

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

le05B



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 *Dim*

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE
DATE *2/10/11*
Jennifer Sargeant
Departmental Concurrence

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Buster, Tavaglione, Stone and Ashley
Nays: None
Absent: Benoit
Date: March 1, 2011
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

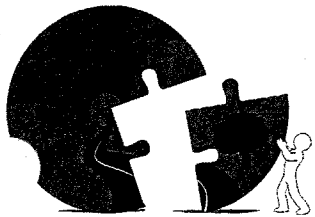
ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

1.3

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

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

3/5/11
Date

KL
Initial

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 Manorgate 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 Olivas County Contact Person (951) 955-1195 Phone Number

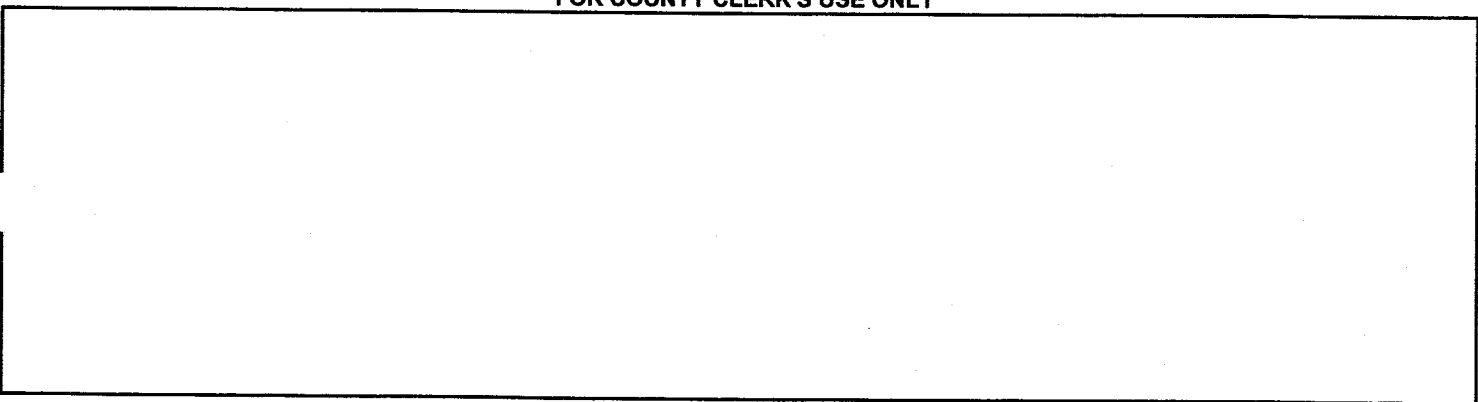
Jay Olivas Signature Project Planner Title 12/1/10 Date

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

MAR 01 2011 1.3



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

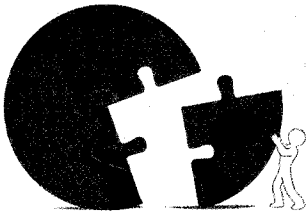
Received from: WALGREEN CO \$64.00
paid by: CK 30-0010994295
paid towards: CFG05720 CALIF FISH & GAME: DOC FEE
CFG FOR EA42358
at parcel #: 78206 VARNER RD PDES
appl type: CFG3

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

605B

Carolyn Syms Luna
Director

DATE: January 25, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

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, SPA) |
| <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 | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <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 March 1, 2011 BOS Agenda

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"

**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.

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

Agenda Item No.: 3.1
Area Map: Western Coach. Valley Area Plan
Zoning District: Bermuda Dunes
Supervisory 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.

KOB

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),
Community Development: Medium Density Residential (CD: MDR) (2 - 5 Dwelling Units per Acre) |
| 7. Project Data: | Total Acreage: 9.90 Gross / Net
Total Number of Existing Buildings: 1
Total Existing Building Square Footage: 14,820
Total Existing Parking Spaces: 600 plus
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.tlrpa.co.riverside.ca.us/index.html>



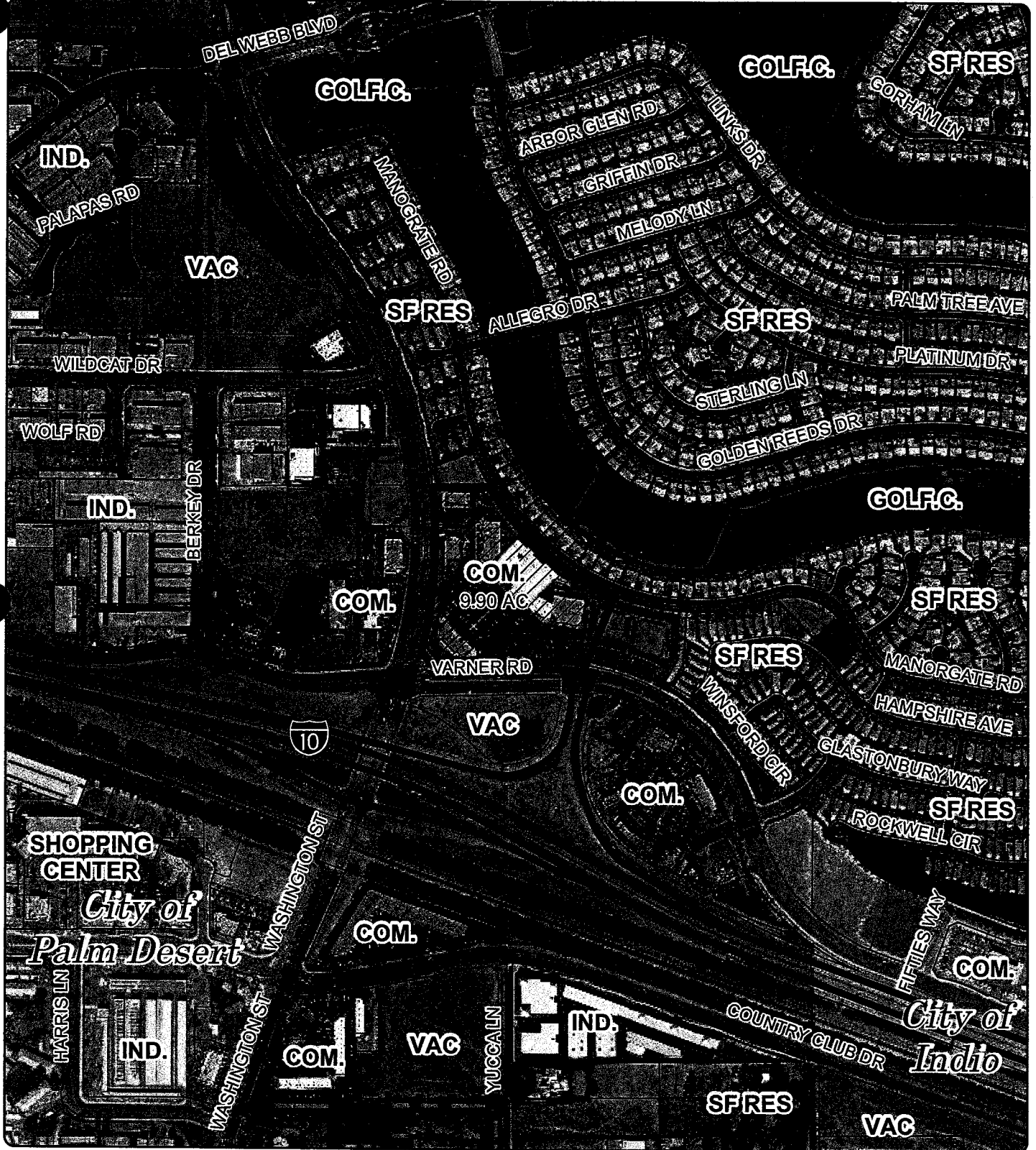
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03658

LAND USE

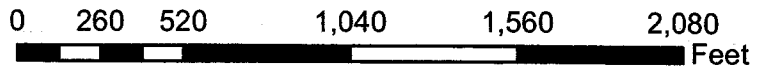
Supervisor Benoit
District 4

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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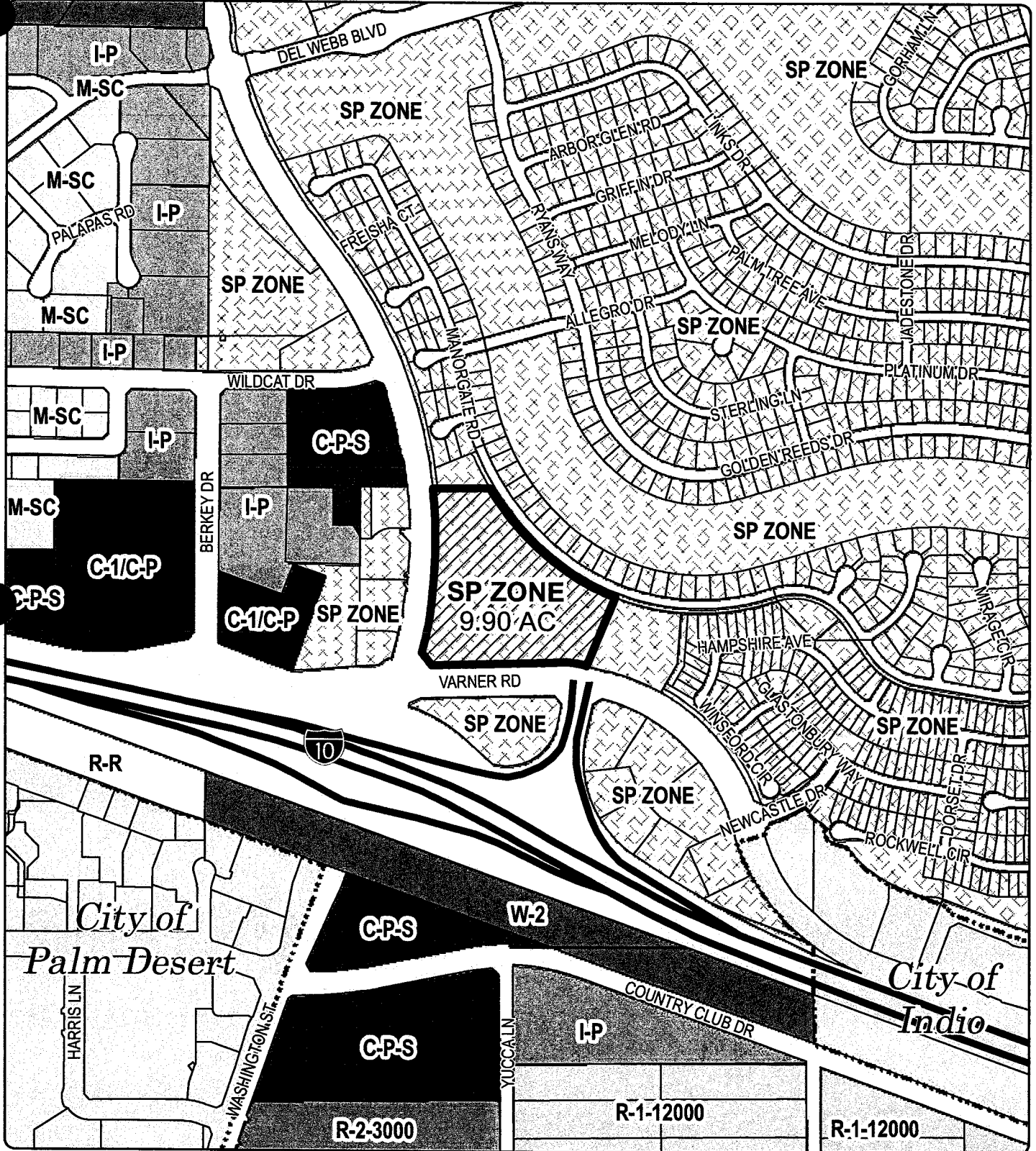
RIVERSIDE COUNTY PLANNING DEPARTMENT

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



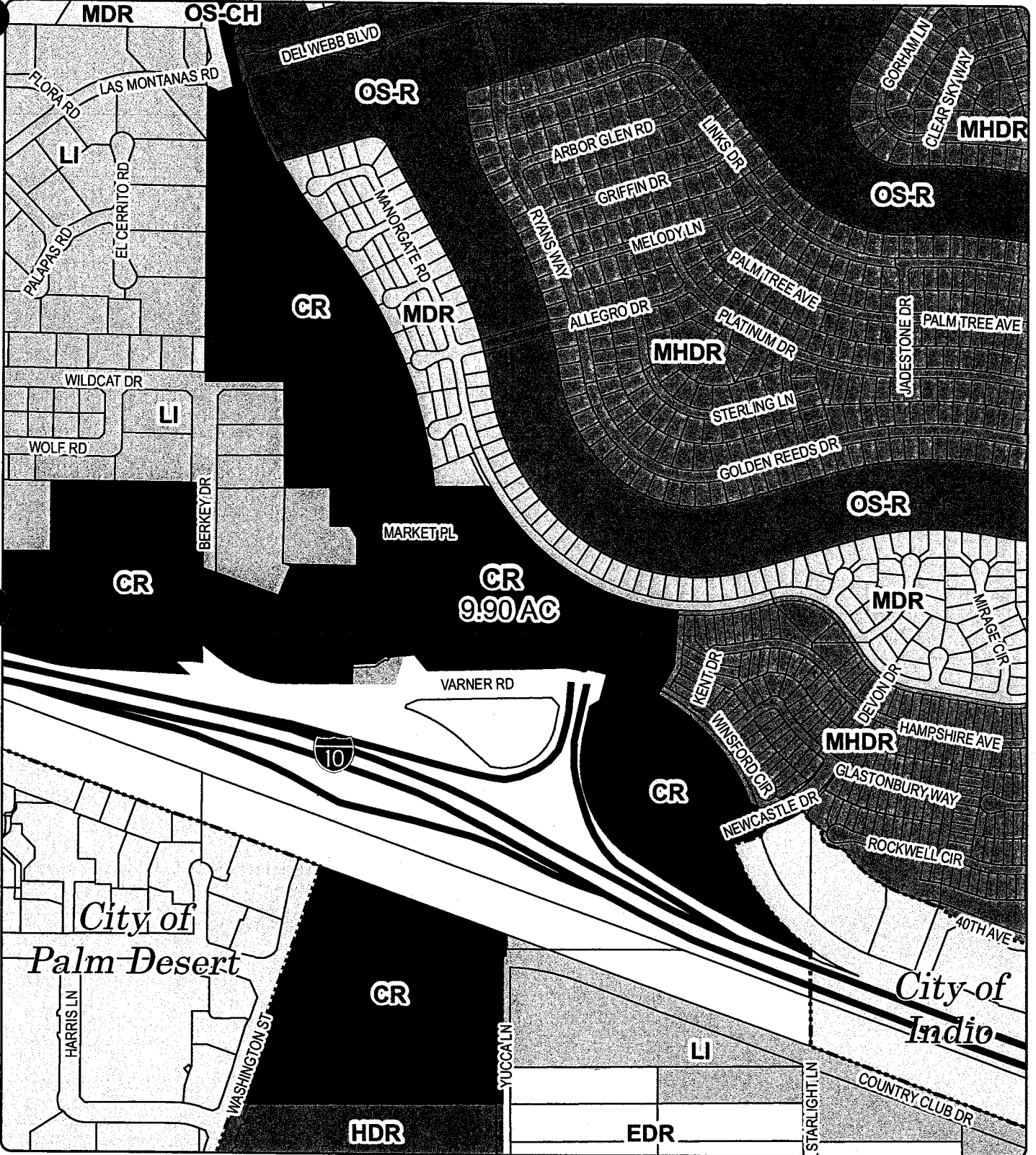
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please 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.tima.co.riverside.ca.us/index.htm>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Benoit
District: 4

CUP03658
EXISTING GENERAL PLAN

Date Drawn: 11/29/10
Exhibit 5



CR
9.90 AC

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.tlma.co.riverside.ca.us/index.htm>

FACILITIES PLANNING, DESIGN, & ENGINEERING
US MILITARY ROAD
DESERT CENTER BUILDING
PROJECT TYPE

CONTRACTOR: WALGREENS
LANDLORD'S CONSULTANT: WALGREENS
WALGREENS CONTRACTOR: WALGREENS
WALGREENS CONSTRUCTION: WALGREENS

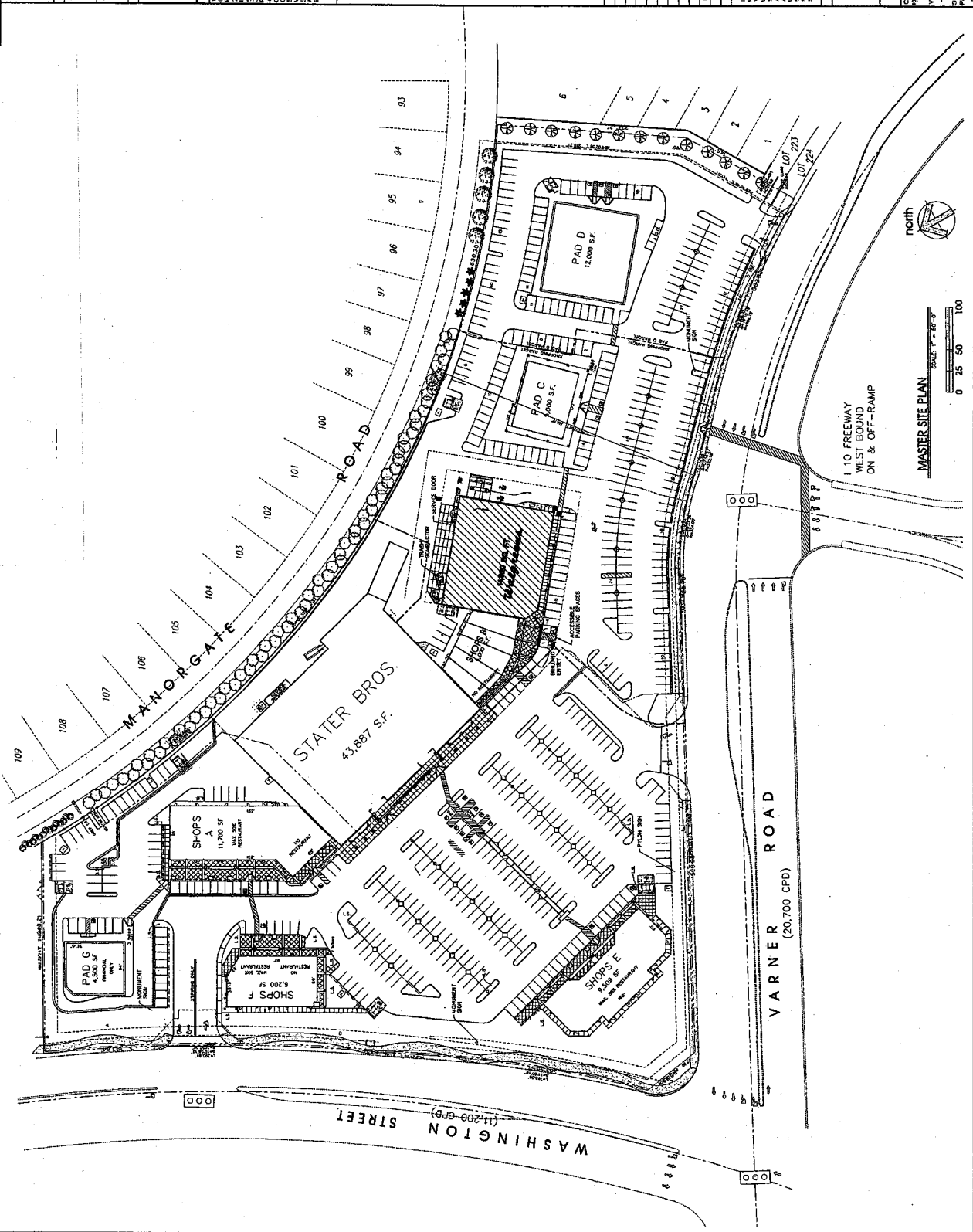
GENERAL NOTES:
1. ALL EXISTING CONDITIONS, DIMENSIONS, AND MATERIALS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL EXISTING CONDITIONS AND CONSTRUCTION TO REMAIN SHALL BE INDICATED BY DASHED LINES.
4. ALL NEW CONSTRUCTION SHALL BE INDICATED BY SOLID LINES.
5. LOCATION OF EXISTING FIRE SPRINKLER HEADS MUST BE MAINTAINED UNLESS OTHERWISE NOTED.
6. LOCATION OF EXISTING FIRE SPRINKLER HEADS TO REMAIN SHALL BE INDICATED BY DASHED LINES.
7. NEW FIRE SPRINKLER HEADS AS REQUIRED AT NEW CONSTRUCTION SHALL BE INDICATED BY SOLID LINES.
8. VERIFY WALGREENS OF ANY DISCREPANCIES.

NO. 1 DATE BY REVISION DESCRIPTION
CERTIFICATION AND SEAL

STORY NUMBER: 0002
PROJECT NAME: WALGREENS STORE
78218 VARNER RD.
PALM DESERT, CA

SCALE: 1/8" = 1'-0"
DRAWING NO. A0.1

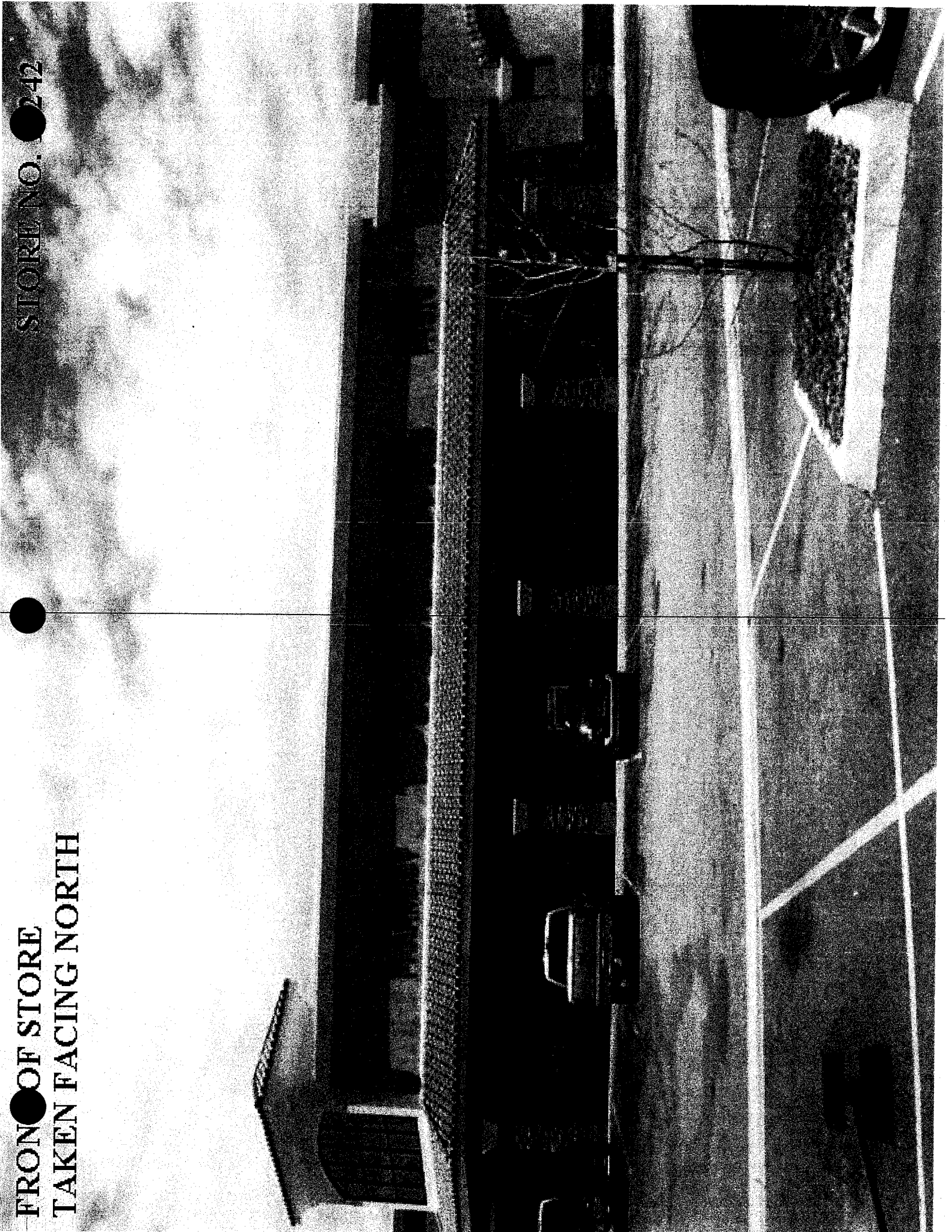
DATE: 10/23/07
DRAWN BY: J. ARLON
REVIEWED BY: J. ARLON



DATE: 10/23/07 BY: J. ARLON
DRAWING NO. A0.1
SCALE: 1/8" = 1'-0"
DRAWING TITLE: MASTER SITE PLAN
PROJECT NAME: WALGREENS STORE
78218 VARNER RD.
PALM DESERT, CA

FRONT OF STORE
TAKEN FACING NORTH

STORE NO. 242



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. he 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)	432036	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)	443958	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)	443998	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)	458013	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)	466214	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](#).

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Jennifer Chavez

PRINTED NAME OF APPLICANT

Jennifer Chavez

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

See attached

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 748-390-024-3

Section: 6 Township: 5S Range: 7E

Approximate Gross Acreage: 9.9 ac.

General location (nearby or cross streets): North of Varner Road, South of Manogate Road, East of Washington Street, West of Kent Drive

Thomas Brothers map, edition year, page number, and coordinates: Page 819, Grid F2

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

KENNETH J. STIPANOV, PARTNER
DIRECT DIAL NUMBER 619.699.2466
DIRECT FAX NUMBER 619.645.5332
EMAIL ADDRESS kstipanov@luce.com

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

[Handwritten signature]

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.

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



[Handwritten signature]

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 Fouts-Rachal
Licensing Representative, II
Desk: 760-324-4063
Fax: 760-324-2632
Email: 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.

HYDROLOGY

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.

MISCELLANEOUS

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 MARKETPLACE PP20207	FINAL
BTI060290	TI FOR HAIR SALON 2086 SQ FT SUITE H	FINAL
BTI080106	"JUST JAVA" COFFEE SHOP SUITE G	FINAL
BTI080122	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 WALL 2'-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 6000SF	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 PERCNT FL ARREA FOR WINE/ BEER SALES FOR OFF-SITE CONSUMPTION.	DRT
CUP03465	15,000 SF RETAIL STORE WITH ALCHOHOL 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, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: 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

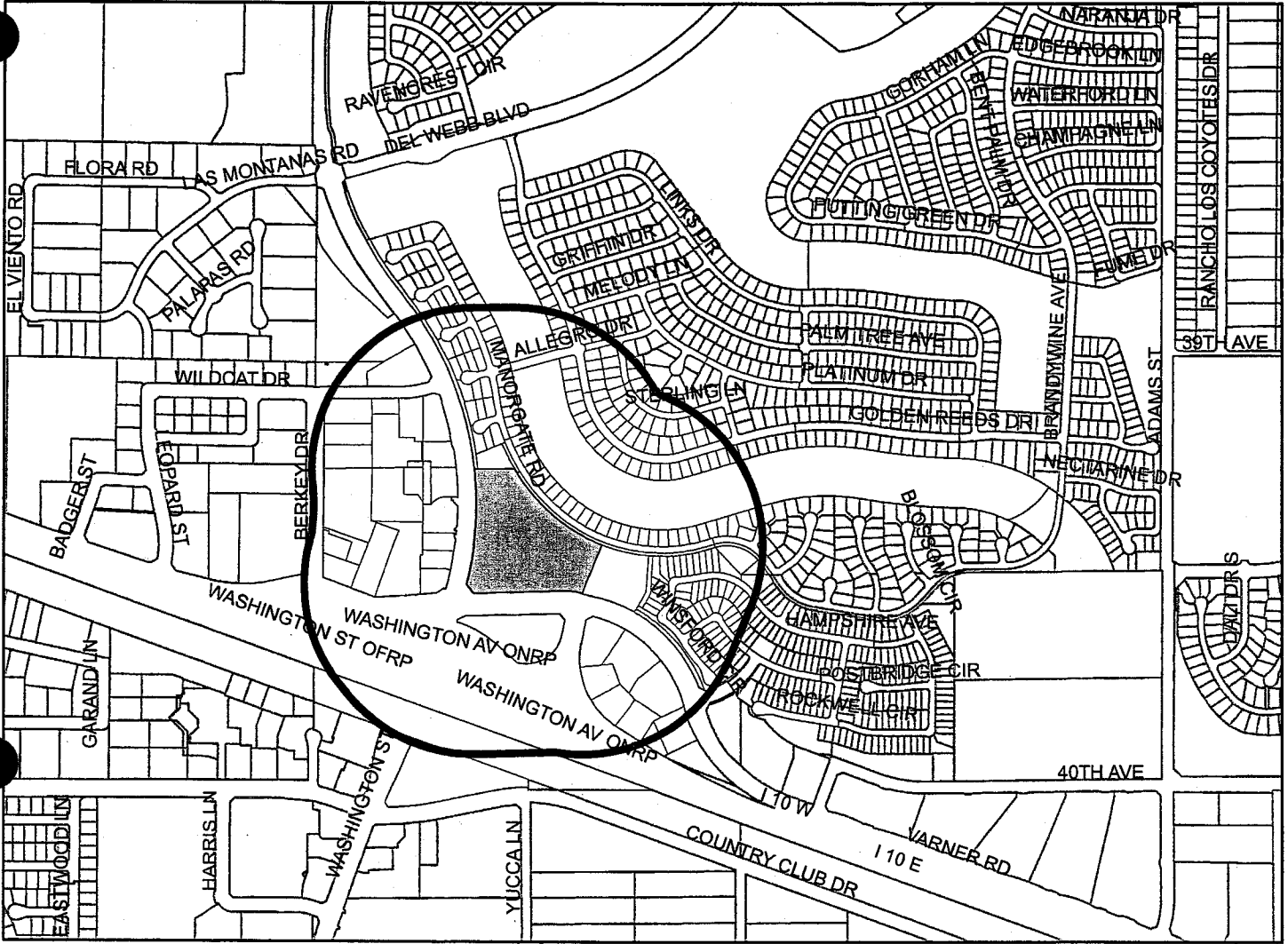
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

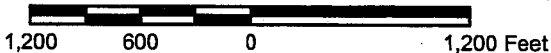
1000 feet buffer



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



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
 SCOTTSBLUFF 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 ETRICK 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 BROOKSEGE 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
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CHELSEA MA 2150

APN: 748400011, ASMT: 748400011
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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
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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
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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
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2109 RICHMOND ST
SANTA ANA CA 92705

APN: 748400001, ASMT: 748400001
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39737 KENT DR
PALM DESERT CA. 92211

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

APN: 748400049, ASMT: 748400049
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APN: 748350036, ASMT: 748350036
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78096 DAMASK ROSE CT
PALM DESERT CA. 92211

APN: 748340054, ASMT: 748340054
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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
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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
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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
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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

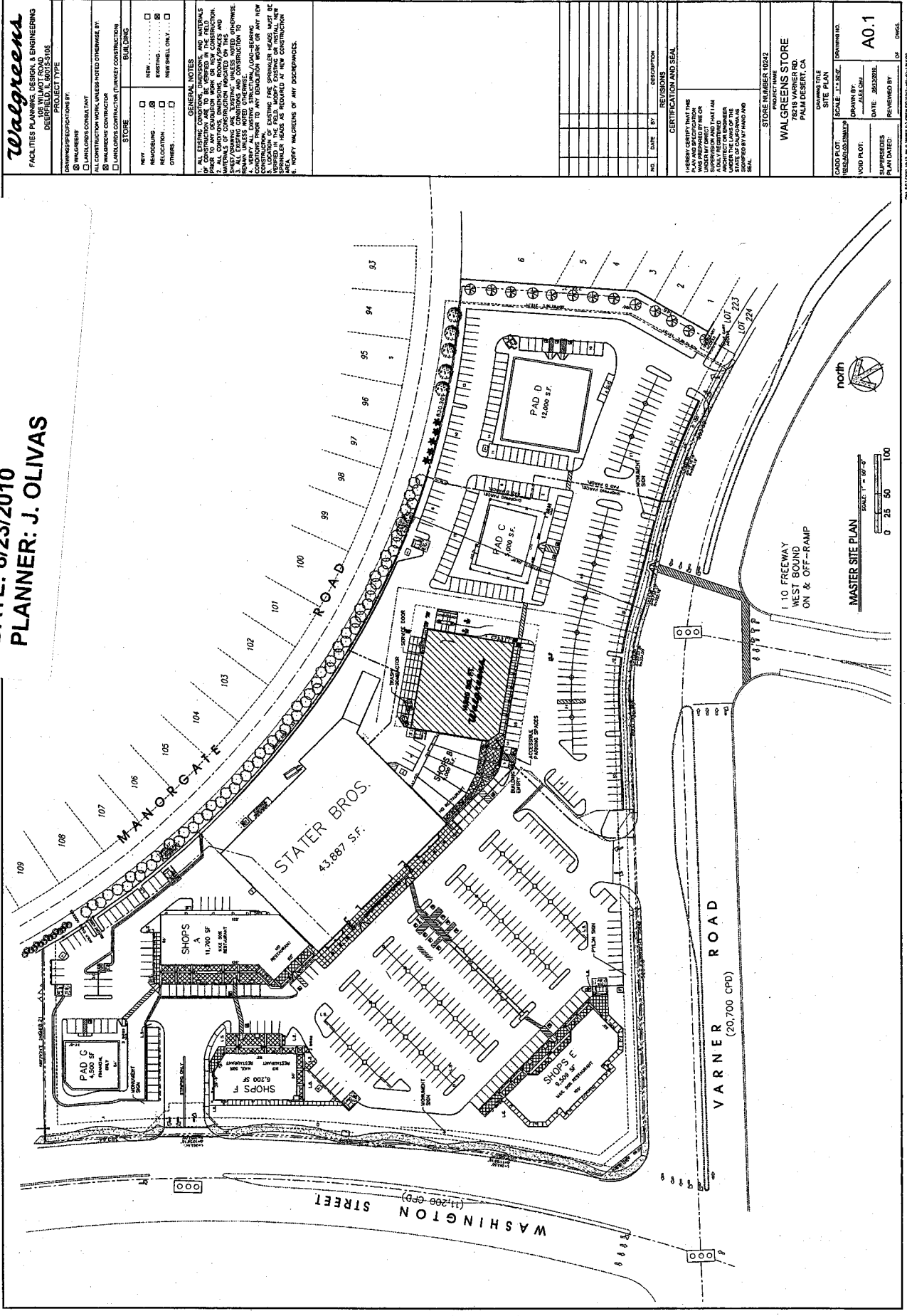
Desert Sands Unified School Dist.
47-950 Dune Palms Rd.
La Quinta, Ca 92253

Applicant/Owner:
Walgreen Co.
104 Wilmot Rd., 2nd 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

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



<p>Walgreens FACILITIES PLANNING, DESIGN, & ENGINEERING 10000 WILSON BLVD, SUITE 100 DUBLIN, CA 94568</p>																									
<p>PROJECT TYPE</p> <p>DESIGN SERVICES BY: <input checked="" type="checkbox"/> WALGREENS</p> <p>LANDSCAPE CONSULTANT: <input type="checkbox"/></p> <p>CONSTRUCTION WORK (CHECKER NOTED OTHERWISE, BY DATE): <input type="checkbox"/></p> <p>LANDSCAPE CONSTRUCTION (CHECKER NOTED OTHERWISE, BY DATE): <input type="checkbox"/></p>																									
<p>STORAGE BUILDING</p> <p>NEW: <input type="checkbox"/> EXISTING: <input type="checkbox"/></p> <p>RELOCATION: <input type="checkbox"/> NEW SHELL ONLY: <input type="checkbox"/></p> <p>OTHER: <input type="checkbox"/></p>																									
<p>GENERAL NOTES</p> <p>1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE LOCATION AND DEPTH OF UTILITIES ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF UTILITIES PRIOR TO ANY CONSTRUCTION WORK OR NEW CONSTRUCTION.</p> <p>2. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF UTILITIES PRIOR TO ANY CONSTRUCTION WORK OR NEW CONSTRUCTION.</p> <p>3. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF UTILITIES PRIOR TO ANY CONSTRUCTION WORK OR NEW CONSTRUCTION.</p> <p>4. VERIFY ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF UTILITIES PRIOR TO ANY CONSTRUCTION WORK OR NEW CONSTRUCTION.</p> <p>5. VERIFY ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF UTILITIES PRIOR TO ANY CONSTRUCTION WORK OR NEW CONSTRUCTION.</p> <p>6. NOTIFY MARGENS OF ANY DISCREPANCIES.</p>																									
<p>CERTIFICATION AND SEAL</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	BY	REVISIONS																				
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<p>PROJECT NAME: STORE NUMBER 1032</p> <p>PROJECT ADDRESS: WALGREENS STORE, 78218 VARNIER RD., PALM DESERT, CA</p> <p>SCALE: 1" = 50'-0"</p> <p>DRAWN BY: ASHLEY</p> <p>DATE: 8/23/2010</p> <p>REVIEWED BY: A0.1</p>																									

DATE PLOT: 8/23/2010 10:53 AM
 DRAWN BY: ASHLEY
 DATE: 8/23/2010
 REVIEWED BY: **A0.1**
 PRINT DATE: 8/23/2010 10:53 AM

MAP
FILMED
SEPARATELY