.
14. No schools are located within 1,000 feet from the project site.
15. The project is not located within 1,000 feet of an existing or planned public park or playground.
16. 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.
17. 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.

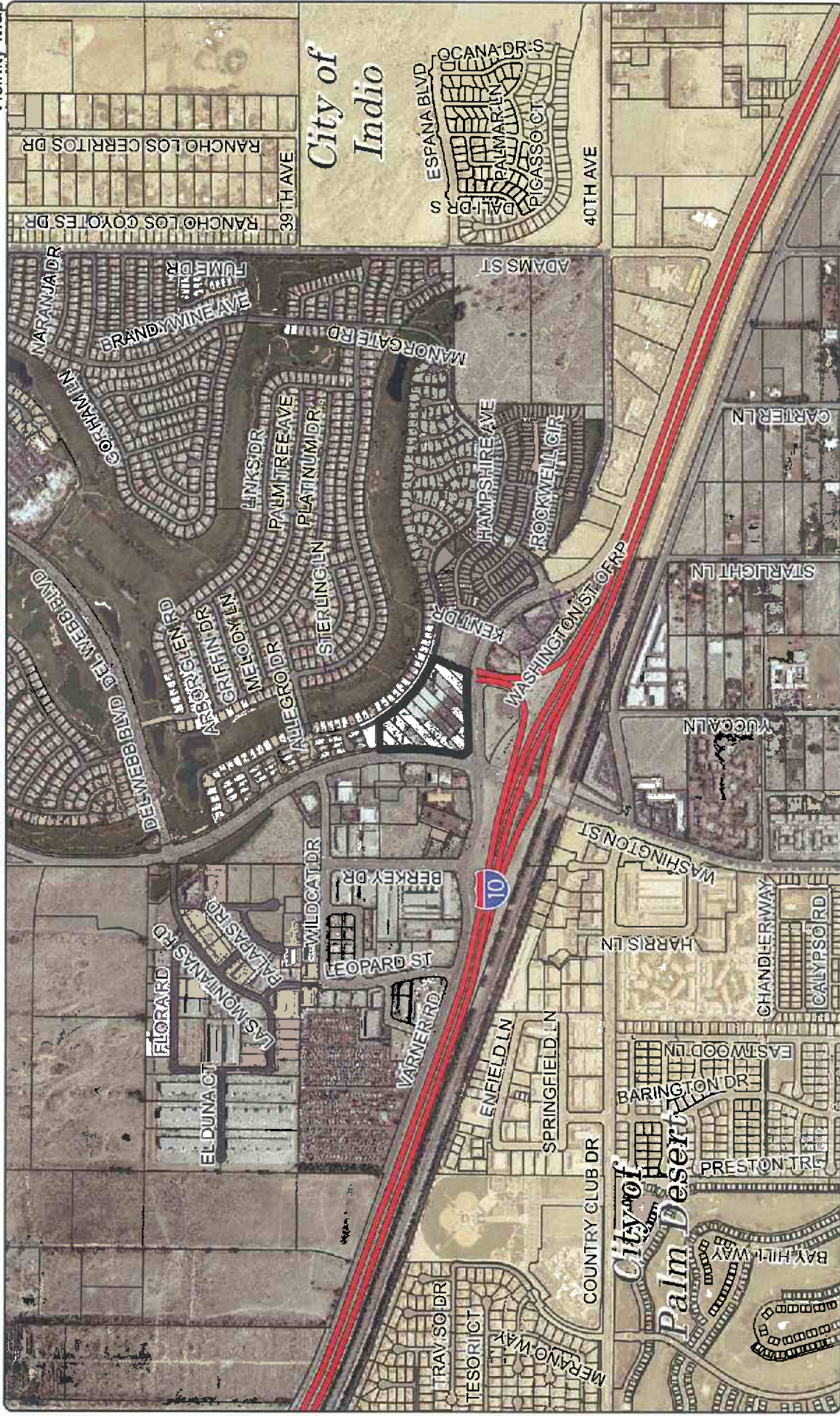
**INFORMATIONAL ITEMS:**

1. As of this writing (11/30/10), no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. An Agriculture Preserve;
  - b. A Policy Area;
  - c. A High Fire area;
  - d. A County Fault Zone;
  - e. An Area Drainage Plan Area; or,
  - f. A Dam Inundation Area.
3. The project site is located within:
  - a. An Area subject to the Mt. Palomar Lighting Ordinance No. 655 (Zone B);
  - b. A City of Sphere of Influence (Palm Desert);
  - c. An Airport Influence Area (Bermuda Dunes);
  - d. An Area of Liquefaction Potential (Moderate);
  - e. An Area Susceptible to Subsidence;
  - f. A Development Impact Fee Area (Ordinance No. 659) (Western Coachella Valley);
  - g. The Bermuda Dunes Community Service District (#121);
  - h. The boundaries of the Desert Sands Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 748-390-024.
5. This project was filed with the Planning Department on July 27, 2010.
6. Deposit Based Fees charged for this project, as of the time of staff report preparation, total approximately \$6,000.00

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP03658**  
**VICINITY/POLICY AREAS**

Supervisor Benoit  
 District 4

Date Drawn: 11/29/10  
 Vicinity Map



Zoning Area: Bermuda Dunes  
 Township/Range: T5SR7E  
 Section: 6

Assessors Bk. Pg. 748-39  
 Thomas Bros. Pg. 819 F2  
 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.plm.co.riverside.ca.us/plndoc.html>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03658

### LAND USE

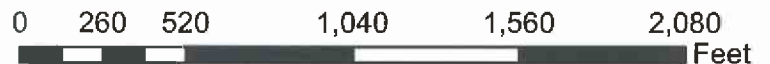
Supervisor Benoit  
District 4

Date Drawn: 11/29/10  
Exhibit 1



Zoning Area: Bermuda Dunes  
Township/Range: T5SR7E  
Section: 6

Assessors Bk. Pg. 748-39  
Thomas Bros. Pg. 819 F2  
Edition 2009



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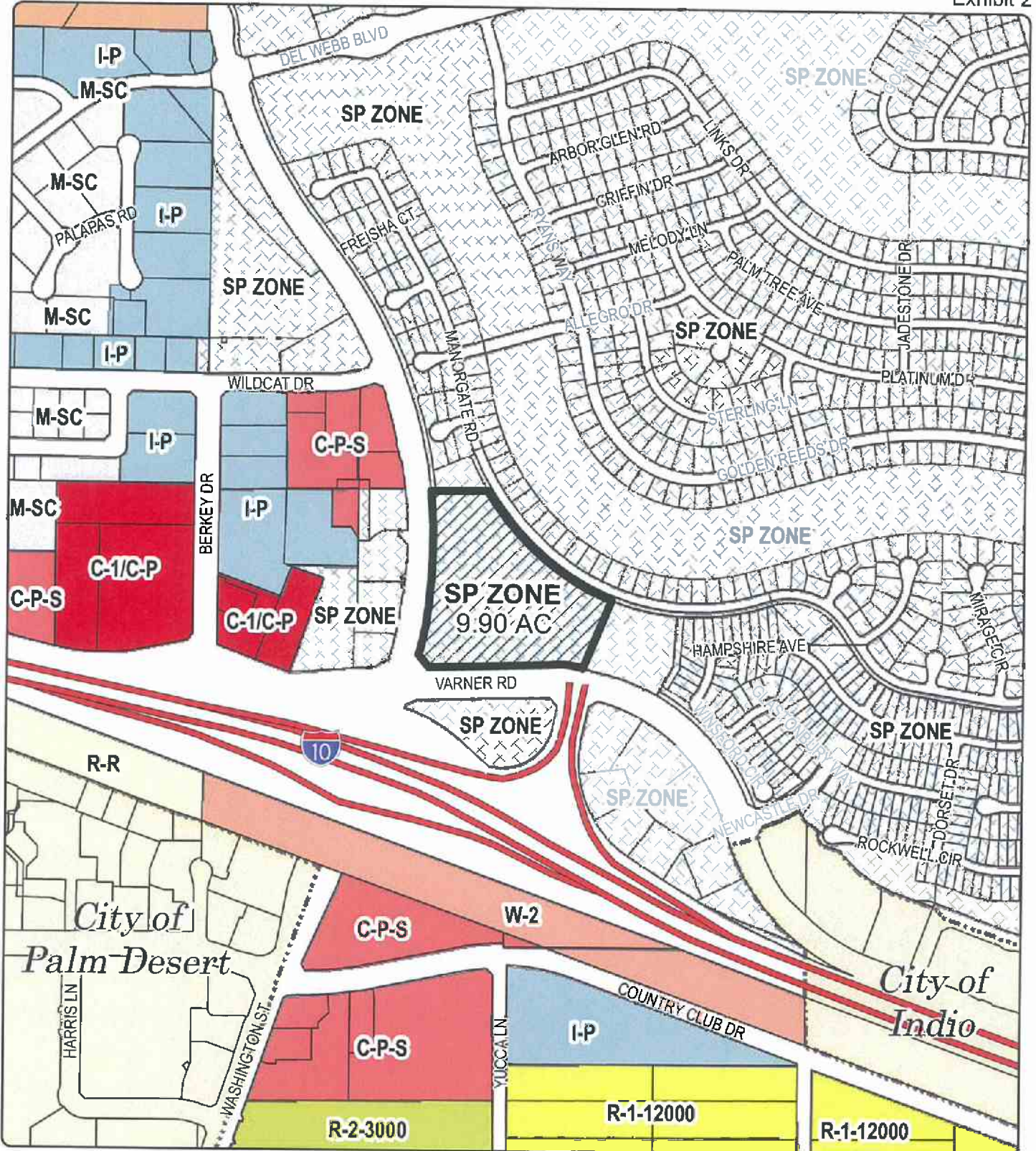
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03658

### EXISTING ZONING

Supervisor Benoit  
District 4

Date Drawn: 11/29/10  
Exhibit 2



Zoning Area: Bermuda Dunes  
Township/Range: T5SR7E  
Section: 6

Assessors Bk. Pg. 748-39  
Thomas Bros. Pg. 819 F2  
Edition 2009



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03658

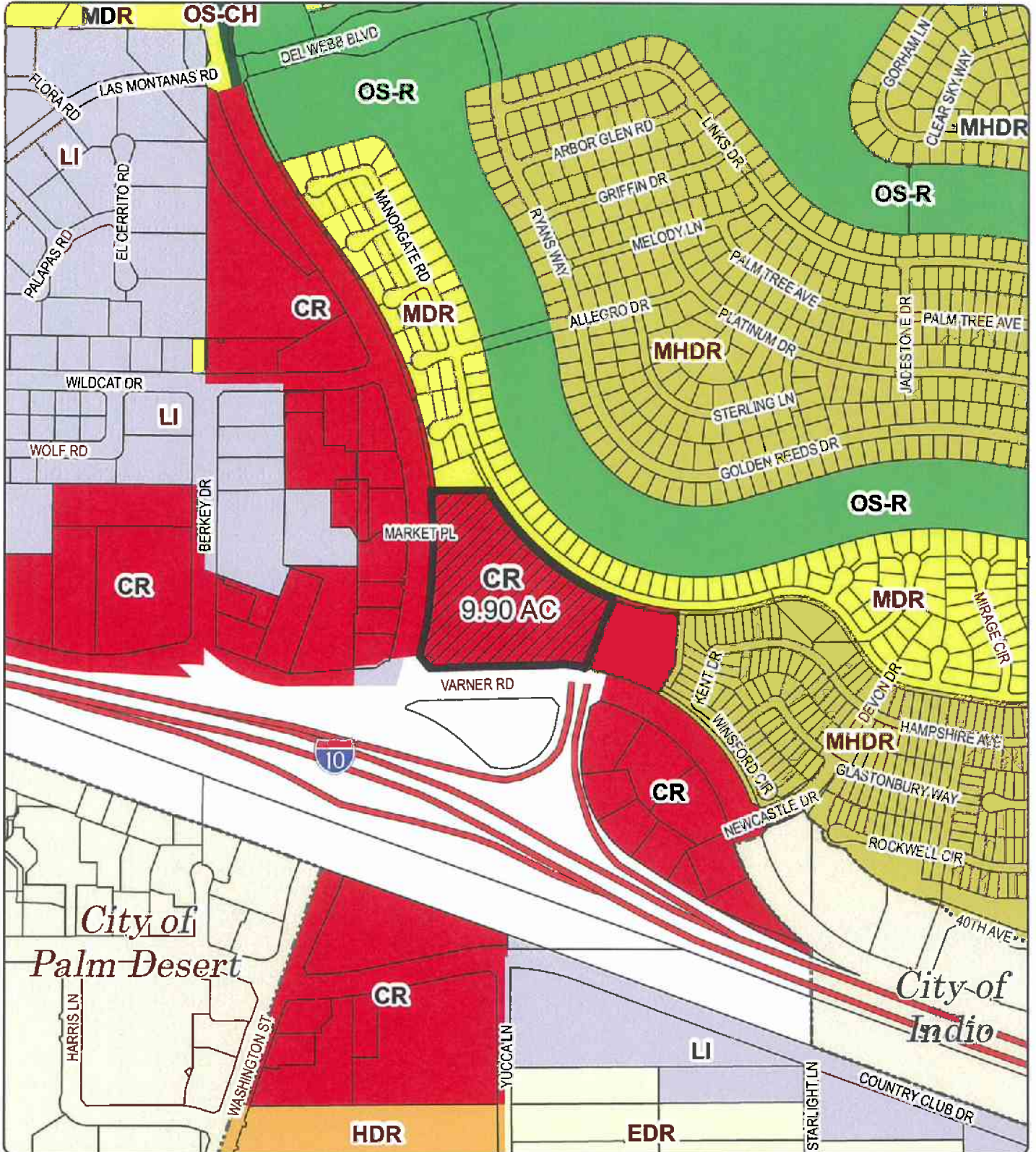
### EXISTING GENERAL PLAN

Supervisor Benoit

District: 4

Date Drawn: 11/29/10

Exhibit 5



Zoning Area: Bermuda Dunes  
 Township/Range: T5SR7E  
 Section: 6

Assessors Bk. Pg. 748-39  
 Thomas Bros. Pg. 819 F2  
 Edition 2009



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**Walgreens**

FACILITIES PLANNING DESIGN & ENGINEERING  
100 WILLOW ROAD  
DUBLIN, CA 94568  
PROJECT TYPE

DESIGNED BY: WALGREENS  
 DRAWN BY: [ ]  
 CHECKED BY: [ ]  
 ALL CONSTRUCTION WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.  
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.  
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.

**GENERAL NOTES:**  
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

NO.	DATE	BY	DESCRIPTION

REVISIONS  
 IDENTIFICATION AND SEAL  
 I hereby certify that the plans shown on this sheet were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of California. I am not providing any services on this project that require the services of a Licensed Professional Engineer in the State of California.

STORE NUMBER: 0042  
 WALGREENS STORE  
 2518 WARNER RD  
 PALM DESERT, CA

SCALE: 1" = 30'-0"  
 0 25 50 100  
 NORTH

DATE: 02/02/01  
 DRAWN BY: [ ]  
 CHECKED BY: [ ]  
 PROJECT NO.: A0.1



DATE: 02/02/01  
 DRAWN BY: [ ]  
 CHECKED BY: [ ]  
 PROJECT NO.: A0.1

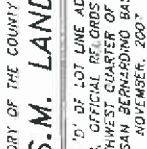
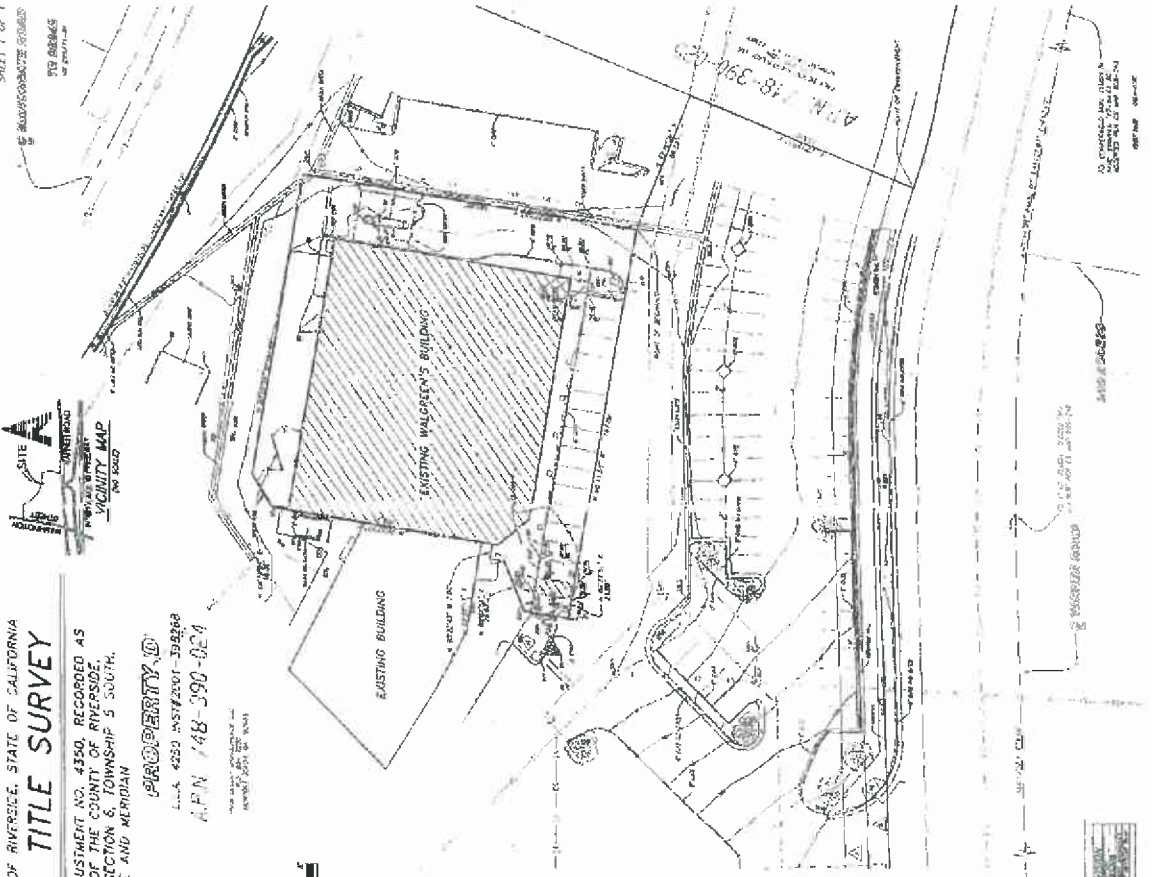
10242  
PLAN

SHEET 1 OF 1

# IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA A.L.T.A./A.C.S.M. LAND TITLE SURVEY

SHOWING A PORTION OF PROPERTY 'D' OF LOT LINE ADJUSTMENT NO. 4350, RECORDED AS INSTRUMENT NO. 2-01-398288, OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, LYING IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 7 EAST SAN BERNARDINO BASE AND MERIDIAN NOVEMBER, 2007.

PROPERTY ID:  
L.A.S. 4280 NAST#2001-398288  
APN 148-390-024



**NOTES & LEGEND:**  
1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.  
2. ALL BEARINGS ARE TRUE BEARINGS.  
3. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON BOLTS.  
4. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON BOLTS.  
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10. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON BOLTS.

**NOTES:**  
1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF 1907 AND 1941.  
2. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPPING.  
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10. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPPING.

**ALTA NOTES:**  
1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF 1907 AND 1941.  
2. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPPING.  
3. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPPING.  
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10. THE SURVEYOR HAS BEEN DULY QUALIFIED BY THE BOARD OF SURVEYING AND MAPPING.

**OWNER/PREPARED FOR:**  
[Name]  
[Address]  
[City, State, Zip]

**DATE OF FIELD REVIEW:**  
[Date]

**ASSESSOR'S PARCEL NUMBER:**  
[Number]

**BASE OF BEARINGS:**  
[Bearing]

**FLOOD ZONE:**  
[Zone]

**HEIGHT REQUIREMENTS, SETBACKS & FLOOR SPACE:**  
[Requirements]

**ADDITIONAL NOTES:**  
[Notes]

**DATE OF SURVEY:**  
[Date]

**TITLE COMMITMENT:**  
[Commitment]

**DATE OF FIELD REVIEW:**  
[Date]

**ASSESSOR'S PARCEL NUMBER:**  
[Number]

**BASE OF BEARINGS:**  
[Bearing]

**FLOOD ZONE:**  
[Zone]

**HEIGHT REQUIREMENTS, SETBACKS & FLOOR SPACE:**  
[Requirements]

**ADDITIONAL NOTES:**  
[Notes]

**DATE OF SURVEY:**  
[Date]

**TITLE COMMITMENT:**  
[Commitment]

**DATE OF FIELD REVIEW:**  
[Date]

**ASSESSOR'S PARCEL NUMBER:**  
[Number]

**BASE OF BEARINGS:**  
[Bearing]

**FLOOD ZONE:**  
[Zone]

**HEIGHT REQUIREMENTS, SETBACKS & FLOOR SPACE:**  
[Requirements]

**ADDITIONAL NOTES:**  
[Notes]

**DATE OF SURVEY:**  
[Date]

**TITLE COMMITMENT:**  
[Commitment]

**DATE OF FIELD REVIEW:**  
[Date]

**ASSESSOR'S PARCEL NUMBER:**  
[Number]

**BASE OF BEARINGS:**  
[Bearing]

**FLOOD ZONE:**  
[Zone]

**HEIGHT REQUIREMENTS, SETBACKS & FLOOR SPACE:**  
[Requirements]

**ADDITIONAL NOTES:**  
[Notes]

**DATE OF SURVEY:**  
[Date]

**TITLE COMMITMENT:**  
[Commitment]

**NOTE**  
FIELD SURVEYING  
RIVERSIDE COUNTY  
REGISTERED PROFESSIONAL SURVEYOR  
No. 10242

**CERTIFICATION:**  
I, [Name], a duly qualified and licensed Professional Surveyor, do hereby certify that the above is a true and correct copy of the original survey as shown to me by the owner or his authorized representative, and that the same is in accordance with the laws of the State of California and the rules and regulations of the Board of Surveying and Mapping.

**DATE:** [Date]

**SIGNATURE:** [Signature]

site plan 10242



# Walgreens

FACILITIES PLANNING AND DESIGN ENGINEERING  
 188 WALGREEN DRIVE  
 DUFFERIN, IL 60135-1108

PROJECT NO. 717  
 SHEET NO. 11  
 DATE: 04/15/03

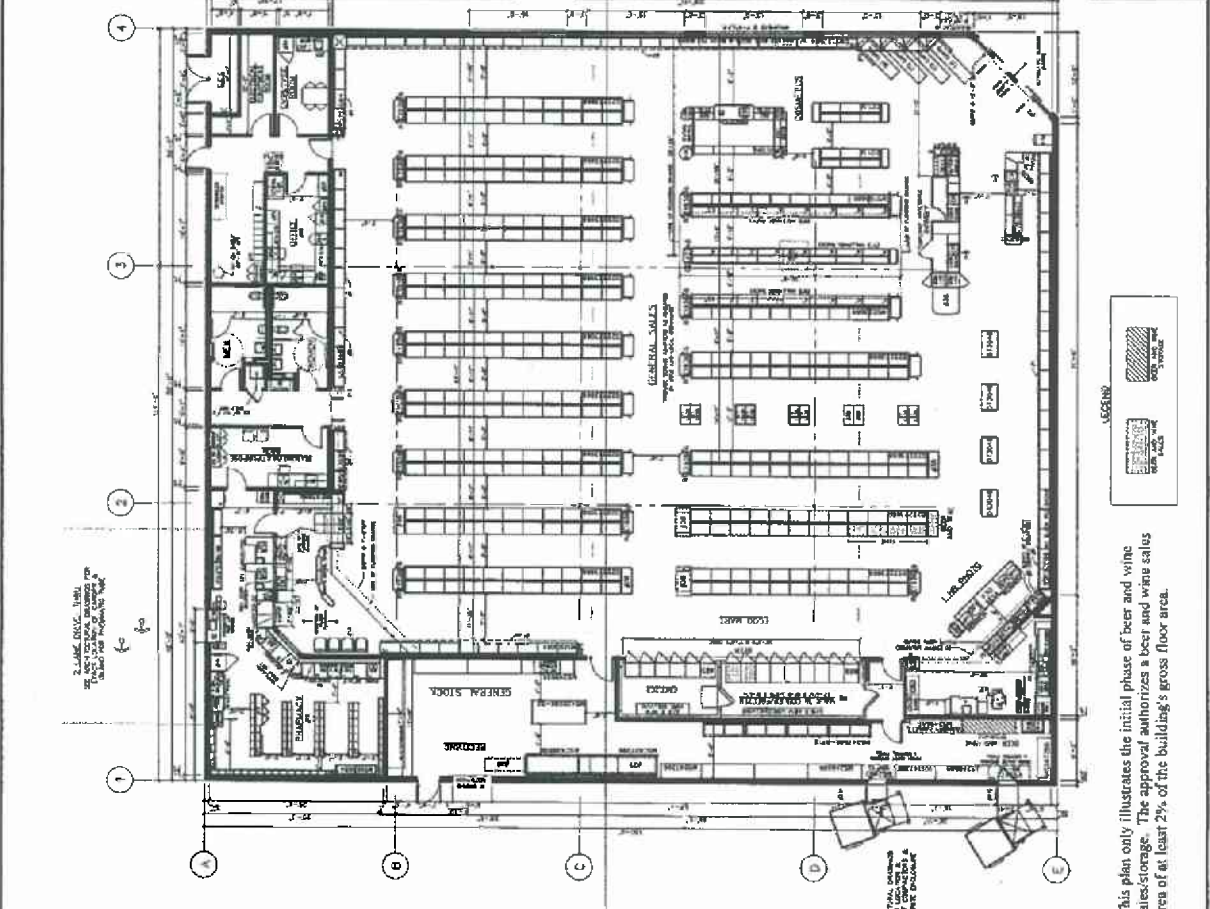
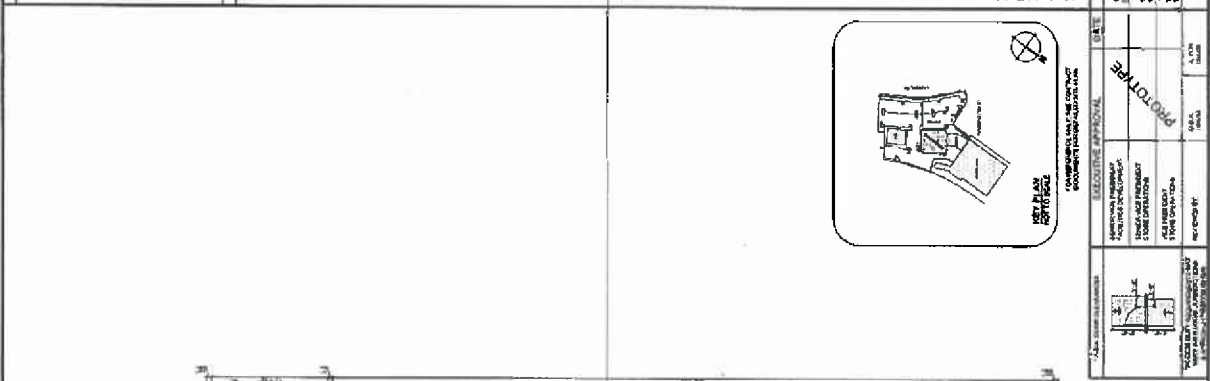
SCHEDULE FOOT AREA SUMMARY	
AREA	AREA
STAIR	172
HALL	855
MECH	75
ROOF	75
<b>TOTAL AREA</b>	<b>1177</b>

TOTAL AREA SUMMARY	
TOTAL AREA	1177
TOTAL FLOOR AREA	1177
TOTAL MECH. ROOMS AREA	75
TOTAL MECH. ROOMS PERCENT	6.4%

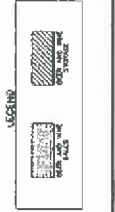
DATE	04/15/03
PROJECT	Walgreens
LOCATION	Walgreens Store
SCALE	1/8" = 1'-0"
DATE	04/15/03
PROJECT	Walgreens Store
LOCATION	Walgreens Store
SCALE	1/8" = 1'-0"

## GENERAL NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FINISH SURFACE.
2. REFER TO ALL WALLS TO BE REMOVED FOR EXISTING WALLS.
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28. REFER TO ALL WALLS TO BE REMOVED FOR EXISTING WALLS.
29. REFER TO ALL WALLS TO BE REMOVED FOR EXISTING WALLS.
30. REFER TO ALL WALLS TO BE REMOVED FOR EXISTING WALLS.



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.



LEGEND  
 BEER AND WINE SALES AREA  
 BEER AND WINE SALES AREA

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.

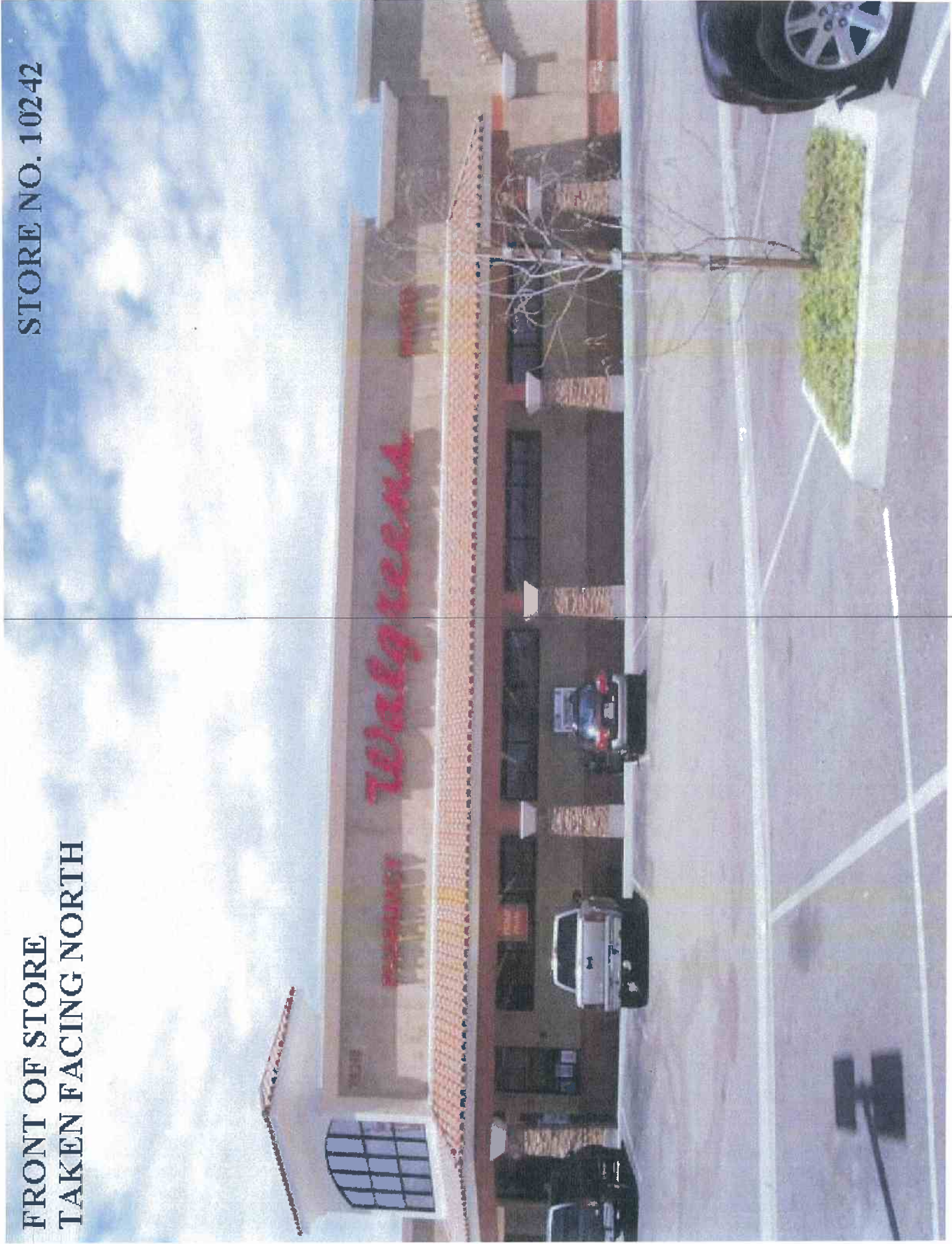
DATE: 04/15/03  
 PROJECT: Walgreens  
 LOCATION: Walgreens Store  
 SCALE: 1/8" = 1'-0"  
 DATE: 04/15/03  
 PROJECT: Walgreens Store  
 LOCATION: Walgreens Store  
 SCALE: 1/8" = 1'-0"

DATE: 04/15/03  
 PROJECT: Walgreens  
 LOCATION: Walgreens Store  
 SCALE: 1/8" = 1'-0"

DATE: 04/15/03  
 PROJECT: Walgreens  
 LOCATION: Walgreens Store  
 SCALE: 1/8" = 1'-0"

FRONT OF STORE  
TAKEN FACING NORTH

STORE NO. 10242



CONDITIONAL USE PERMIT Case #: CUP03658

Parcel: 748-390-024

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      USE - PROJECT DESCRIPTION                      RECOMMND

The use hereby permitted is 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 PP18791R1. 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. 3658. 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. 3658 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Conditional Use Permit No. 3658 dated August 23, 2010.

APPROVED EXHIBIT C = Floor Plan for Conditional Use Permit No. 3658 dated August 23, 2010.

BS GRADE DEPARTMENT

10.BS GRADE. 2                      USE\* - GIN VARY INTRO                      RECOMMND

This site currently exists and no grading is proposed. The Grading Division does not object to this proposal.

CONDITIONAL USE PERMIT Case #: CUP03658

Parcel: 748-390-024

10. GENERAL CONDITIONS

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. 6                   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. 7                   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 the California Department of Alcoholic 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. 8                   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

CONDITIONAL USE PERMIT Case #: CUP03658

Parcel: 748-390-024

10. GENERAL CONDITIONS

10.PLANNING. 8 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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. 9 USE - 90 DAYS TO PROTEST RECOMMND

The project applicant 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 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 the project.

10.PLANNING. 11 USE - ABC20 OFF SALE BEER/WINE RECOMMND

OFF SALE BEER & 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. 13 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. 14 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.

CONDITIONAL USE PERMIT Case #: CUP03658

Parcel: 748-390-024

10. GENERAL CONDITIONS

T HEALTH DEPARTMENT

10.T HEALTH. 1 FOOD PLAN CHECK-GENERAL NOTES

RECOMMND

The applicant is advised to contact the Department of Environmental Health (DEH) Food Plan Check Program at (760) 320-1048 to address any concerns regarding the conversion of the facility's existing floor plan to accomodate for the sale of wine and beer.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 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.

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 USE - TUMF

RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.



**California Department of Alcoholic Beverage  
 Control**  
**For the County of RIVERSIDE - (Off-Sale Licenses)**  
**and Census Tract = 452.06**

Report as of 12/1/2010

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	259602	ACTIVE	20	5/3/1991	2/28/2011	APPLE MARKETS INC 80631 INDIO BLVD INDIO, CA 92201  Census Tract: 0452.06		65959 HWY 86 THERMAL, CA 92274	3309
2)	342661	ACTIVE	21	7/3/1998	6/30/2011	THRIFTY PAYLESS INC 41800 WASHINGTON ST, STE 113B BERMUDA DUNES, CA 92203  Census Tract: 0452.06	RITE AID 6246	2600 CAPITOL AVE, STE 300 SACRAMENTO, CA 95816-5930	3300
3)	366947	ACTIVE	20	10/2/2000	9/30/2011	LOVES COUNTRY STORES OF CALIFORNIA 45761 DILLON RD COACHELLA, CA 92236  Census Tract: 0452.06	LOVES COUNTRY STORE 207	PO BOX 26210, ATTN STORE LICENSING DEPARTMENT OKLAHOMA CITY, OK 73126-0210	3305
4)	431026	ACTIVE	21	8/29/2007	7/31/2011	STATER BROS MARKETS 78210 VARNER RD PALM DESERT, CA 92211-4134  Census Tract: 0452.06	STATER BROS 181	PO BOX 150 SAN BERNARDINO, CA 92402-0150	3300
5)	431589	ACTIVE	21	6/13/2008	5/31/2011	WYNDHAM		8427	3309

						RESORT DEVELOPMENT CORPORATION 42151 WORLDMARK WY INDIO, CA 92203  Census Tract: 0452.06		SOUTHPARK CIR, ATTN: LICENSING ORLANDO, FL 32819	
6)	<u>432036</u>	ACTIVE	21	7/5/2007	6/30/2011	CASTILLO, JUAN CARLOS 78010 COUNTRY CLUB DR, STE 400 PALM DESERT, CA 92211-7276  Census Tract: 0452.06	PRONTO FOOD MART & MEXICAN GRILL		3318
7)	<u>443958</u>	ACTIVE	20	10/19/2006	9/30/2011	G & M OIL CO LLC 45760 DILLON RD COACHELLA, CA 92236-2014  Census Tract: 0452.06	G & M OIL	16868 A ST HUNTINGTON BEACH, CA 92647-4831	3305
8)	<u>443998</u>	ACTIVE	20	10/19/2006	9/30/2011	G & M OIL CO LLC 78415 VARNER RD PALM DESERT, CA 92211-1150  Census Tract: 0452.06	G & M OIL CO	16868 A ST HUNTINGTON BEACH, CA 92647-4831	3300
9)	<u>458013</u>	ACTIVE	20	6/23/2008	5/31/2011	MIDLAND OIL GROUP LLC 78355 VARNER RD PALM DESERT, CA 92211-1141  Census Tract: 0452.06	ARCO AM PM		3318
10)	<u>466214</u>	ACTIVE	20	9/9/2008	8/31/2011	TA OPERATING LLC 46155 DILLON RD COACHELLA,	COACHELLA TRAVELCENTER	400 CENTRE ST NEWTON, MA 02458	3305



						CA 92236-2029 Census Tract: 0452.06			
11)	471665	ACTIVE	21	6/18/2009	5/31/2011	JARADEH, FAHED GEORGES 43990 GOLF CENTER PKWY, STE B6 & B7 INDIO, CA 92203-5003  Census Tract: 0452.06	PARKWAY MARKET AND SPIRITS	440 N GLENOAK BLVD BURBANK, CA 91502-1120	3309
12)	482167	ACTIVE	20	9/25/2009	6/30/2011	CHEVRON STATIONS INC 46651 DILLON RD COACHELLA, CA 92236-2037  Census Tract: 0452.06	CHEVRON STATIONS INC	PO BOX 6003, BUSINESS LICENSES & PERMITS SAN RAMON, CA 94583-0904	3305

--- End of Report ---

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

SET 154600 6034

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

**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 03658 DATE SUBMITTED: 2/27/10

**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  
jchavez@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: Palm Desert Marketplace, LLC E-Mail: \_\_\_\_\_

Mailing Address: c/o Williams Real Estate Management, 125 Baker Street East

---

Costa Mesa CA 92626

City State ZIP

Daytime Phone No: ( 714 ) 427-5977 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.



**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 at 78218 Varner Road. See attached for additional information regarding the proposal.

Related cases filed in conjunction with this request:

None

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

If yes, provide Case No(s). MT070081-Plot Plan 18791 (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)?

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 7/20/10  
Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

# LUCE FORWARD

ATTORNEYS AT LAW • FOUNDED 1873  
LUCE, FORWARD, HAMILTON & SCRIPPS LLP

600 West Broadway  
Suite 2600  
San Diego, CA 92101  
619.236.1414  
619.232.8311 fax  
www.luce.com

KENNETH J. STIPANOV, PARTNER  
DIRECT DIAL NUMBER 619.699.2466  
DIRECT FAX NUMBER 619.645.5332  
EMAIL ADDRESS [kstipanov@luce.com](mailto:kstipanov@luce.com)

July 22, 2010

38415-10242

County of Riverside  
Planning Department 9th Floor  
Attn: Scott Arnold  
4080 Lemon Street  
Riverside, CA 92502-1629

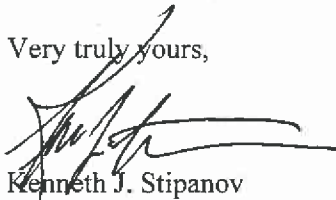
Re: **County of Riverside – Execution Authority for CUP Application for Beer and Wine Sales at  
78218 Varner Road**

Dear Mr. Arnold:

I am a partner at Luce, Forward, Hamilton & Scripps, LLP (“Luce Forward”) and the Chair of Luce Forward’s Real Estate Practice Group. Brian Fish is a partner and Jennifer Chavez is an associate at Luce Forward. Both Brian and Jennifer are and were authorized to sign the above referenced Walgreens applications. In the past few months alone, Brian and Jennifer have signed and filed applications with more than 20 different local jurisdictions on behalf of Luce Forward and Walgreens. Please also note the application includes a Letter of Authorization, with the notarized signature by a senior attorney at Walgreens, which gives the lawyers at Luce Forward the authority to sign applications on behalf of Walgreens.

Thank you for your assistance with this matter. Please don’t hesitate to contact me if you have any questions.

Very truly yours,



Kenneth J. Stipanov

of  
LUCE, FORWARD, HAMILTON & SCRIPPS LLP

KJS/

cc: Brian Fish, Esq.

101279846.1



Corporate and Transactional Law Department

**LETTER OF AUTHORIZATION**

Walgreen Co. ("Walgreens") hereby authorizes Luce, Forward, Hamilton & Scripps, LLP to act as Walgreens' agent with respect to the filing and processing of any applications, permits, licenses or other approvals required for the sale of beer and wine for off-premises consumption at the stores identified on the attached list. This authorization includes, without limitation, permission to sign applications on behalf of Walgreens and to discuss the same with all relevant reviewing authorities.

WALGREENS

By: \_\_\_\_\_  
Name: Michael Redstone  
Its: Senior Attorney

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF LAKE            )

I hereby certify that on this day before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgements, personally appeared Michael Redstone, known to be the person described in and who executed the foregoing instrument as Senior Attorney of WALGREEN CO., an Illinois corporation, and severally acknowledged before me that he executed the same as such Senior Attorney in the name of and on behalf of said corporation.

24<sup>th</sup> WITNESS my hand and official seal in the county and state last aforesaid this day of JUNE, 2010.

  
\_\_\_\_\_  
Signature

## **PROJECT DESCRIPTION**

### **Walgreens CUP for Alcohol Sales**

Walgreens currently operates a 14,820 square foot store at 78218 Varner Road in the unincorporated County of Riverside, in the community of Palm Desert. Walgreen's seeks a conditional use permit to allow it to also sell beer and wine for offsite consumption. This application requests the right to dedicate at least 2% of existing floor area to wine and beer sales. As reflected in the attached floor plan, the initial sales program contemplates that approximately 48 square feet of refrigerated and non-refrigerated space will be devoted to the sale of wine and beer and that approximately 18 square feet of floor area will be devoted to the storage of wine and beer. Walgreens' hours of operations for all retail operations will continue to be 8:00 am to 10:00 pm.

This application includes representative pictures of the existing building and site, as well as pictures of surrounding uses. In addition, the application materials include a survey and the floor plan noted above. The proposed beer and wine sales compliment Walgreens existing retail operation. The introduction of beer and wine will involve no physical change to the interior space (other than some minor rearrangement of merchandise, shelving and coolers) nor to the building envelope, building exterior or landscaping. These minor interior changes will involve no grading, construction or construction equipment at the store.



## Olivas, Jay

---

**From:** Foots-Rachal, Tamica@ABC [Tamica.Foots-Rachal@abc.ca.gov]  
**Sent:** Thursday, August 26, 2010 1:59 PM  
**To:** Olivas, Jay  
**Subject:** Application for Alcoholic Beverage License for Walgreen Co. - 78218 Varner Rd, Palm Desert, CA 92211

Mr. Olivas,

I received the documents for your CUP Permit NO. 3658 on 8/25/10. In regards to your inquiry on the Walgreens and the statistics for that location, the statistics from our department are as follows:

Census Tract: 0452.06  
The number of licenses allowed: 6  
The number of existing licenses: 13

There is undue concentration, and due to the nature of the license type (Off-Sale Beer and Wine License) a Letter of Public Convenience and Necessity (PCN) is needed from the County of Riverside.

During the premises investigation, it was noted that there are no residents within 100 feet of the location. Residents within 500 feet of the premises location were notified by the applicant and no objections or protests were received.

There are no Conditioning Points within 600 feet of the location.

The application was determined to have no disqualifiable information.

The application is ready for approval, pending that they receive a PCN and CUP from the city.

Thank you for your assistance and feel free to contact me if you have any questions.

*Tamica Foots-Rachal*  
*Licensing Representative, II*  
*Desk: 760-324-4063*  
*Fax: 760-324-2632*  
*Email: [tamica.foots-rachal@abc.ca.gov](mailto:tamica.foots-rachal@abc.ca.gov)*

**Department of Alcohol Beverage Control \* 34-160 Gateway Drive, Ste 120 \* Palm Desert, CA 92211-8052 \* Main: 760-324-2627 or 760-324-2027 \* Fax 760-324-2632**

**CONFIDENTIALITY NOTICE:** This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.

### LIST OF STORES

STORE #	ADDRESS	CITY	ZIP	COUNTY
5744	128 S. State College Boulevard	Anaheim	92806	Orange
6726	1720 W. La Palma Avenue	Anaheim	92801	Orange
6954	3446 W. Ball Road	Anaheim	92804	Orange
10629	2560 W. Ball Road	Anaheim	92804	Orange
7286	13052 Newport Avenue	Tustin	92780	Orange
9388	10840 Katella Avenue	Garden Grove	92840	Orange
11475	27714 Clinton Keith Road	Murrieta	92562	Riverside
10336	1538 E. Chapman Avenue	Orange	92866	Orange
7449	481 S. Ventura Road	Oxnard	93030	Ventura
10242	78218 Varner Road	Palm Desert	92211	Riverside

## RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
748-390-024

**\*IMPORTANT\***

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

**STANDARD WITH PERMITS REPORT****APNs**

748-390-024-3

**OWNER NAME / ADDRESS**

WALGREEN CO  
PALM DESERT MARKETPLACE  
FRONTIER BANK  
78206 VARNER RD  
PALM DESERT, CA. 92260

**MAILING ADDRESS**

C/O MARIA DIMARUCUT  
P O BOX 7250

NEWPORT BEACH CA. 92658

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION IS NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 9.9 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 819 GRID: F2

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
CITY SPHERE: PALM DESERT  
NO ANNEXATION DATE AVAILABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

JOHN BENOIT, DISTRICT 4

**TOWNSHIP/RANGE**

T5SR7E SEC 6

**ELEVATION RANGE**

100/96 FEET

**PREVIOUS APN**

748-390-021

**PLANNING**

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
CR

**AREA PLAN (RCIP)**

WESTERN COACHELLA VALLEY

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

SP ZONE (CZ 6579)

**ZONING DISTRICTS AND ZONING AREAS**

BERMUDA DUNES DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

DEL WEBB'S SUN CITY/PALM SPRINGS  
PLAN NUMBER: #281  
PLANNING AREA: 15  
ADOPTED DATE: 06/5/2001

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

BERMUDA DUNES

**AIRPORT COMPATIBILITY ZONES**

BERMUDA DUNES ZONE C  
BERMUDA DUNES ZONE D

**ENVIRONMENTAL**

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**

NONE

**VEGETATION (2005)**

NO DATA AVAILABLE

**FIRE**

**HIGH FIRE AREA (ORD. 787)**

NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**

NOT IN A FIRE RESPONSIBILITY AREA

**DEVELOPMENT FEES**

**CVMSHCP FEE AREA (ORD. 875)**

WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**

NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.

In EAST

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**

NOT WITHIN THE WESTERN TUMF FEE AREA

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**

WESTERN COACHELLA VALLEY

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**

NOT WITHIN AN SKR FEE AREA.

**DEVELOPMENT AGREEMENTS**

NOT IN A DEVELOPMENT AGREEMENT AREA

**TRANSPORTATION**

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**

IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT MAJEED FARSHED AT (760)863-8267 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

**ROAD BOOK PAGE**

207A

NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**  
NOT IN A CETAP CORRIDOR.

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**HYDROLOGY**

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**FLOOD PLAIN REVIEW**

THIS PARCEL MAY BE SUBJECT TO A FLOOD MANAGEMENT REVIEW. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (760) 398-2651 EXT 2288.

**WATER DISTRICT**

CVWD

**FLOOD CONTROL DISTRICT**

COACHELLA VALLEY WATER DISTRICT

**WATERSHED**

WHITEWATER

---

**GEOLOGIC**

---

**FAULT ZONE**

NOT IN A FAULT ZONE

**FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**

MODERATE

**SUBSIDENCE**

SUSCEPTIBLE

**PALEONTOLOGICAL SENSITIVITY**

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

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**MISCELLANEOUS**

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**SCHOOL DISTRICT**

DESERT SANDS UNIFIED

**COMMUNITIES**

BERMUDA DUNES

DEL WEB SUN CITY

**COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN

BERMUDA DUNES #121 -  
STREET LIGHTING

**LIGHTING (ORD. 655)**

ZONE B, 42.90 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

045206

**FARMLAND**

URBAN-BUILT UP LAND

**TAX RATE AREAS**

075-135

- CITRUS PEST CONTROL 2
- COACHELLA VAL JT BLO HIGH
- COACHELLA VALLEY PUBLIC CEMETERY
- COACHELLA VALLEY REC AND PARK
- COACHELLA VALLEY RESOURCE CONSER

- COACHELLA VALLEY WATER DISTRICT
- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 121\*
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CV MOSQ & VECTOR CONTROL
- CVWD IMP DIST 1 DEBT SV
- CVWD IMP DIST 58
- CVWD IMP DIST 81
- CVWD STORM WTR UNIT
- DESERT COMMUNITY COLLEGE
- DESERT SANDS UNIFIED SCHOOL
- GENERAL
- GENERAL PURPOSE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SUPERVISORIAL ROAD DISTRICT 4

**SPECIAL NOTES**

PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.

**CODE COMPLAINTS**

NO CODE COMPLAINTS

**BUILDING PERMITS**

Case #	Description	Status
BEL060012	36 PARKING LOT LIGHT STANDARDS	FINAL
BXX071854	BLOCK WALL 304 SQFT 8'H ENGINEERED WALL	FINAL
BTI050292	NAIL SALON 1300 SQ FT	FINAL
BSN060130	THE MARKETPLACE SIGN TYPE M1 MONUMENT	FINAL
BTI060434	NOT AVAILABLE	FINAL
BSN080112	2 SIGNS FOR "JUST JAVA" STE G	FINAL
BXX015861	GARDEN WALL/SPINE WALL A-8	FINAL
BTI100047	TI - TRUE VALUE HARDWARE BLDG B SUITES A THRU E	FINAL
BTI080143	ALTERATION TO EXISTING SUITE A ADD BATHROOM	EXPIRED
BTI100033	TENT IMPROV- "LEGENDS AND ICON BAR & GRILL"	FINAL
BSN100023	SIGN FOR LEGENDS & ICONS SUITES A & B	EXPIRED
BTI100119	FINISH INTERIOR (ADD WALL / BATH FIXTURES & ELEC)	ISSUED
BNR040143	SHELL BUILDING F-4 SUITES 6200 SQ FT	FINAL
BSN080057	SIGN FOR CHRISTELS SUITE B AT MARKE TPLACE PP20207	FINAL
BTI060290	TI FOR HAIR SALON 2086 SQ FT SUITE H	FINAL
BTI080106	"JUST JAVA" COFFEE SHOP SUITE G	FINAL
BTI060122	TI FOR OFFICE USE (REAL ESTATE)	FINAL
BSN060075	NOT AVAILABLE	EXPIRED
BEL070427	49 LIGHT STANDARDS-2 200AMP PANEL (PHASE 2)	FINAL
BXX070950	TEMP CONSTRUCTION TRAILER	FINAL
BEL010387	200 AMP PERMANENT POWER PEDESTAL	FINAL
BXX015859	GARDEN WALL/SPINE WALL A-6	FINAL
BXX015855	GARDEN WALL/SPINE WALL A-2	FINAL
BXX015048	GARDEN WALL 7' HIGH 2632 SQFT	FINAL
BPL080446	SEWER CONNECTION THRU STE F FOR STE G "JUST JAVA"	FINAL
BSN090009	SIGNAGE FOR HEARING AIDS IN BLDG A (BTI080193)	FINAL
BTI090112	TENANT IMPROVEMENT-CHASE BANK INSIDE STATERS BROS	FINAL
BXX069887	NOT AVAILABLE	FINAL
BXX066007	4 TRASH ENCLOSURES & 6 X 8 RET WALL (CO.STANDARD)	FINAL
BXX070362	NOT AVAILABLE	VOID
BXX055036	COMBO GARDEN & RETAINING WALL2'-3'X650'	FINAL
BNR060154	NOT AVAILABLE	FINAL
BSN060115	SIGN "POSTAL ANNEX+" ELEC TO SIGN SUITE D	EXPIRED
BNR060205	COMMERCIAL BLDG SHOPS-B & PHASE 2B 6000 SQFT	FINAL
BSN060167	NOT AVAILABLE	FINAL
BEL070885	7 WALL SIGNS ON WALLGREENS BLDG	FINAL
BTI060126	TENANT IMPROVEMENT PAD C SUITE C PP19430, PP1879R1	VOID
BGR050738	PRECISE GRADING PLAN	FINAL
BSN060119	SIGN FOR SHADOW HILLS DENTAL CARE	EXPIRED
BSN100026	SIGN PERMIT "TRUE VALUE" STE C	FINAL

BNR080095	ALTER EXIST SHOP B-DIVIDE SQFT AND ADD BATHROOMS	FINAL
BXX055082	NOT AVAILABLE	VOID
BXX015047	GARDEN WALL 7' HIGH 27349 SQFT	FINAL
BXX015857	GARDEN WALL/SPINE WALL A-4	FINAL
BTI080193	TENANT IMPROVEMENT SUITE A, HEARING AIDE STORE	FINAL
BSN100011	SIGN FOR CHASE	ISSUED
BSN060069	SIGN "TLC NAILS" SUITE D	EXPIRED
BTI060282	TENANT IMPROVEMENT FOR POSTAL ANNEX BLDG A SUITE D	FINAL
BSN060129	THE MARKETPLACE SIGN TYPE P PYLON SIGN	FINAL
BXX071153	2 ADDL TRASH ENCL FOR MARKETPLACE, CO STANDARD	FINAL
BNR060160	WALGREENS BLDG/STORE 14820 SQ FT	FINAL
BTI070211	TENT IMPROVEMENT FOR SUITE C 1290 SQFT	FINAL
BXX015858	GARDEN WALL/SPINE WALL A-5	FINAL
BEL020674	100 AMP CA/TV PEDESTAL	FINAL
BTI080048	TENT IMPROVEMENT- "CHRISTEL'S BOUTIQUE" STE.B	FINAL
BNR040141	SHELL BUILDING A-7 SUITES 11700 SQ FT	FINAL
BCT080004	CHANGE OF TENANCY "DESERT DISCOUNT CLEANERS"	FINAL
BEL980507	METER PEDESTAL/CABLE TV	FINAL
BXX015045	GARDEN WALL 2254SQFT 7' HIGH	FINAL
BXX015046	GARDEN WALL 7' HIGH 6846 SQFT	EXPIRED
BNR080094	ALTER EXISING SHOP A - ADD BATHROOM TO SUITE A	FINAL
BTI080144	NOT AVAILABLE	VOID
BGR041111	GRADING FOR COMMERCIAL/INDUSTRIAL PROJECT	EXPIRED
BSN070097	2 SIGNS FOR GREENS AT THE MARKETPLACE PP20207	FINAL
BXX080100	NOT AVAILABLE	APPLIED
BTI060139	TENANT IMPROVEMENT FOR DENTAL OFFICE	FINAL
BNR040142	SHELL BUILDING E-8 SUITES 9509 SQ FT	FINAL
BXX015856	GARDEN WALL/SPINE WALL A-3	FINAL
BNR050280	EL PASEO BANK BLDG 4500 SQ FT PP18791 LOT 7 PAD G	FINAL
BEL070249	ONE TEMP POWER POLE FOR STATER BROS CONSTRUCTION	FINAL
BSN070081	SIGN FOR STATER BROTHERS PP22805	FINAL

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS057726	NOT AVAILABLE	APPLIED
EHS064160	NOT AVAILABLE	APPLIED
EHS057108	NOT AVAILABLE	APPLIED
EHS063725	NOT AVAILABLE	APPLIED
EHS065339	NOT AVAILABLE	APPLIED
EHS100415	NOT AVAILABLE	APPLIED
EHS070299	NOT AVAILABLE	APPLIED
EHS062393	NOT AVAILABLE	APPLIED
EHS064533	NOT AVAILABLE	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
CFG05720	CFG FOR EA42358	PAID
PP18791S3	CHASE BANK INSIDE STATER BROS MARKET	APPROVED
PP18791R1	REVISE COMMERCIAL CTR BUILDINGS 216,000 SF	APPROVED
MT070081	PLOT PLAN 18791 WAL-GREENS	PAID
CZ06676	CHANGE TEXT OF SP ZONE EFFECTING PA 15 & PA 16	ABANDON
CZ06680	CHANGE TEXT OF SP ZONE EFFECTING PA 15 & PA 16	ABANDON
PP18791	COMERCIAL SHOPPING CENTER	APPROVED
COC04638	CERTIFY PARCEL AS LEGAL LOT	APPROVED
MT072481	PM30887/PP18791 PHASE II	PAID
PP20207	SIGNAGE FOR PP18791	APPROVED
PP22418	NOT AVAILABLE	APPROVED
PP22034	REVIEW FOR BTI060282	APPROVED
MT068060	NOT AVAILABLE	PAID
PP21965	PLANNING REVIEW FOR BNR060160	APPROVED
PP22054	PLANNING REVIEW FOR PERMIT BTI060290	APPROVED
EA38618	EA FOR CZ6676	ABANDON



PP19754	LANDSCAPE PLAN/PROJECT PHASING & PARKING FIELD	APPROVED
PP19430	SUBMIT BLDG DESIGN ELEVATIONS/FLOOR PLAN FOR SHOPS	APPROVED
VAR01209	NOT AVAILABLE	NOTINLMS
SP00281	A 1574 ACRE RESIDENTIAL & COMMERCIAL SP SP ON 1573.8 ACRES WITH 5,800 DU'S ON 1,052.8 ACRES (INCLUDING MODEL HOMES), 37.3 ACRES OF COMMERCE*EA 35244, EIR 367, CGPA 281, CZ 5840 SP 281 A#1, CGPA 399, CGPA 400, CZ 6245	APPROVED
MT050496	PM 30887 LOT 6 PP 18791	PAID
PP21252	EL PASEO BANK ON PAD "G" OF PP18791/PM30887 LOT 7	APPROVED
PP21269	PLANNING REVIEW OF BLDG PERMIT BNR050280	APPROVED
MT070459	plot plan 18791 shop b ph 2B 8000SF	PAID
MT064376	NOT AVAILABLE	PAID
PP18791S2	SUBSTANTIAL CONFORMANCE TO PP18791	APPROVED
EA38399	EA FOR TR29880	APPROVED
PP18791S4	INSTALL ADDITIONAL TRASH ENCLOSURE OF 211 SF FOR SHOP C	APPLIED
MT050498	PM 30887 LOT 5 PP18791	PAID
PP18791S1	SC FOR REVISED ELEVATIONS AND FLOOR PLANS	APPROVED
CFG02623	CFG FOR EA39160	PAID
VAR01642	FREE STANDING SIGN 1050 SQ FT FOR CUP03232R1	APPROVED
CUP03658	14,820 SF STORE WANTS 2 PERCENT FL ARREA FOR WINE/ BEER SALES FOR OFF-SITE CONSUMPTION.	DRT
CUP03465	15,000 SF RETAIL STORE WITH ALCOHOL SALES	WITHDRWN
PP22142	PLANNING REVIEW FOR BNR060205	APPROVED
CFG03751	CFG FOR CUP03465	PAID
PP23700	500 SQ FT RECYCLING CENTER W/PARKING LOT	DRT
PP21571	LANDSCAPE PLAN FOR PP21252	APPROVED
PP21161	PP APPROVAL FOR BTI050292	APPROVED
PP23463	PARKING AND SIGN REVIEW FOR COFFEE SHOP	APPROVED
MT050497	PM 30887 LOT 2 PP 18791	PAID
PP21934	PLANNING REVIEW FOR BNR060154 (STATER BROS)	TENTAPPR
PM30887	DIVIDE 12.55 ACRES INTO 9 COMMERCIAL PARCELS	APPROVED
CFG02016	FISH & GAME DOCUMENT HANDLING FEE FOR EA38618	PAID
EA41634	EA FOR PM30887M1	APPROVED
CFG04981	CFG FOR PM30887M1	PAID
CUP03232R1	ADD SIGN PROGRAM TO CUP03232 GAS STATION/RESTAURAN	APPROVED
CUP03232	CUP FOR FAST FOOD RESTAURANTS,CAR WASH, GAS STATIO	APPROVED
PP17454	ADD POOL & RESTROOM TO TR29880	APPROVED
SP00281A2	ADJUST THE SP BOUNDARY AND ZONING DESIGNATIONS	APPROVED
EA42358	EA FOR CUP03658	DRT
PP21681	PLANNING REVIEW FOR BTI 060122 (PP18791)	APPROVED
EA40297	EA FOR CUP03465	APPROVED
PM30887M1	MODIFY NINE LOT LINES FOR APPROVED SCHD E PM30887	APPROVED
CFG01826	FISH AND GAME FOR EA38399 (TR29880)	PAID
PP23023	FOOD MARKET GRAND OPERNING FOR APPROX 500 PERSONS	APPROVED
MT062016	PP18791 PP21252	PAID
PP22805	5 ILLUMINATED WALL SIGNS FOR STATER BROS	APPROVED
PP21742	PLANNING REVIEW FOR BTI060139	APPROVED
EA39160	EA FOR PM30997 & PP18791	APPROVED

REPORT PRINTED ON...Tue Nov 30 15:48:30 2010  
Version 101124

## 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. 3658** – Exempt from CEQA – Applicant: Walgreen Co. – Engineer/Representative: Brian Fish/Jennifer Chavez – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Vaner Road, southerly of Manorgate Road, westerly of Kent Drive, and easterly of Washington Street at 78218 Varner Road – 9.90 Acres – Zoning: Specific Plan (S-P) – **REQUEST:** The Conditional Use Permit 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 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: 748-390-024 – Related Cases: PP18791R1 (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: January 5, 2011  
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 Jay Olivas, Project Planner at 951-955-1195 or e-mail [jolivas@rctlma.org](mailto:jolivas@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: Jay Olivas  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/29/2010.

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

APN (s) or case numbers CUPO3658 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

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

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

NAME: Vinnie Nguyen

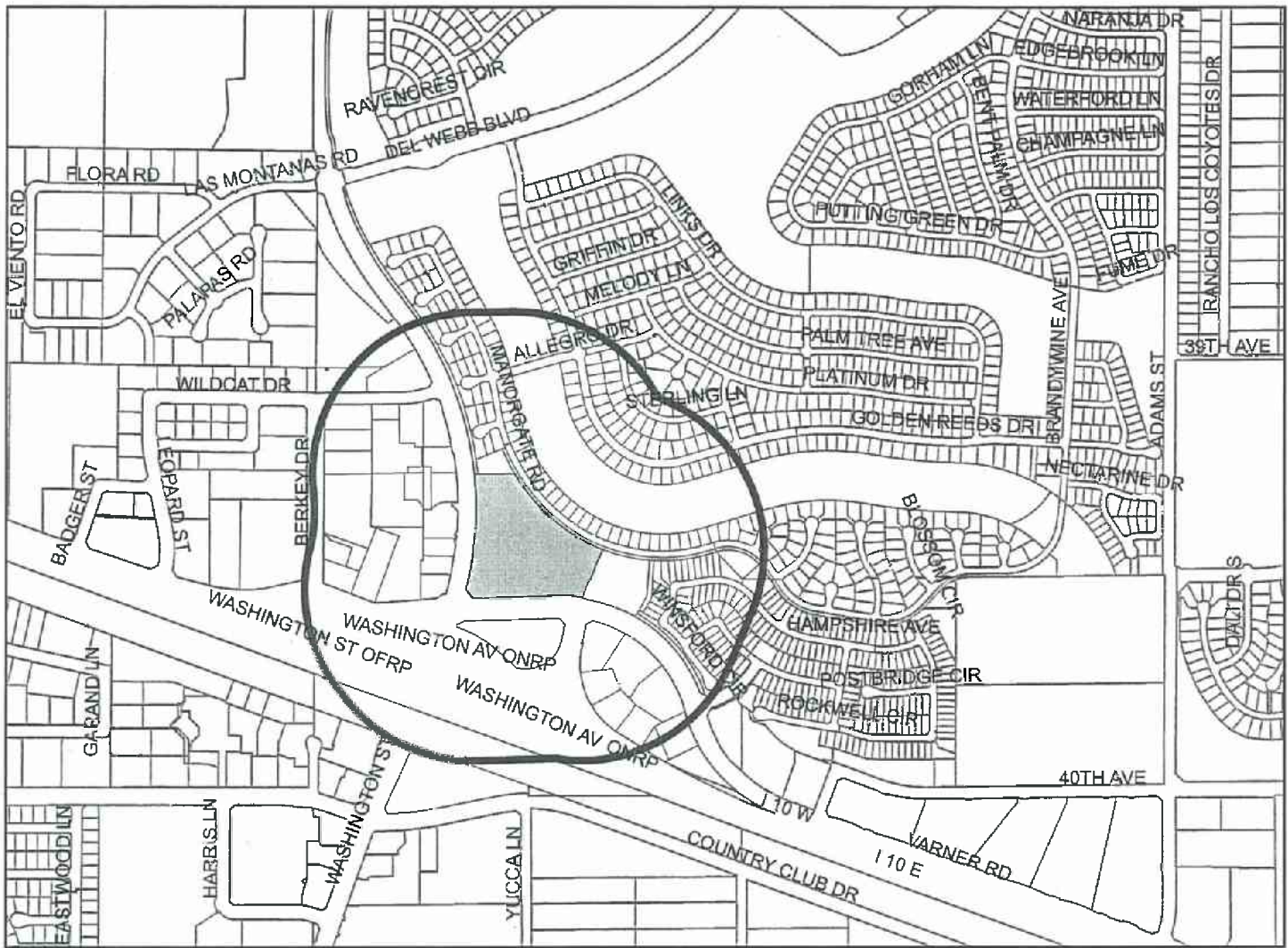
TITLE GIS Analyst

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

Riverside, Ca. 92502

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

## 1000 feet buffer



### Selected Parcels

748-350-049	748-340-031	748-350-012	748-350-011	748-350-005	748-350-007	748-340-050	748-340-014	748-360-014	748-330-037
748-330-002	748-400-021	748-400-037	748-340-018	748-340-021	748-340-035	748-350-046	748-360-019	748-330-003	748-350-048
748-340-062	748-400-033	748-400-006	748-380-013	748-330-057	748-340-026	748-330-043	748-370-015	748-400-046	748-340-057
748-380-006	748-270-001	748-360-024	748-370-014	748-350-032	748-340-052	748-400-017	748-340-024	748-350-045	748-400-031
748-350-002	748-350-052	748-370-031	748-350-042	748-360-011	748-270-007	748-360-023	748-400-032	748-270-002	748-360-026
748-400-063	748-380-001	748-350-006	748-350-037	748-400-030	748-330-001	748-400-012	748-350-055	748-340-016	748-400-020
748-400-028	748-400-056	748-330-046	748-340-028	748-330-036	748-270-005	748-330-045	748-350-054	748-340-025	748-370-004
748-350-039	748-360-008	748-400-009	748-400-004	748-360-002	748-340-032	748-370-011	748-370-012	748-340-041	748-380-003
748-340-051	748-370-025	748-330-048	748-370-062	748-380-009	748-380-008	748-270-006	748-360-020	748-400-026	748-340-019

rst 90 parcels shown



1,200 600 0 1,200 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: 748350049, ASMT: 748350049  
ABRAHAM HEPNER, ETAL  
29129 WHITES POINT DR  
RCH PALOS VERDES CA 90275

APN: 748340014, ASMT: 748340014  
ALICE D DAVIS  
78466 STERLING LN  
PALM DESERT CA 92211

APN: 748340031, ASMT: 748340031  
ABRAHAM LIEBERMAN, ETAL  
78494 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748360014, ASMT: 748360014  
ALLAN J THAU, ETAL  
78206 VARNER RD STE D150  
PALM DESERT CA 92211

APN: 748350012, ASMT: 748350012  
AGUSTIN R ALVAREZ, ETAL  
39607 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748330037, ASMT: 748330037  
ALYCE M GOLDSTEIN  
78342 STERLING LN  
PALM DESERT CA. 92211

APN: 748350011, ASMT: 748350011  
ALBERT E FINK, ETAL  
39603 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748330002, ASMT: 748330002  
ANDREA L HELGEN  
78233 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748350005, ASMT: 748350005  
ALBERTA ADMINISTRATIVE CONSULTANTS, E  
904 228 26TH AVENUE SW  
CALGARY AB CANADA T2S3C6 0

APN: 748400021, ASMT: 748400021  
ANDREW PORTER  
78425 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748350007, ASMT: 748350007  
ALEX F MARCH, ETAL  
6102 GOLF VIEW RD  
GURNEE IL 60031

APN: 748400037, ASMT: 748400037  
ANNE C PRITCHETT  
1107 N FOREST OAK DR  
HENDERSON KY 42420

APN: 748340050, ASMT: 748340050  
ALFRED GILGEN  
22295 S BEAR CREEK DR  
MURRIETA CA 92562

APN: 748340018, ASMT: 748340018  
ARNOLD FRANK, ETAL  
78390 STERLING LN  
PALM DESERT CA 92211

APN: 748340021, ASMT: 748340021  
ARNOLD M FISHLER, ETAL  
78383 STERLING LN  
PALM DESERT CA. 92211

APN: 748400033, ASMT: 748400033  
BARBARA WALKER  
80366 AVD SANTA ALICIA  
INDIO CA 92203

APN: 748340035, ASMT: 748340035  
ARNOLD M SHANE  
78426 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748400006, ASMT: 748400006  
BARBEL REHE  
39667 KENT DR  
PALM DESERT CA. 92211

APN: 748350046, ASMT: 748350046  
AURORA LOAN SERVICES  
2617 COLLEGE PARK DR  
SCOTTSDLUFF NE 69361

APN: 748380013, ASMT: 748380013  
BD PROP LP  
1666 20TH ST STE 100  
SANTA MONICA CA 90404

APN: 748360019, ASMT: 748360019  
BARBARA A STORMS, ETAL  
39539 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748330057, ASMT: 748330057  
BENSON MCCALL, ETAL  
78229 MELODY LN  
PALM DESERT CA. 92211

APN: 748330003, ASMT: 748330003  
BARBARA HELBERG WAPPNER  
78221 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748340026, ASMT: 748340026  
BETTY LOU FARR  
78443 STERLING LN  
PALM DESERT CA 92211

APN: 748350048, ASMT: 748350048  
BARBARA JOAN BANSMER  
232 S ALMONT DR  
BEVERLY HILLS CA 90211

APN: 748330043, ASMT: 748330043  
BEVERLY A WOODS  
78202 GOLDEN REED DR  
PALM DESERT CA 92211

APN: 748340062, ASMT: 748340062  
BARBARA R DAUM, ETAL  
21053 SE 261 ST  
MAPLE VALLEY WA 98038

APN: 748370015, ASMT: 748370015  
BIG SKY INV HOSPITALITY INC  
2545 RUDY ST  
ROWLAND HEIGHTS CA 91748

APN: 748400046, ASMT: 748400046  
BRANCO PETROVICH, ETAL  
78451 GLASTONBURY WAY  
PALM DESERT CA. 92211

APN: 748400017, ASMT: 748400017  
CARL STERN, ETAL  
78457 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748340057, ASMT: 748340057  
BRUCE L THORVIG, ETAL  
12 LAGOON VISTA  
TIBURON CA 94920

APN: 748340024, ASMT: 748340024  
CAROL B FARRAR  
78419 STERLING LN  
PALM DESERT CA. 92211

APN: 748380006, ASMT: 748380006  
BYJ PARTNERS, ETAL  
C/O VARTAN R MOURADIAN  
12052 SILVER FOX RD  
ROSSMOOR CA 90720

APN: 748350045, ASMT: 748350045  
CAROLE V LEWIS  
78068 ALLEGRO CT  
PALM DESERT CA. 92211

APN: 748360024, ASMT: 748360024  
C V W D  
P O BOX 1058  
COACHELLA CA 92236

APN: 748400031, ASMT: 748400031  
CAROLYN ANN TOTTEN  
78418 WINSFORD CIR  
PALM DESERT CA. 92211

APN: 748370014, ASMT: 748370014  
CALIFORNIA SOUTH S9  
C/O MOTEL 6 NO 0104  
14651 DALLAS PKWY STE 500  
DALLAS TX 75240

APN: 748350002, ASMT: 748350002  
CATHERINE ROMMAL  
P O BOX 132127  
BIG BEAR LAKE CA 92315

APN: 748350032, ASMT: 748350032  
CARDRINER BOWDEN  
P O BOX 13627  
PALM DESERT CA 92255

APN: 748350052, ASMT: 748350052  
CHARLES B RIGGS, ETAL  
78040 DEERBROOK CIR  
PALM DESERT CA. 92211

APN: 748340052, ASMT: 748340052  
CARL A LAUN, ETAL  
78361 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748370031, ASMT: 748370031  
CHARLES MCBRIDE, ETAL  
P O BOX 235  
ROSS CA 94957

APN: 748350042, ASMT: 748350042  
CORINNE DILLARD  
78079 DAMASK ROSE CT  
PALM DESERT CA. 92211

APN: 748380001, ASMT: 748380001  
DEL WEBB CALIF CORP  
DEL WEBB CALIF CORP  
40048 CORTE REFUGIO  
INDIO CA 92203

APN: 748360011, ASMT: 748360011  
DAVID D HUANG, ETAL  
4733 DOGWOOD AVE  
SEAL BEACH CA 90740

APN: 748350006, ASMT: 748350006  
DEWITT A MOSS, ETAL  
39579 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748270007, ASMT: 748270007  
DAVID J LOOMIS, ETAL  
21030 CORSEY WAY  
SARATOGA CA 95070

APN: 748350037, ASMT: 748350037  
DINO P TELLONE, ETAL  
78066 DAMASK ROSE CT  
PALM DESERT CA. 92211

APN: 748360023, ASMT: 748360023  
DAVID J NOORTHOEK  
488 OAK BROOK CT  
SANTA ROSA CA 95409

APN: 748400030, ASMT: 748400030  
DOLORES MARILYN LEVINE  
9950 RESEDA BLV # 24  
NORTHRIDGE CA 91324

APN: 748400032, ASMT: 748400032  
DAVID L KING, ETAL  
6610 SHELTONDALE AVE  
WEST HILLS CA 91307

APN: 748330001, ASMT: 748330001  
DON A FOX  
78249 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748360026, ASMT: 748360026  
DEL WEB CALIF CORP  
39775 BERKEY DR  
PALM DESERT CA 92211

APN: 748400012, ASMT: 748400012  
DON JOSEPH LAWSON, ETAL  
78406 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748400063, ASMT: 748400063  
DEL WEBB CALIF CORP  
DEL WEBB CALIF CORP  
80758 CORTE SANTA CARMELA  
INDIO CA 92203

APN: 748350055, ASMT: 748350055  
DONALD G HAWE, ETAL  
78884 NARANJA DR  
PALM DESERT CA 92211



APN: 748340016, ASMT: 748340016  
DONALD W MCDANIEL, ETAL  
78426 STERLING LN  
PALM DESERT CA. 92211

APN: 748270005, ASMT: 748270005  
EDMUND S HELLER  
39455 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748400020, ASMT: 748400020  
DONNA JEAN DIBELLA  
78433 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748330045, ASMT: 748330045  
EDMUND W BLUTH, ETAL  
78230 GOLDEN REED DR  
PALM DESERT CA 92211

APN: 748400028, ASMT: 748400028  
DONNA R MEAGHER  
78394 WINSFORD CIR  
PALM DESERT CA. 92211

APN: 748350054, ASMT: 748350054  
EDWARD F TOCCI, ETAL  
11181 ETTRICK ST  
OAKLAND CA 94605

APN: 748400056, ASMT: 748400056  
DOUGLAS ANDREW MAJOR, ETAL  
78490 WINSFORD CIR  
PALM DESERT CA. 92211

APN: 748340025, ASMT: 748340025  
EDWARD S WESTFALL, ETAL  
78431 STERLING LN  
PALM DESERT CA. 92211

APN: 748330046, ASMT: 748330046  
DWIGHT D DENISON  
78246 GOLDEN REEDS DR  
PALM DESERT CA. 92211

APN: 748370004, ASMT: 748370004  
EISENOWER MEDICAL CENTER  
ATTN CHIEF FINANCIAL OFFICER  
39000 BOB HOPE DR  
RANCHO MIRAGE CA 92270

APN: 748340028, ASMT: 748340028  
E R FERGUSON, ETAL  
78467 STERLING LN  
PALM DESERT CA 92211

APN: 748350039, ASMT: 748350039  
ELDA S CAVES, ETAL  
78006 DAMASK ROSE CT  
PALM DESERT CA. 92211

APN: 748330036, ASMT: 748330036  
EARL D DEWITT, ETAL  
78271 ALLEGRO DR  
PALM DESERT CA 92211

APN: 748360008, ASMT: 748360008  
ELEANOR A HANSEN  
37273 WESTRIDGE AVE  
PALM DESERT CA 92211

APN: 748400009, ASMT: 748400009  
ELLEN DELVALLE  
P O BOX 7222  
SAN DIEGO CA 92167

APN: 748340051, ASMT: 748340051  
FLEMMING KRESTEN ANDERSEN, ETAL  
45 GLEN MEADOW CRES  
ST ALBERT AB CANADA T8N3A2 0

APN: 748400004, ASMT: 748400004  
ETHRIDGE W BOYD, ETAL  
39695 KENT DR  
PALM DESERT CA. 92211

APN: 748370025, ASMT: 748370025  
FORCE WILDCAT  
C/O ERICKSON  
P O BOX 13164  
PALM DESERT CA 92255

APN: 748360002, ASMT: 748360002  
EUGENIE V BREWSTER  
11050 SE 105TH AVE  
PORTLAND OR 97086

APN: 748330048, ASMT: 748330048  
FRANK G WHITE, ETAL  
78228 ALLEGRO DR  
PALM DESERT CA. 92211

APN: 748340032, ASMT: 748340032  
FAITH D HORWITZ  
78480 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748370062, ASMT: 748370062  
FRESH & EASY NEIGHBORHOOD MARKET INC  
C/O TAX FINANCE DEPT  
2120 PARK PL STE 200  
EL SEGUNDO CA 90245

APN: 748370012, ASMT: 748370012  
FARMERS MARKET DEPOT  
86705 AVENUE 54 STE A  
COACHELLA CA 92236

APN: 748380008, ASMT: 748380008  
G & M OIL CO  
16868 A ST  
HUNTINGTON BEACH CA 92647

APN: 748340041, ASMT: 748340041  
FEDERAL NATL MORTGAGE ASSN  
C/O CHASE HOME FINANCE  
800 BROOKSEDGE BLV  
WESTERVILLE OH 43081

APN: 748270006, ASMT: 748270006  
G ALLEN MUNGER, ETAL  
39329 FERNWOOD GLEN CT  
PALM DESERT CA. 92211

APN: 748380003, ASMT: 748380003  
FILIA FOOD SERVICES INC  
78365 VARNER RD  
PALM DESERT CA. 92211

APN: 748360020, ASMT: 748360020  
GARY G CLARK  
39543 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748400026, ASMT: 748400026  
GARY STEPHEN HOLMES, ETAL  
7528 CALMCREST DR  
DOWNEY CA 90240

APN: 748340029, ASMT: 748340029  
GRAYDON R SMART, ETAL  
78479 STERLING LN  
PALM DESERT CA. 92211

APN: 748340019, ASMT: 748340019  
GEORGE R THURSTON, ETAL  
78368 STERLING LN  
PALM DESERT CA 92211

APN: 748330042, ASMT: 748330042  
HAROLD GRUEN, ETAL  
78323 STERLING LN  
PALM DESERT CA 92211

APN: 748360017, ASMT: 748360017  
GEORGE SARKIS SAHAGIAN  
667 N SUNNYSLOPE AVE  
PASADENA CA 91107

APN: 748400029, ASMT: 748400029  
HARRY S AGAMALIAN  
6 SAN CARLOS DR  
SALINAS CA 93901

APN: 748400015, ASMT: 748400015  
GERALD K BEVILACQUA, ETAL  
78430 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748400054, ASMT: 748400054  
HELEN OCHS  
790 HAMPSHIRE RD UNT C  
WESTLAKE VILLAGE CA 91361

APN: 748400045, ASMT: 748400045  
GERALDINE MARIE BURLEY  
78459 GLASTONBURY WAY  
PALM DESERT CA. 92211

APN: 748400018, ASMT: 748400018  
HELGA MAXHEIMER  
14150 W 50TH PL  
GOLDEN CO 80403

APN: 748340048, ASMT: 748340048  
GIFFORD V WILDE  
6650 SUNSET WAY NO 315  
ST PETERBURG BEACH FL 33706

APN: 748340034, ASMT: 748340034  
HERBERT MAZER, ETAL  
78452 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748330006, ASMT: 748330006  
GORDON L HARAUGHY, ETAL  
38949 RYANS WAY  
PALM DESERT CA. 92211

APN: 748340049, ASMT: 748340049  
HERBERT SAXON  
78319 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748400034, ASMT: 748400034  
HILARY J MACDOUGALL  
48 TUDOR ST  
CHELSEA MA 2150

APN: 748400011, ASMT: 748400011  
JAMES G LEWIS, ETAL  
10115 LOVELANE  
LOS ANGELES CA 90064

APN: 748370033, ASMT: 748370033  
HLDG  
ATTN WESLEY D OLIPHANT  
77900 AVE OF THE STATES  
PALM DESERT CA 92211

APN: 748400002, ASMT: 748400002  
JEANNIE OH  
73111 COUNTRY CLUB NO B5  
PALM DESERT CA 92260

APN: 748360012, ASMT: 748360012  
HOWARD M CHASE, ETAL  
39511 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748400036, ASMT: 748400036  
JEFFREY L BRANDT, ETAL  
79991 RANCHO LA QUINTA DR  
LA QUINTA CA 92253

APN: 748270009, ASMT: 748270009  
IRVING H COHEN, ETAL  
39293 FERNWOOD GLEN CT  
PALM DESERT CA. 92211

APN: 748360018, ASMT: 748360018  
JO ANN PERRY  
39535 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748400024, ASMT: 748400024  
JACK FLENER  
78401 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748380004, ASMT: 748380004  
JO VI  
2275 SAMPSON AVE NO 201  
CORONA CA 92879

APN: 748360015, ASMT: 748360015  
JACK SHARPE, ETAL  
2421 ALDERDALE RD  
MABTON WA 98935

APN: 748400051, ASMT: 748400051  
JOEL G FLORES  
501 PALISADES DR NO 208  
PACIFIC PALISADES CA 90272

APN: 748360005, ASMT: 748360005  
JAMES E SMITH, ETAL  
78535 SUNRISE CANYON AVE  
PALM DESERT CA 92211

APN: 748330044, ASMT: 748330044  
JOHN BINKOWSKI, ETAL  
78216 GOLDEN REEDS DR  
PALM DESERT CA. 92211



APN: 748360022, ASMT: 748360022  
JOHN BOYD FOTTRELL, ETAL  
75 PARTRIDGE CT  
ALAMO CA 94507

APN: 748400035, ASMT: 748400035  
JOYCE GOODMAN  
55 GREENMEADOW DR  
NEWBURY PARK CA 91320

APN: 748350003, ASMT: 748350003  
JOHN CELLI, ETAL  
39567 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748350004, ASMT: 748350004  
JUDITH K JACKSON  
39571 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748340046, ASMT: 748340046  
JOHN J MAURITZEN, ETAL  
78277 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748350001, ASMT: 748350001  
JUDY E GIGANTE  
5924 VIENNA WY  
LANSING MI 48917

APN: 748340047, ASMT: 748340047  
JOHN P BRIGHAM, ETAL  
78291 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748340060, ASMT: 748340060  
KENNETH W HALL, ETAL  
8515 CORTE VERDE BLV 954  
SAN DIEGO CA 92122

APN: 748340045, ASMT: 748340045  
JOHN W WHEELER, ETAL  
78263 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748400014, ASMT: 748400014  
KERRY GREENE  
78422 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748370024, ASMT: 748370024  
JOHNSON FAMILY  
78005 WILDCAT DR NO 107  
PALM DESERT CA 92211

APN: 748380002, ASMT: 748380002  
LASSEN MARKET INC  
C/O BP PROPERTY TAX  
P O BOX 5015  
BUENA PARK CA 90623

APN: 748400016, ASMT: 748400016  
JOSEPH M TAGLIARINO, ETAL  
78465 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748400038, ASMT: 748400038  
LAURETTA LOWELL  
78440 GLASTONBURY WAY  
PALM DESERT CA. 92211



APN: 748340040, ASMT: 748340040  
LEO J SCHNITZER, ETAL  
78314 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748400003, ASMT: 748400003  
MARC ERLANSON  
39709 KENT DR  
PALM DESERT CA. 92211

APN: 748270003, ASMT: 748270003  
LEROY COX, ETAL  
39463 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748340056, ASMT: 748340056  
MARCIA REIMER  
78417 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748340033, ASMT: 748340033  
LINDA D CARMİ  
38180 DEL WEBB BLV  
PALM DESERT CA 92211

APN: 748360016, ASMT: 748360016  
MARGARET A GHOLSON, ETAL  
11 EAST EAGLE COVE LN  
COUPEVILLE WA 98239

APN: 748400055, ASMT: 748400055  
LINN G DANKS  
7916 SOUTHWIND CIR  
HUNTINGTON BEACH CA 92648

APN: 748350038, ASMT: 748350038  
MARGARET ELLEN ENGEL  
78036 DAMASK ROSE CT  
PALM DESERT CA. 92211

APN: 748350043, ASMT: 748350043  
LOIS E DEWITT  
78271 ALLEGRO DR  
PALM DESERT CA 92211

APN: 748330008, ASMT: 748330008  
MARILYN B GAYNOR  
38893 RYANS WAY  
PALM DESERT CA. 92211

APN: 748340020, ASMT: 748340020  
LOU M PATTERSON, ETAL  
78373 STERLING LN  
PALM DESERT CA. 92211

APN: 748400044, ASMT: 748400044  
MARY C TAYLOR  
586 EATON DR  
PASADENA CA 91107

APN: 748330041, ASMT: 748330041  
LOUIS SILBERMAN, ETAL  
78335 STERLING LN  
PALM DESERT CA. 92211

APN: 748400007, ASMT: 748400007  
MARY ELLEN LORESCH  
39653 KENT DR  
PALM DESERT CA. 92211

APN: 748330058, ASMT: 748330058  
MARY K MAXWELL  
78209 MELODY LN  
PALM DESERT CA. 92211

APN: 748330049, ASMT: 748330049  
MILTON L WILLEN, ETAL  
78248 ALLEGRO DR  
PALM DESERT CA 92211

APN: 748350034, ASMT: 748350034  
MARZIO FERNANDEZ  
78077 FREISHA CT  
PALM DESERT CA. 92211

APN: 748340015, ASMT: 748340015  
MIRIAM NUGIT  
78448 STERLING DR  
PALM DESERT CA 92211

APN: 748400027, ASMT: 748400027  
MAURICE VICTOR DESPINS, ETAL  
151 WOODFERN PL AW  
CALGARY AB CANADA T2W4R7 0

APN: 748400052, ASMT: 748400052  
MODWENA M SULLIVAN  
78458 WINSFORD CIR  
PALM DESERT CA. 92211

APN: 748340053, ASMT: 748340053  
MICHAEL C HANLY, ETAL  
C/O KIM MURDOCK  
4623 ROCKMEADOW PL  
SANTA ROSA CA 95405

APN: 748370042, ASMT: 748370042  
MONROE & OLEANDER  
78005 WILDCAT DR NO 107  
PALM DESERT CA 92211

APN: 748350010, ASMT: 748350010  
MICHAEL T MITCHELL, ETAL  
1429 VILLAGE CENTER DR  
MEDFORD OR 97504

APN: 748350008, ASMT: 748350008  
NANCY L JONES  
39591 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748400047, ASMT: 748400047  
MICHAEL V MILLER, ETAL  
12640 FAIRFORD RD  
SAN DIEGO CA 92128

APN: 748330004, ASMT: 748330004  
NEVA R FASCIA  
400 N EDGEWOOD  
LA GRANGE IL 60526

APN: 748400022, ASMT: 748400022  
MILDRED L ANDERSON  
78417 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748360013, ASMT: 748360013  
NICOL MARK E REVOCABLE LIVING TRUST, ET  
C/O MARK E NICOL  
12555 HIGH BLUFF DR NO 333  
SAN DIEGO CA 92103

APN: 748330038, ASMT: 748330038  
NORMA JEAN GRAM, ETAL  
78354 STERLING LN  
PALM DESERT CA. 92211

APN: 748420011, ASMT: 748420011  
PATRICIA LIEDTKE  
78357 VINEWOOD DR  
PALM DESERT CA 92211

APN: 748340039, ASMT: 748340039  
NYLAJEAN BECKER  
78342 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748360004, ASMT: 748360004  
PAUL A GOW, ETAL  
CARRETERA PUNTA SAM 66B KM 3  
CANCUN QUINTANA ROO 77520  
MEXICO 0

APN: 748350041, ASMT: 748350041  
ORTELL LOIS ACH  
78049 DAMASK ROSE CT  
PALM DESERT CA. 92211

APN: 748400023, ASMT: 748400023  
PAUL J DORAZIO, ETAL  
78409 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748370045, ASMT: 748370045  
P D GROUP  
2445 KISER  
TUSTIN CA 92782

APN: 748270008, ASMT: 748270008  
PAUL J MILLER, ETAL  
39305 FERNWOOD GLEN CT  
PALM DESERT CA. 92211

APN: 748400010, ASMT: 748400010  
PAMELA CAROL HAIZLIP  
78390 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748330040, ASMT: 748330040  
PEARL M COHEN  
6000 MAURY AVE  
WOODLAND HILLS CA 91367

APN: 748370055, ASMT: 748370055  
PASSCO WASHINGTON SQUARE  
96 CORPORATE PARK NO 200  
IRVINE CA 92606

APN: 748350056, ASMT: 748350056  
PEGGY OSHEA, ETAL  
9255 DOHENY RD NO 2201  
WEST HOLLYWOOD CA 90069

APN: 748330039, ASMT: 748330039  
PATRICIA A STURTEVANT  
78359 STERLING LN  
PALM DESERT CA. 92211

APN: 748400043, ASMT: 748400043  
PETE JAMES ENTERPRISES  
1123 E DOMINGUEZ ST STE L  
CARSON CA 90746



APN: 748340037, ASMT: 748340037  
PETER MADISON, ETAL  
78378 GOLDEN REED DR  
PALM DESERT CA 92211

APN: 748350040, ASMT: 748350040  
RICHARD C SPIRES, ETAL  
667 HAMPTON RD  
ARCADIA CA 91006

APN: 748360003, ASMT: 748360003  
RALPH A LUNSTEDT, ETAL  
39475 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748330007, ASMT: 748330007  
RICHARD J DOODY, ETAL  
38921 RYANS WAY  
PALM DESERT CA. 92211

APN: 748400048, ASMT: 748400048  
RANDALL R COULTER, ETAL  
41195 CARLOTTA DR  
PALM DESERT CA 92211

APN: 748350047, ASMT: 748350047  
ROBERSON FAMILY TRUST, ETAL  
C/O JAMES H ROBERSON  
78008 ALLEGRO CT  
PALM DESERT CA. 92211

APN: 748340027, ASMT: 748340027  
RENEE HELEN FEINSTEIN, ETAL  
78455 STERLING LN  
PALM DESERT CA 92211

APN: 748400013, ASMT: 748400013  
ROBERT A REDSTONE, ETAL  
78414 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748400008, ASMT: 748400008  
RIA J WIEGMANS  
39765 REGENCY WAY  
PALM DESERT CA 92211

APN: 748360007, ASMT: 748360007  
ROBERT E BRIGGS, ETAL  
2637 FAIRGREEN AVE  
ARCADIA CA 91006

APN: 748330009, ASMT: 748330009  
RICHARD A BRADBURY, ETAL  
38865 RYANS WAY  
PALM DESERT CA. 92211

APN: 748350051, ASMT: 748350051  
ROBERT E SLAYDEN, ETAL  
78070 DEERBROOK CIR  
PALM DESERT CA. 92211

APN: 748350053, ASMT: 748350053  
RICHARD C ANDERSON, ETAL  
78010 DEERBROOK CIR  
PALM DESERT CA. 92211

APN: 748360021, ASMT: 748360021  
ROBERT F BLOCH, ETAL  
39547 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748340042, ASMT: 748340042  
ROBERT HARRY ROTHENBERG, ETAL  
P O BOX 453  
SUMMERLAND CA 93067

APN: 748400050, ASMT: 748400050  
ROSY DISCA  
78442 WINSFORD CIR  
PALM DESERT CA. 92211

APN: 748270013, ASMT: 748270013  
ROBERT W HENDERSON, ETAL  
39332 FERNWOOD GLEN CT  
PALM DESERT CA. 92211

APN: 748360010, ASMT: 748360010  
SAM GEROME, ETAL  
2109 RICHMOND ST  
SANTA ANA CA 92705

APN: 748400001, ASMT: 748400001  
ROGER J CALLAHAN, ETAL  
39737 KENT DR  
PALM DESERT CA. 92211

APN: 748270004, ASMT: 748270004  
SAM SCHWARTZ, ETAL  
39459 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748400049, ASMT: 748400049  
ROLANDO J VILLANUEVA, ETAL  
2442 MEDLOW AVE  
LOS ANGELES CA 90041

APN: 748350036, ASMT: 748350036  
SANDRA JEANNE SHIMIZU  
78096 DAMASK ROSE CT  
PALM DESERT CA. 92211

APN: 748340054, ASMT: 748340054  
RONALD CURRINGTON, ETAL  
710 VAN BUREN ST  
EUGENE OR 97402

APN: 748400005, ASMT: 748400005  
SANITAGO TELLEZ, ETAL  
39681 KENT DR  
PALM DESERT CA. 92211

APN: 748340036, ASMT: 748340036  
RONALD H EVANS, ETAL  
78398 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 626330044, ASMT: 626330044  
SECURITY PUBLIC STORAGE BERMUDA DUNE  
C/O BACO REALTY  
51 FEDERAL ST NO 202  
SAN FRANCISCO CA 94107

APN: 748340043, ASMT: 748340043  
ROSEMARIE TERESA KARAS  
78274 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748400025, ASMT: 748400025  
SHARON SCHLOTTHAUER  
22263 E EUCLIDE DR  
AURORA CO 80016



APN: 748350033, ASMT: 748350033  
SHAYNE PAUL & ETHEL LTD PARTNERSHIP  
C/O PAUL SHAYNE  
141 N POINSETTIA PL  
LOS ANGELES CA 90036

APN: 748360027, ASMT: 748360027  
SUN CITY PALM DESERT COMMUNITY ASSN  
38180 DEL WEBB BL  
PALM DESERT CA 92211

APN: 748340044, ASMT: 748340044  
SHELDON R ESKO, ETAL  
78258 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748420078, ASMT: 748420078  
SUN CITY PALM DESERT COMMUNITY ASSN  
38180 DEL WEBB BLV  
PALM DESERT CA 92211

APN: 748420010, ASMT: 748420010  
SHIRLEY B PERILLO  
78481 HAMPSHIRE AVE  
PALM DESERT CA. 92211

APN: 748390022, ASMT: 748390022  
SUN CITY PALM SPRINGS COMMUNITY ASSN  
C/O THOMAS LUCAS  
2231 E CAMELBACK RD  
PHOENIX AZ 85016

APN: 748340059, ASMT: 748340059  
SIDNEY WALD, ETAL  
78459 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748370013, ASMT: 748370013  
SUNNY CHARLA ASCH, ETAL  
P O BOX 457  
LA CANADA CA 91012

APN: 748380014, ASMT: 748380014  
SOUTHERN PACIFIC TRANSPORTATION CO  
SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

APN: 748350050, ASMT: 748350050  
SUSAN BISHOP, ETAL  
78782 YELLEN DR  
PALM DESERT CA 92211

APN: 748400053, ASMT: 748400053  
STEPHEN A GOETZ, ETAL  
78466 WINSFORD CIR  
PALM DESERT CA. 92211

APN: 748400019, ASMT: 748400019  
SUSAN M CREED  
2849 MOULTON DR  
RIVERSIDE CA 92503

APN: 748340085, ASMT: 748340085  
SUN CITY PALM DESERT COMMUNITY ASSN  
38180 DEL WEBB BLV  
PALM DESERT CA 92211

APN: 748340061, ASMT: 748340061  
SYLVAN KATZ, ETAL  
6611 E LA CUMBRE DRIVE  
ORANGE CA 92869

APN: 748360006, ASMT: 748360006  
TANG QUY TRAN, ETAL  
6721 BRIDGEWATER DR  
HUNTINGTON BEACH CA 92647

APN: 748400040, ASMT: 748400040  
VIRGINIA L PUDERBAUGH  
20531 VIA EL TAJO  
YORBA LINDA CA 92887

APN: 748380007, ASMT: 748380007  
TFG DECO  
3857 BIRCH ST  
NEWPORT BEACH CA 92660

APN: 748330005, ASMT: 748330005  
VIVIAN M GORMLY  
38977 RYANS WAY  
PALM DESERT CA. 92211

APN: 748340055, ASMT: 748340055  
THEDFORD OTTO DEGROOT, ETAL  
P O BOX 2040  
BLUE JAY CA 92317

APN: 748390025, ASMT: 748390025  
WALGREEN CO, ETAL  
C/O MARIA DIMARUCUT  
P O BOX 7250  
NEWPORT BEACH CA 92658

APN: 748360009, ASMT: 748360009  
THOMAS E TEASLEY, ETAL  
39499 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748340022, ASMT: 748340022  
WALTER D WOODS, ETAL  
78395 STERLING LN  
PALM DESERT CA. 92211

APN: 748350009, ASMT: 748350009  
THOMAS M REANEY, ETAL  
39595 MANORGATE RD  
PALM DESERT CA. 92211

APN: 748390017, ASMT: 748390017  
WILDCAT DRIVE I  
C/O BEARD LAND IMPROVEMENT CO  
530 11TH ST  
MODESTO CA 95353

APN: 748360001, ASMT: 748360001  
VINCENT DUDA, ETAL  
1 LE CORTE  
LAGUNA NIGUEL CA 92677

APN: 748330047, ASMT: 748330047  
WILLIAM B STANFORD, ETAL  
18532 SAUGUS AVE  
SANTA ANA CA 92705

APN: 748340023, ASMT: 748340023  
VINCENT J PAPIA, ETAL  
78407 STERLING LN  
PALM DESERT CA. 92211

APN: 748340058, ASMT: 748340058  
WILLIAM E MCKINLEY, ETAL  
78445 GOLDEN REED DR  
PALM DESERT CA. 92211

APN: 748350044, ASMT: 748350044  
WILLIAM H BERTSCH, ETAL  
78098 ALLEGRO CT  
PALM DESERT CA. 92211

APN: 748330031, ASMT: 748330031  
WILLIAM J MEMOLO, ETAL  
1713 ADAMS AVE  
SCRANTON PA 18509

APN: 748340038, ASMT: 748340038  
WIPF FAMILY LTD PARTNERSHIP  
C/O BERNICE A WIPF  
30515 INDEPENDENCE  
REDLANDS CA 92374

APN: 748340017, ASMT: 748340017  
XENIA G STELER  
78412 STERLING LN  
PALM DESERT CA 92211

APN: 748380005, ASMT: 748380005  
YC PROP  
16 ASCENSION  
IRVINE CA 92612

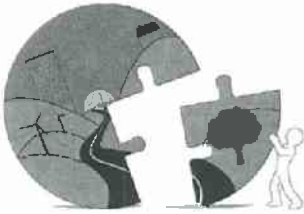
APN: 748370039, ASMT: 748370039  
YEA CHANG USA INC, ETAL  
21520 YORBA LINDA BL G338  
YORBA LINDA CA 92887

Desert Sands Unified School Dist.  
47-950 Dune Palms Rd.  
La Quinta, Ca 92253

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

Owner:  
Palm Desert Marketplace, LLC  
125 Baker Street East  
Costa Mesa, CA 92626

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## NOTICE OF EXEMPTION

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

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409  
 38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: Conditional Use Permit No. 3658

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Vaner Road, southerly of Manogate Road, westerly of Kent Drive, and easterly of Washington Street at 78218 Varner Road.

Project Description: The Conditional Use Permit 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 Walgreens will devote approximately 49 square feet of refrigerated and 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: Walgreen Co.

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)

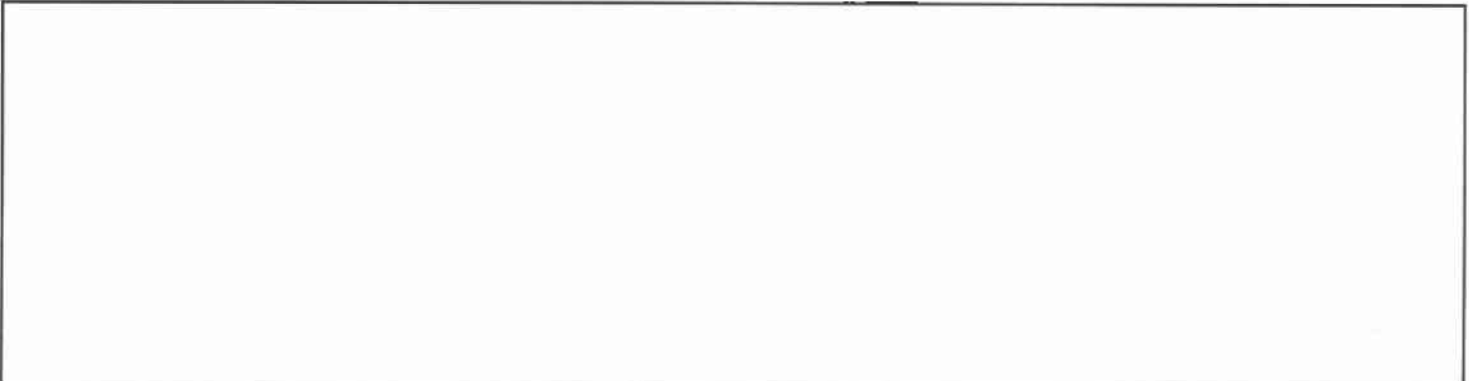
1. Reasons why project is exempt: Conditional Use Permit No. 3658 is exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities) stating that "Class I consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private 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.

Jay Ojivas (951) 955-1195  
County Contact Person Phone Number

 Signature Project Planner Title 12/1/10 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#: ZEA42358 ZCFG No. 05720 - County Clerk Posting Fee  
FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1008294

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

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: WALGREEN CO \$64.00  
paid by: CK 30-0010994295  
paid towards: CFG05720 CALIF FISH & GAME: DOC FEE  
CFG FOR EA42358  
at parcel #: 78206 VARNER RD PDES  
appl type: CFG3

By \_\_\_\_\_ Jul 27, 2010 08:48  
MGARDNER posting date Jul 27, 2010

\*\*\*\*\*  
\*\*\*\*\*

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

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

Additional info at [www.rctlma.org](http://www.rctlma.org)



CASE #: CUP03658  
 EXHIBIT C  
 DATE: 8/23/2010  
 PLANNER: J. OLIVAS

