

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

208 B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
March 31, 2011

**SUBJECT: CONDITIONAL USE PERMIT NO. 3659** – CEQA Exempt – Applicant: Walgreen Co. – Engineer/Representative: Brian Fish/Jennifer Chavez – Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: North of Murrieta Hot Springs Road, south of Rancho Club Drive, east of Winchester Road, and west of Sky Canyon Drive – 2.49 Acres – Zoning: Specific Plan (SP) – **REQUEST:** Conditional Use Permit 3659 proposes to add the sale of beer and wine (type 20) for off-premise consumption to an existing 13,650 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 March 23, 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 conclusions incorporated in the staff report; and,

*Carolyn Sims Luria*  
\_\_\_\_\_  
Carolyn Sims Luria  
Planning Director

Initials:  
CSL:vc *h*

(continued on attached page)

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: April 12, 2011  
xc: Planning, Applicant

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

**Prev. Agn. Ref.**

**District:** Third

**Agenda Number:**

ATTACHMENTS FILED

1.3

REVIEWED BY EXECUTIVE OFFICE

DATE

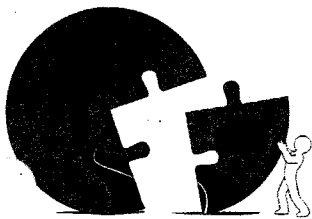
Departmental Concurrence

Tina Grande

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

The Honorable Board of Supervisors  
Re: CONDITIONAL USE PERMIT NO. 3659 – CEQA Exempt  
Page 2 of 2

**APPROVED CONDITIONAL USE PERMIT NO. 3659**, 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.

4/25/11

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. 3659

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Murrieta Hot Springs Road, southerly of Rancho Club Drive, easterly of Winchester Road, and westerly of Sky Canyon Drive.

Project Description: The Conditional Use Permit proposes to add the sale of beer and wine (Type 20 License) for off-site consumption to an existing 13,650 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: County of Riverside Planning Department

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption (\_\_\_\_)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption (\_\_\_\_)
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  Other: Section 15301 (Existing Facilities)

Reasons why project is exempt: Conditional Use Permit No. 3659 is exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities) stating that "Class I consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination." This project is strictly for licensing purposes.

Adrienne Rossi

County Contact Person

(951) 955-6925

Phone Number

*Adrienne Rossi*  
Signature

Urban Regional Planner II

Title

12-15-10

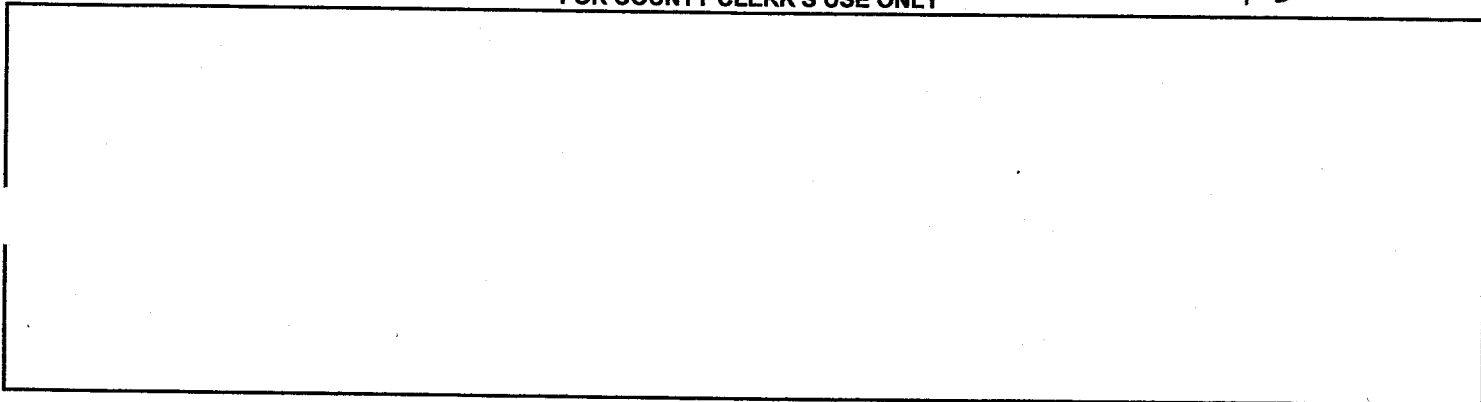
Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised: 3/15/10: Y:\Planning Case Files-Riverside office\CUP03648\NOE Form.cup3648.docx

Please charge deposit fee case#: ZEAExempt from CEQA ZCFG No. 5721 - County Clerk Posting Fee  
FOR COUNTY CLERK'S USE ONLY

APR 12 2011 1.3



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1008299

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: WALGREENS CO \$64.00  
paid by: CK 30-0010987784  
paid towards: CFG05721 CALIF FISH & GAME: DOC FEE  
CFG FOR EA42359  
at parcel #:  
appl type: CFG3

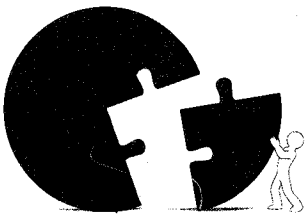
By \_\_\_\_\_ Jul 27, 2010 09:52  
MGARDNER posting date Jul 27, 2010

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\*\*\*\*\*

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

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

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



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

*Carolyn Syms Luna*  
*Director*

208 B

**DATE: March 24, 2011**

**TO: Clerk of the Board of Supervisors**

**FROM: Planning Department - Riverside Office**

**SUBJECT: CONDITIONAL USE PERMIT NO. 3659 – CEQA Exempt**  
(Charge your time to these case numbers)

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

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

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(3rd Dist) Press Enterprise and The Californian

**Need Director's signature by 3/30/11**  
**Please schedule on the April 12, 2011 BOS Agenda**

**Documents to be sent to County Clerk's Office for Posting within five days:**  
Notice of Exemption  
Fish & Game Receipt (CFG5721)

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 MARCH 23, 2011  
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. **AGENDA ITEM 3.2: CONDITIONAL USE PERMIT NO. 3659** – CEQA Exempt – Applicant: Walgreen Co Engineer/Representative: Brian Fish/Jennifer Chavez – Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: North of Murrieta Hot Springs Road, south of Rancho Club Drive, east of Winchester Road, and west of Sky Canyon Drive – 2.49 Acres – Zoning: Specific Plan (SP) (Quasi-judicial)

**PROJECT DESCRIPTION**

Conditional Use Permit 3659 proposes to add the sale of beer and wine (type 20) for off premise consumption to an existing 13,650 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: 957-330-048 – Related Cases: PP17984, SP213.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Adrienne Rossi at 951-955-6925 or e-mail [arossi@rctlma.org](mailto:arossi@rctlma.org).

The following person(s) spoke in favor of the subject proposal:

Jennifer Chavez Applicant's Rep 600 W. Broadway Ste. 2600 San Diego CA 91910 619-699-2537

There were no speakers in opposition of the subject proposal.

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

IV. **CONTROVERSIAL ISSUES**

NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0:

**ADOPTED** the **FINDINGS** 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,

**APPROVED** of **CONDITIONAL USE PERMIT NO. 3659**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

VI. **CD**

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

Agenda Item No.: 3.2  
Area Map: Southwest  
Zoning District: Rancho California  
Supervisorial District: Third  
Project Planner: Adrienne Rossi  
Planning Commission: March 23, 2011

CONDITIONAL USE PERMIT NO. 3659  
Exempt from CEQA  
Applicant: Walgreen Co.  
Engineer/Representative: Brian Fish/Jennifer Chavez

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Conditional Use Permit (CUP) proposes to add the sale of beer and wine (Alcoholic Beverage Control (ABC) (LicenseType 20) for off-site consumption to an existing 13,650 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.

The project site is located northerly of Murrieta Hot Springs Road, southerly of Rancho Club Drive, easterly of Winchester Road and westerly of Sky Canyon Drive.

### BACKGROUND:

Plot Plan (PP) No. 17984 was approved on September 26, 2002. The proposed project does not alter the conditions of approval for Plot Plan No. 17984 and does not replace Plot Plan No. 17984. CUP 3659 proposes only to add alcohol sales and does not cover any other uses listed in Plot Plan No. 17984.

### ISSUE OF POTENTIAL CONCERN:

The proposed liquor license is located within 1,000 feet (west) from a place of religious worship.

There are no schools or parks within the 1,000 ft vicinity of the project. The ABC has 14 licenses for the census block, per the information they provided the census block is currently over concentrated by 6 licenses, and this application would add an additional one for a total of 15, and an over concentration of 7. The County of Riverside most recent population data and the statutory calculations that are to be made in relation to population, staff's calculations show that 32 licenses should be allowed; therefore this project is not over concentrated.

Permitting alcohol sales at a large drug store, in a shopping center, generally does not have the social impacts as other types of liquor sales since most of the customers arrived and depart the site in cars, and loitering does not occur. Therefore impacts to the neighboring church will not have a significant impact due to the transitory nature of the customers of liquor sales and the context of the shopping center, and more specifically the drug store being general commercial and not specifically a liquor only store. 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.

### SUMMARY OF FINDINGS:

1. Existing Land Use (Ex. #1): Shopping Center
2. Surrounding Land Use (Ex. #1): Vacant land and Shopping Center to the north,

D.M.

- 
- |  |   |
|--|---|
| 3. Existing Zoning (Ex. #2):                   | Vacant Land to the east, Shopping Center and Single Family Residences to the south and City of Murrieta to the west.                                  |
| 4. Surrounding Zoning (Ex. #2):                | Specific Plan (SP)<br>SP (SP) to the north, east and south and City of Murrieta to the west.  |
| 5. General Plan Land Use (Ex. #5):             | Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor/Area Ratio), Highway 79 Policy Area  |
| 6. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD: C-R) (0.25 - 0.35 Floor/Area Ratio) to the north, east, and south, City of Murrieta to the west.        |
| 7. Project Data:                               | Total Acreage: 2.49 Gross / Net<br>Total Number of Existing Buildings: 1<br>Total Existing Building Square Footage: 13,650<br>Liquor License Type: 20 |
| 8. Environmental Concerns:                     | Exempt from CEQA  |

**RECOMMENDATIONS:**

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

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3659**, 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: C-R) (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 (SP) 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 Western Riverside County Multiple Species Habitat Conservation Plan (MSCHP).

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.



1. The project site is designated Community Development: Commercial Retail (CD: C-R) (0.20 - 0.35 Floor/Area Ratio) in Southwest Area Plan.
2. The proposed use, sale of beer and wine (License Type 20) for off premises consumption, is a permitted use in the Community Development: Commercial Retail (CD: C-R) (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: C-R) (0.20-0.35 Floor/Area Ratio) to the north, east and south, and the City of Murrieta to the west.
4. The zoning for the subject site is Specific Plan (SP).
5. The proposed use, sale of beer and wine (License Type 20) for off premises consumption, is a permitted use, subject to approval of a conditional use permit in the Specific Plan (SP) zone.
6. The project site is surrounded by properties which are zoned Specific Plan (SP) to the north, east and south and the City of Murrieta to the west.
7. Within the vicinity of the proposed project there is vacant land and commercial to the north, east, and south and the City of Murrieta to the west.
8. The year 2010 census population for census tract 432.03 was 40,520 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 a facsimile received October 28, 2010 from the ABC, currently eight (8) alcohol beverage control licenses are allowed in Census Tract 432.03; however, fourteen (14) licenses have been issued. Approval of this Conditional Use Permit would increase the number of existing ABC licenses from fourteen (14) to fifteen (15). Therefore, a Public Necessity and convenience is required.
11. The project site is consistent with the objectives of Section No. 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
12. The project site is not located within 100 feet of existing and habited residences.
13. The project is located within 1,000 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 since adequate parking capacity exists at both the shopping center, and more specifically at the drug store. Also the addition of

alcohol sales is not anticipated to create more traffic than what was anticipated for the shopping center and is intended to be a convenience to the existing shoppers of the shopping center and the drug store.

17. Plot Plan No. 17984 was a land use permit for a drug store at this site. The proposed project, allowing alcohol sales at the facility, does not alter the conditions of approval for Plot Plan No. 17984 and does not replace Plot Plan No. 17984.
18. The proposed project is exempt from CEQA per section 15301. Section 15301 (Existing Facilities) states; "Class I consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination." This project is strictly for licensing purposes and does not alter the conditions of approval on underlining use permit or cause any physical changes to the site.

**INFORMATIONAL ITEMS:**

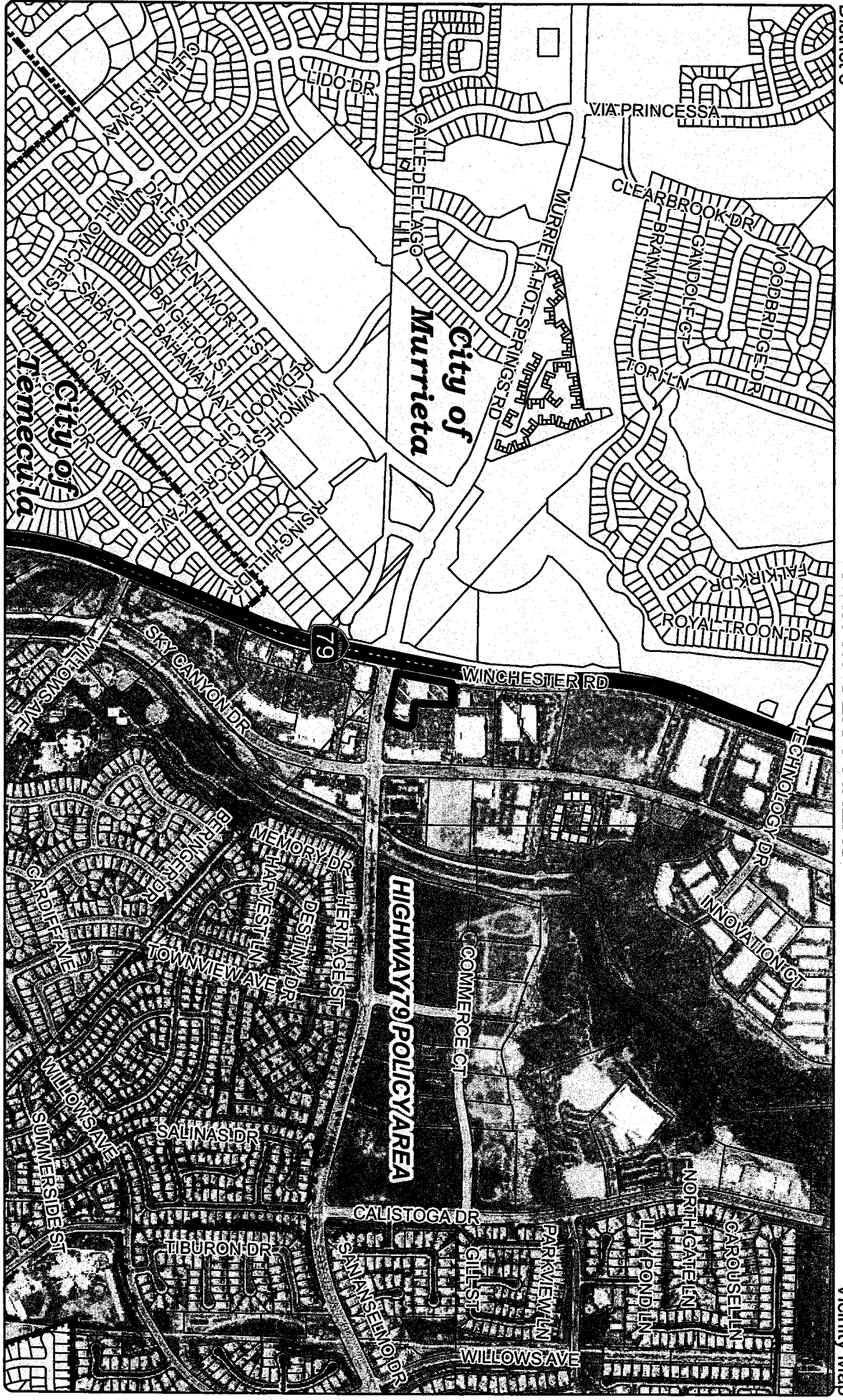
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is located within:
  - a. City Sphere of Influence: Temecula
  - b. Ordinance No. 659 (DIF) Fee Area and subject to mitigation fees
  - c. Ordinance No. 810 (MSHCP) Fee area and subject to mitigation fees
  - d. Ordinance No. 824 (TUMF) Fee Area and subject to mitigation fees
  - e. Ordinance No. 663.10 SKR fee area
  - f. School District: Temecula Valley Unified School District
  - g. Watershed: Santa Margarita
  - h. Specific Plan Area: Winchester Properties SP213
  - i. Lighting Ordinance No. 655 zone: Zone B, 20.82 Miles from Mt. Palomar
  - j. County Service Area 143
  - k. Airport Influence Area: French Valley
  - l. Airport Compatibility Zone: French Valley Zone C
  - m. Paleontological Sensitivity: High Sensitivity (A)
  - n. Faults: Within ½ mile of Murrieta Hot Springs Fault
  - o. Subsidence: Susceptible
  - p. Liquefaction Potential: Moderate, Very High, Very Low
3. The project site is not located within:
  - a. A WRCMSHCP Criteria Cell
  - b. A General Plan Overlay
  - c. A Redevelopment Area
  - d. A Agricultural Preserve
  - e. A Fault zone
  - f. A Circulation Element Road
  - g. The March Joint Powers Authority
  - h. A High Fire Area

- i. Ord. No. 673: Eastern TUMF Mitigation Fee
  - j. A Transportation Agreement Area
  - k. A CETAP Corridor
- 
- 4. The subject site is currently designated as Assessor's Parcel Number 957-330-048.
  - 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 \$9,651.24.

Supervisor Stone  
District 3

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP03659**  
**VICINITY/POLICY AREAS**

Date Drawn: 11/04/10  
Vicinity Map



Zoning Area: Rancho California  
Township/Range: T7SR3W  
Section: 24

Assessors Bk. Pg. 957-33  
Thomas Bros. Pg. 928 J6  
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) 955-4400 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.riverside.ca.us/index.html>



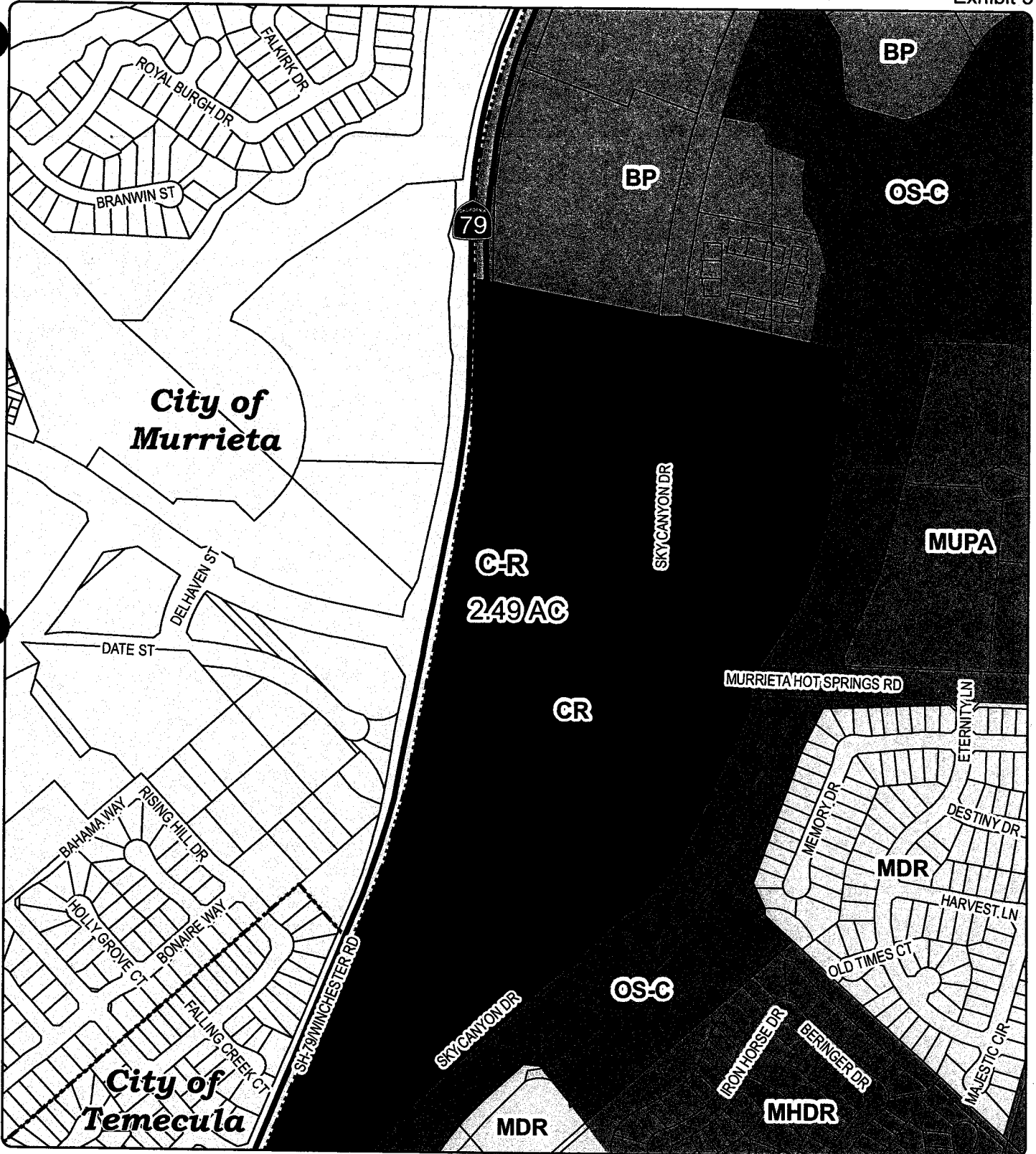
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03659

EXISTING GENERAL PLAN

Supervisor Stone  
District: 3

Date Drawn: 11/04/10  
Exhibit 5



Zoning Area: Rancho California  
Township/Range: T7SR3W  
Section: 24

Assessors Bk. Pg. 957-33  
Thomas Bros. Pg. 928 J6  
Edition 2009

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RIVERSIDE COUNTY PLANNING DEPARTMENT

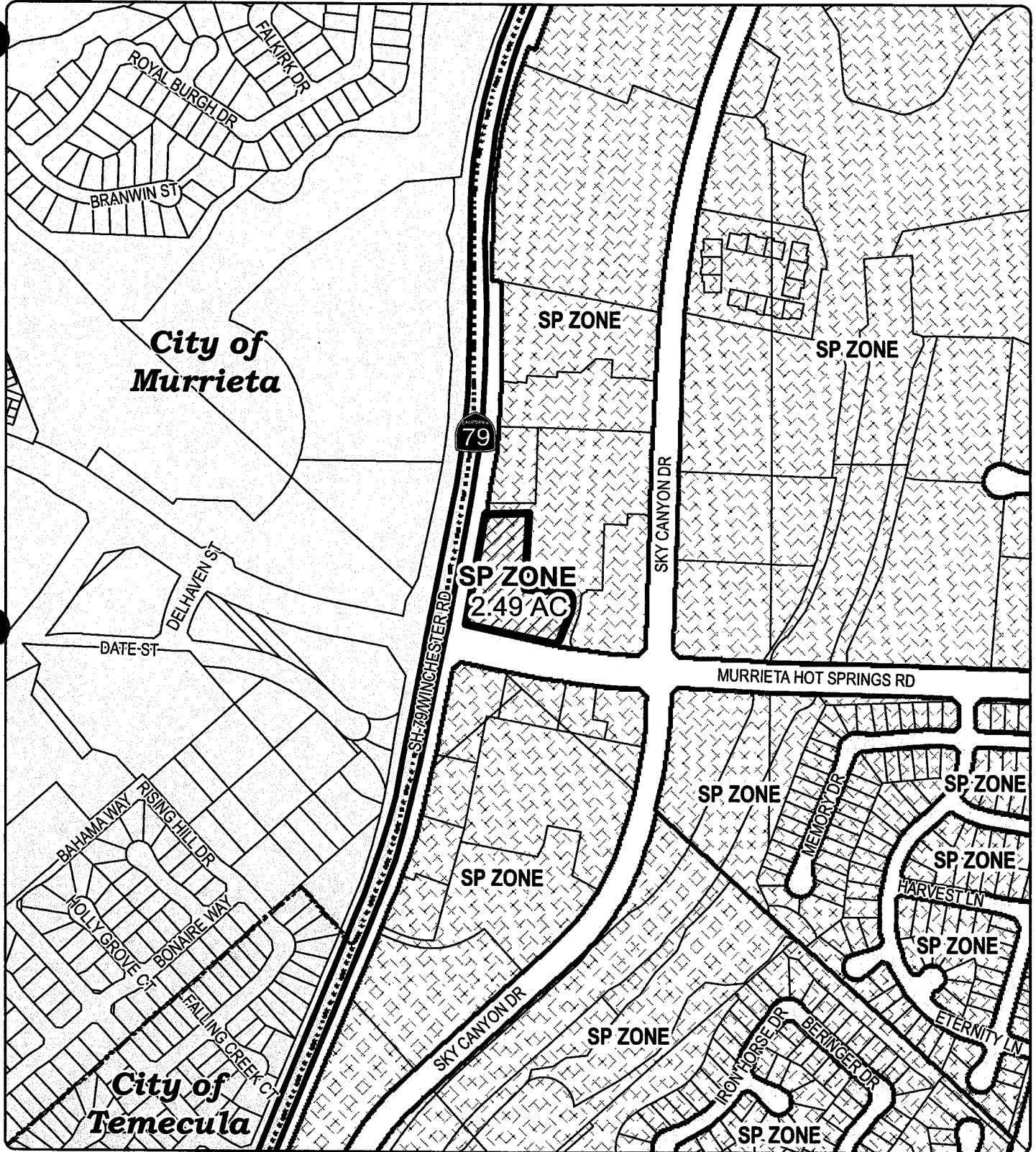
CUP03659

EXISTING ZONING

Supervisor Stone  
District 3

Date Drawn: 11/04/10

Exhibit 2



Zoning Area: Rancho California  
Township/Range: T7SR3W  
Section: 24

Assessors Bk. Pg. 957-33  
Thomas Bros. Pg. 928 J6  
Edition 2009

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RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03659

LAND USE

Supervisor Stone  
District 3

Date Drawn: 11/04/10  
Exhibit 1



Zoning Area: Rancho California  
Township/Range: T7SR3W  
Section: 24

Assessors Bk. Pg. 957-33  
Thomas Bros. Pg. 928 J6  
Edition 2009



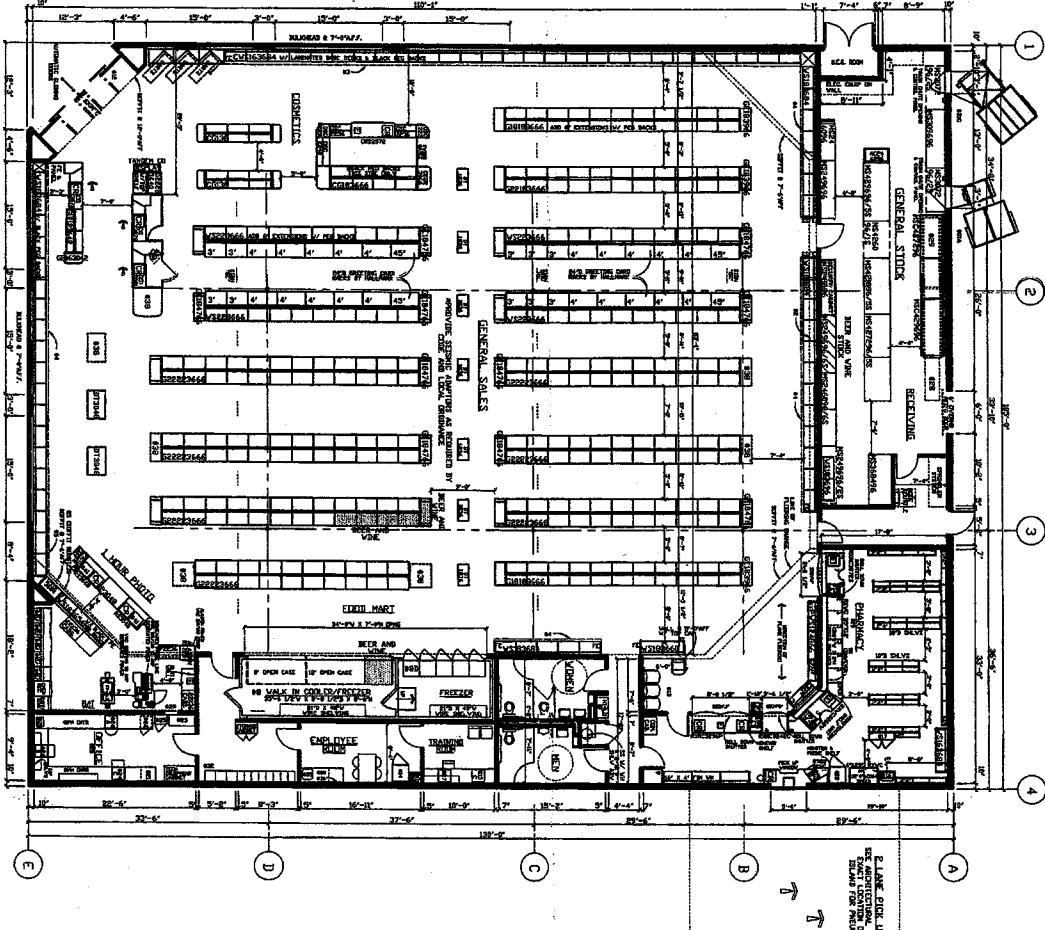
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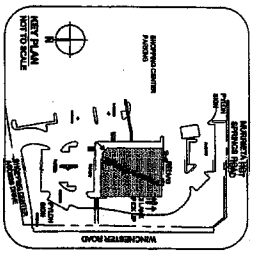
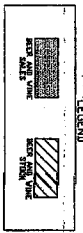


**INTERIOR LAYOUTING BRIMS**

GENERAL NOTES:  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.  
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.  
 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.  
 9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES.  
 11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 13. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.  
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 18. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.  
 19. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.  
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND UTILITIES.



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



EXECUTIVE APPROVAL		DATE	
PROJECT MANAGER	DATE	PROJECT MANAGER	DATE
ARCHITECT	DATE	ARCHITECT	DATE
OWNER	DATE	OWNER	DATE

FUTURE LEGEND	
GLASS PARTITION	GLASS PARTITION
PARTITION	PARTITION
...	...

FIXTURE FLOOR PLAN	
DATE	DATE
...	...

200 WILLOW ROAD  
 DEERFIELD, IL 60015-4018

PROJECT NO. 17-111  
 PROJECT NAME: WALGREEN STORE #17-111  
 PROJECT LOCATION: 200 WILLOW ROAD, DEERFIELD, IL 60015-4018  
 PROJECT OWNER: WALGREEN STORES, INC.  
 PROJECT ARCHITECT: WALGREEN STORES, INC.  
 PROJECT ENGINEER: WALGREEN STORES, INC.  
 PROJECT DATE: 11/17/17

CONDITIONAL USE PERMIT Case #: CUP03659

Parcel: 957-330-048

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GIN VARY INTRO

RECOMMND

This Conditional Use Permit proposes to add beer and wine sales to an existing store. No grading is proposed, therefore the Grading Division has no objection to its approval.

E HEALTH DEPARTMENT

10.E HEALTH. 1 CUP 3659 - COMMENTS

RECOMMND

Conditional Use Permit#3659 proposes to add the sale of beer and wine for off premise consumption to an existing 13,650 square foot Walgreens store. This Conditional Use Permit is only for alcohol sales and does not cover any other uses.

Please contact the Department of Environmental Health (DEH) Food Plan Check Section at (951) 461-0284 to obtain information regarding food facility plan check, permitting, and regulation.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Conditional Use Permit 03659 is a request to add the sale of beer and wine to an existing store (Walgreens) located within an approved shopping center (Plot Plan 17984). The shopping center is located in the Murrieta Hot Springs area on the north side of Murrieta Hot Springs Road between Winchester Road and Sky Canyon Drive.

Drainage infrastructure and other improvements constructed with Plot Plan 17984 and the surrounding developments result in a site considered free of ordinary storm flood hazard. However, a storm of unusual magnitude may cause damage.

Since no grading or building construction is proposed, a Water Quality Management Plan (WQMP) is not required.

The site is located in within the bounds of the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which fees have been established by the Board of Supervisors. However, since no additional impervious area is created with this request, no fee will

CONDITIONAL USE PERMIT Case #: CUP03659

Parcel: 957-330-048

10. GENERAL CONDITIONS

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

TRANS DEPARTMENT

10.TRANS. 1

USE - STD INTRO 3(ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit,

It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2

USE - COUNTY WEB SITE

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the

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

DATE: October 20, 2010

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Dept. of Bldg. & Safety - Grading  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones  
Riv. Co. GIS - Phillip Kang  
Riv. Co. Sheriff's Department  
Riv. Co. Waste Management Dept.  
Riv. Co. EDA- Redevelopment  
3rd District Supervisor  
3rd District Planning Commissioner

City of Temecula  
Temecula Valley Unified School Dist  
Eastern Municipal Water Dist.  
Southern California Gas  
Southern California Edison  
Eastern Information Center (UCR)  
California Department of Fish & Game

**CONDITIONAL USE PERMIT NO. 3659** – EA42359 – Applicant: Walgreen Co – Engineer/Representative: Brian Fish/Jennifer Chavez – Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: North of Murrieta Hot Springs Road, south of Rancho Club Drive, east of Winchester Road, and west of Sky Canyon Drive – 2.49 Acres – Zoning: Specific Plan (SP) – **REQUEST:** Conditional Use Permit 3659 proposes to add the sale of beer and wine (type 20) for off premise consumption to an existing 13,650 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: 957-330-048 – Related Cases: PP17984, SP213

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting Agenda on November 18, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

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

COMMENTS:

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

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

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

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

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

**Memorandum**

**DATE:** October 28, 2010  
**TO:** Alcoholic Beverage Control (Fax No. 951-781-0531)  
**FROM:** Adrienne Rossi, Project Planner (Fax No. 951-955-1811)  
**RE:** Census Tract 432.03

Good Afternoon Kim,

Please provide a copy of the information requested:

1) Number of Type 20 and Type 21 permits allowed within census tract number 432.03

Thanks!

*2 allowed  
if exists*

  
Adrienne Rossi, Project Manager  
(951) 955-8925

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 855-1811

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



**California Department of Alcoholic Beverage  
Control  
For the County of RIVERSIDE - (Off-Sale Licenses)  
and Census Tract = 432.03**

Report as of 10/18/2010

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	379252	ACTIVE	20	10/30/2001	9/30/2011	COWPER FAMILY VINEYARDS AND WINES LLC 37165 DELGADO WAY TEMECULA, CA 92592  Census Tract: 0432.03	COWPER FAMILY VINEYARDS AND WINES		3322
2)	388643	ACTIVE	20	8/19/2002	3/31/2011	LUNDBERGMARTIN, ELLEN JANE 37505 E BENTON RD TEMECULA, CA 92592  Census Tract: 0432.03	MARTINS GENERAL STORE	PO BOX 831 TEMECULA, CA 92393	3322
3)	402550	ACTIVE	20	5/20/2004	4/30/2011	WILSON CREEK WINERY & VINEYARDS INC 35960 RANCHO CALIFORNIA RD TEMECULA, CA 92591  Census Tract: 0432.03	WILSON CREEK WINERY & VINEYARDS INC		3300
4)	405126	ACTIVE	21	7/28/2004	6/30/2011	VONS COMPANIES INC THE 38995 SKY CANYON DR MURRIETA, CA 92563  Census Tract: 0432.03	VONS STORE 2660	PO BOX 29096 PHOENIX, AZ 85038-9096	3300
5)	418521	ACTIVE	21	6/20/2006	5/31/2011	STATER BROS MARKETS 30712 BENTON RD WINCHESTER, CA 92596  Census Tract: 0432.03	STATER BROS MARKET 177	PO BOX 150 SAN BERNARDINO, CA 92402-0150	3300
6)	421603	ACTIVE	20	4/1/2005	3/31/2011	PYRAMID ENTERPRISES INC	LAKE SKINNER	PO BOX 249 PIRU, CA 93040	3300

						37701 WARREN RD CAMPER STORE WINCHESTER, CA 92596  Census Tract: 0432.03	MARINA		
7)	438700	ACTIVE	20	10/4/2006	9/30/2011	VINTNERS DISTRIBUTORS INC 30616 BENTON RD WINCHESTER, CA 92596-8467  Census Tract: 0432.03	FRENCH VALLEY CHEVRON	41805 ALBRAE ST 2ND FL FREMONT, CA 94538-3120	3300
8)	440959	ACTIVE	21	8/23/2006	6/30/2011	NEW ALBERTSONS INC 39140 WINCHESTER RD MURRIETA, CA 92563  Census Tract: 0432.03	ALBERTSONS 6734	PO BOX 20 BOISE, ID 83726-0020	3323
9)	440960	ACTIVE	20	8/23/2006	6/30/2011	NEW ALBERTSONS INC 39224 WINCHESTER RD MURRIETA, CA 92563  Census Tract: 0432.03	ALBERTSONS 6734 FC	PO BOX 20 BOISE, ID 83726-0020	3323
10)	446221	ACTIVE	20	1/5/2007	4/30/2011	DAVID FRENCH AND ASSOCIATES LLC 35075 VIA SANTA CATALINA WINCHESTER, CA 92596-8586  Census Tract: 0432.03	GLOBAL DISTRIBUTION NETWORK	PO BOX 476 EL SEGUNDO, CA 90245	3300
11)	452506	ACTIVE	20	6/7/2007	5/31/2011	CELEBRITY CELLARS INC 33410 RANCHO CALIFORNIA RD TEMECULA, CA 92591-4928  Census Tract: 0432.03	CELEBRITY CELLARS INC	1901 AVENUE OF THE STARS, #1050 LOS ANGELES, CA 90067	3300
12)	455254	ACTIVE	20	10/28/2008	9/30/2011	HIDDEN WINERIES INC 41005 REID CT, BLDG HW TEMECULA, CA 92591-4951  Census Tract: 0432.03	HIDDEN WINERIES INC	PO BOX 891081 TEMECULA, CA 92589-1081	3300

13)	479578	ACTIVE	21	9/9/2009	8/31/2011	GARFIELD BEACH CVS LLC 30736 BENTON RD WINCHESTER, CA 92596-8466  Census Tract: 0432.03	CVS PHARMACY 8848	1 CVS DR, MAIL DROP 23062A WOONSOCKET, RI 02895-6146	3300
14)	484349	ACTIVE	20	2/17/2010	1/31/2011	MAPES CELLARS LLC 40675 PARADO DEL SOL DR TEMECULA, CA 92592-8215  Census Tract: 0432.03	MAPES CELLARS LLC		3300

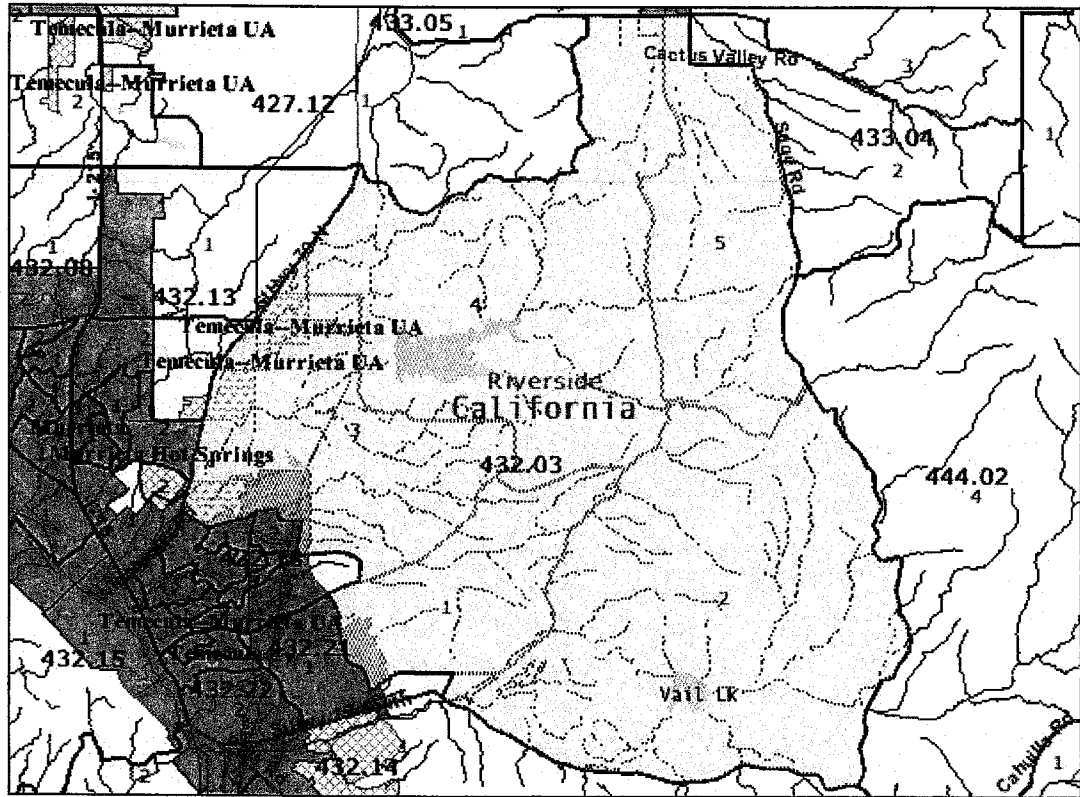
--- End of Report ---

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



Census Tract 432.03, Riverside County, California

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



20 miles across

Close

**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 03659 DATE SUBMITTED: 7/27/10

**APPLICATION INFORMATION**

Applicant's Name: Walgreens 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: Donahue Schriber Realty Gr E-Mail: \_\_\_\_\_

Mailing Address: 200 E. Baker Street, Suite 100  
Costa Mesa CA 92626  
City State ZIP

Daytime Phone No: ( 714 ) 545-1400 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

Jerry 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): 957-330-048

Section: 24 Township: 7 Range: 3W

Approximate Gross Acreage: 2.49 ac

General location (nearby or cross streets): North of Murrieta Hot Springs Rd, South of Rancho Club Dr, East of Winchester Rd, West of Sky Canyon Dr

Thomas Brothers map, edition year, page number, and coordinates: page 928, grid J6

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

To dedicate at least 2% of the floor area to beer and wine for offsite consumption at the existing Walgreens store at 29910 Murrieta Hot Springs 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). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes  No

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

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

Is sewer service available at the site? Yes  No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: None

Estimated amount of fill = cubic yards None

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

Import None Export None Neither None

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

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

How many anticipated truckloads? Zero truck loads.

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

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

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

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

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

Santa Ana River     Santa Margarita River     San Jacinto River     Whitewater River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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

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

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

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

Owner/Representative (1) Jenny Chauly Date 7/20/10  
Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region <sup>1</sup>		
<b>Project File No.</b>		
<b>Project Name:</b>		
<b>Project Location:</b>	29910 Murrieta Hot Springs Raod, Suite A	
<b>Project Description:</b>	CUP for alcohol sales at an existing Walgreens store	
<b>Project Applicant Information:</b>	Walgreens	
<b>Proposed Project Consists of, or includes:</b>	<b>YES</b>	<b>NO</b>
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input type="checkbox"/>
Industrial and commercial development where the land area <sup>2</sup> represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan <sup>3</sup> as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies <sup>4</sup> . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
<sup>1</sup> Includes San Jacinto River watershed. <sup>2</sup> Land area is based on acreage disturbed. <sup>3</sup> The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from <a href="http://www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf">www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf</a> . <sup>4</sup> The most recent CWA Section 303(d) list can be found at <a href="http://www.swrcb.ca.gov/tmdl/303d_lists.html">www.swrcb.ca.gov/tmdl/303d_lists.html</a> .		
<b>DETERMINATION: Circle appropriate determination.</b>		
If <b>any</b> question answered "YES"	Project requires a project-specific WQMP.	
If <b>all</b> questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region**

<b>Project File No.</b>	
<b>Project Name:</b>	
<b>Project Location:</b>	29910 Murrieta Hot Springs Raod. Suite A
<b>Project Description:</b>	CUP for alcohol sales at an existing Walgreens store
<b>Project Applicant Information:</b>	Walgreens

<b>Proposed Project Consists of, or includes:</b>	<b>YES</b>	<b>NO</b>
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops. (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmentally Sensitive Areas (ESAs) <sup>1</sup> . All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>1</sup>Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from [www.swrcb.ca.gov/rwqcb9/programs/basinplan.html](http://www.swrcb.ca.gov/rwqcb9/programs/basinplan.html). The most recent CWA Section 303(d) list can be found at [www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html).

**DETERMINATION: Circle appropriate determination.**

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region		
Project File No.		
Project Name:		
Project Location:	29910 Murrieta Hot Springs Raod, Suite A	
Project Description:	CUP for alcohol sales at an existing Walgreens store	
Project Applicant Information:	Walgreens	
<b>Proposed Project Consists of, or includes:</b>		
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	YES	NO
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input type="checkbox"/>
<b>DETERMINATION: Circle appropriate determination.</b>		
If <b>any</b> question answered "YES" Project requires a project-specific WQMP.		
If <b>all</b> questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.		



## PROJECT DESCRIPTION

### Walgreens CUP for Alcohol Sales

Walgreens currently operates a 13,650 square foot store at 29910 Murrieta Hot Springs Road, Suite A in the unincorporated County of Riverside in the community of Murrieta. 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 the existing floor area to wine and beer sales. As reflected in the attached floor plan, the initial sales program contemplates that approximately 49 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 from 7:00 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.

**LETTER OF AUTHORIZATION**

The undersigned Donahue Schriber Realty Group, L.P. ("Property Owner") is the record owner of the real property located at 29910 Murrieta Hot Springs Road #A, Riverside, California ("Property") and leases said Property to Walgreens. Property Owner hereby consents to Walgreens' filing and processing of any applications, permits, licenses or other approvals required for the sale of beer and wine for off-premises consumption. Property Owner further authorizes Walgreens, on our behalf, to sign any permits, licenses or other approvals issued for the sale of beer and wine for off-premises consumption from the Property and to take any other action necessary to implement and make effective such permits, licenses or approvals.

Date: April 21, 2010

DONAHUE SCHRIBER REALTY GROUP, L.P.

By: Mark L. Whitfield  
Name: Mark L. Whitfield  
Its: Executive Vice President




Corporate and Transactional Law Department

LETTER OF AUTHORIZATION

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

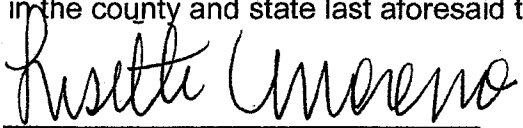
WALGREENS

By:   
Name: Michael Redstone  
Its: Senior Attorney

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF LAKE     )

I hereby certify that on this day before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, 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.

Witness my hand and official seal in the county and state last aforesaid this 11<sup>th</sup> day of February, 2010.

  
Signature





## LIST OF STORES

STORE #	ADDRESS	CITY	ZIP	COUNTY
05182	60 N. Highland Springs Ave.	Banning	92220-3048	Riverside
07714	1400 Beaumont Ave.	Beaumont	92223-4704	Riverside
04757	42010 Washington St.	Bermuda Dunes	92203-9610	Riverside
07679	7878 Crescent Ave.	Buena Park	90620-3950	Orange
10366	1186 Calimesa Blvd.	Calimesa	92320	Riverside
06438	12490 Central Ave.	Chino	91710-2603	San Bernardino
02623	1111 3rd Ave.	Chula Vista	91911-3105	San Diego
06255	621 I St.	Chula Vista	91910-5110	San Diego
07867	1430 Eastlake Pkwy.	Chula Vista	91915-1926	San Diego
07629	5005 Ball Rd.	Cypress	90630-3643	Orange
10200	6006 Lincoln Ave.	Cypress	90630	Orange
05037	14001 Palm Dr.	Desert Hot Springs	92240-6845	Riverside
05372	16108 Foothill Blvd.	Fontana	92335-3356	San Bernardino
09588	16145 Sierra Lakes Pkwy.	Fontana	92336-1243	San Bernardino
10768	11121 Sierra Ave.	Fontana	92337	San Bernardino
09534	15990 Brookhurst St.	Fountain Valley	92708-1014	Orange
12573	16201 Harbor Blvd.	Fountain Valley	92708-1383	Orange
05972	12001 Euclid St.	Garden Grove	92840-3332	Orange
06187	11950 Valley View St.	Garden Grove	92845-1239	Orange
01080	43200 State Highway 74	Hemet	92544-5142	Riverside
02223	17383 Main St.	Hesperia	92345-6111	San Bernardino
09780	15480 Main St.	Hesperia	92345-3318	San Bernardino
05300	27951 Baseline St.	Highland	92346-3346	San Bernardino
05672	2000 W. Whittier Blvd.	La Habra	90631-3535	Orange
09486	18296 Collier Ave.	Lake Elsinore	92530-2754	Riverside
06127	30251 Murrieta Rd.	Menifee	92584-8385	Riverside
01232	27785 Santa Margarita Pkwy.	Mission Viejo	92691-6652	Orange
09843	25533 Marguerite Pkwy.	Mission Viejo	92692-2925	Orange
01995	40420 Murrieta Hot Springs Rd.	Murrieta	92563-6400	Riverside
07410	29910 Murrieta Hot Springs Rd., #A	Murrieta	92563-3815	Riverside
09884	40663 California Oaks Rd.	Murrieta	92562-5729	Riverside
07869	885 Euclid Ave.	National City	91950-3862	San Diego
06147	2950 S. Archibald Ave.	Ontario	91761-7303	San Bernardino
05846	2303 E. Vineyard Ave.	Oxnard	93036-2183	Ventura
07305	2851 S. Rose Ave.	Oxnard	93033-3953	Ventura
09197	191 E. Yorba Linda Blvd.	Placentia	92870-3328	Orange
05478	6701 Carnelian St.	Rancho Cucamonga	91701-4556	San Bernardino
05652	6400 Haven Ave.	Rancho Cucamonga	91737-3823	San Bernardino
05555	504 S. Riverside Ave.	Rialto	92376-7028	San Bernardino
09105	1280 W. Foothill Blvd.	Rialto	92376-4686	San Bernardino



STORE #	ADDRESS	CITY	ZIP	COUNTY
02712	8044 Limonite Ave.	Riverside	92509-6107	Riverside
07262	6600 Magnolia Ave.	Riverside	92506-2903	Riverside
07786	8917 Trautwein Rd.	Riverside	92508-9473	Riverside
05528	4041 N. Sierra Way	San Bernardino	92407-3816	San Bernardino
06685	1634 E. Highland Ave.	San Bernardino	92404-4616	San Bernardino
09183	1301 W. Base Line St.	San Bernardino	92411-1707	San Bernardino
10467	1236 N. Waterman Ave.	San Bernardino	92404-5311	San Bernardino
06656	3222 University Ave.	San Diego	92104-2010	San Diego
07176	8766 Navajo Rd.	San Diego	92119-2722	San Diego
09021	1811 S. San Jacinto Ave.	San Jacinto	92583	Riverside
10172	1181 N. State St.	San Jacinto	92583-6317	Riverside
10368	2261 W. Esplanade Ave.	San Jacinto	92582-4704	Riverside
06388	1301 E. 17th St.	Santa Ana	92705-8503	Orange
10397	171 N. Bristol St.	Santa Ana	92703	Orange
06126	27975 Bradley Rd.	Sun City	92586-2273	Riverside
09254	13655 Bear Valley Rd.	Victorville	92392-8518	San Bernardino
05456	1510 N. Santa Fe Ave.	Vista	92083-2001	San Diego
06222	802 S. Santa Fe Ave.	Vista	92084-6107	San Diego
09389	310 Sycamore Ave.	Vista	92083-7702	San Diego
02162	8052 Westminster Blvd.	Westminster	92683-3303	Orange

# LUCE FORWARD

ATTORNEYS AT LAW • FOUNDED 1873

LUCE, FORWARD, HAMILTON & SCRIPPS LLP

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

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

July 22, 2010

38415-7410

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

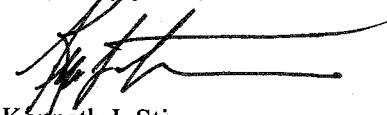
Re: **County of Riverside – Execution Authority for CUP Application for Beer and Wine Sales at 29910 Murrieta Hot Springs Road**

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.

101279844.1

## 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. 3659** – CEQA Exempt – Applicant: Walgreen Co –  
Engineer/Representative: Brian Fish/Jennifer Chavez – Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: North of Murrieta Hot Springs Road, south of Rancho Club Drive, east of Winchester Road, and west of Sky Canyon Drive – 2.49 Acres – Zoning: Specific Plan (SP) –  
**REQUEST:** Conditional Use Permit 3659 proposes to add the sale of beer and wine (type 20) for off premise consumption to an existing 13,650 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: 957-330-048 – Related Cases: PP17984, SP213 (Quasi-judicial)

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	March 23, 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 Adrienne Rossi, Project Planner at 951-955-6925 or e-mail [arossi@rctlma.org](mailto:arossi@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at [www.tlma.co.riverside.ca.us/planning/pc.html](http://www.tlma.co.riverside.ca.us/planning/pc.html)

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

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

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

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

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Adrienne Rossi  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 10/28/2010,

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

APN (s) or case numbers CUPO3659 For

Company or Individual's Name Planning Department,

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

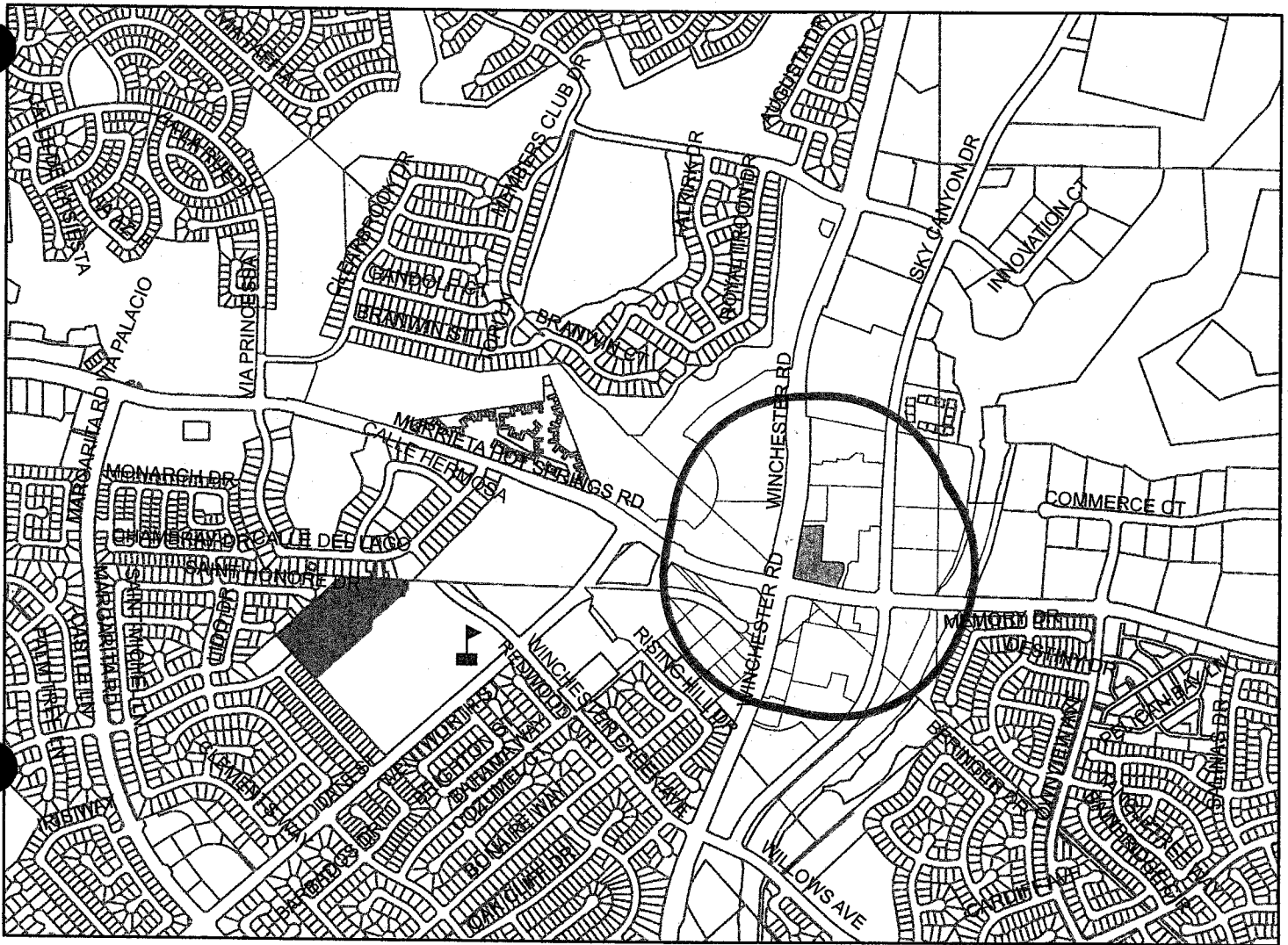
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor  
Riverside, Ca. 92502

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

*AR* ✓  
10/28/10 - 4/28/11







# 1000 feet buffer

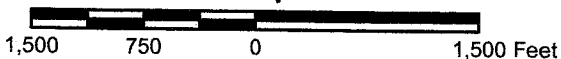


## Selected Parcels

920-120-061	920-120-071	920-120-050	920-120-042	957-430-014	957-430-010	957-330-054	957-430-040	957-430-041	957-330-062
957-330-061	957-330-063	957-330-064	913-350-016	920-120-009	920-120-082	913-210-011	913-210-012	913-210-032	913-350-004
913-350-014	913-350-013	913-350-015	957-330-049	957-330-048	957-330-046	908-360-007	908-360-006	908-360-008	913-210-005
908-360-004	908-360-004	908-360-009	957-430-015	957-430-013	957-040-002	957-430-011	913-210-007	920-120-059	920-120-055
920-120-083	920-120-070	920-120-084	957-330-033	957-330-034	957-430-042	957-330-028	957-330-009	957-330-031	957-040-003
957-040-005	913-210-023	913-210-022	913-210-021	957-430-012	920-120-008	913-210-006	920-120-053	920-120-040	920-120-054
920-120-060	920-120-058	957-330-057	957-330-058	957-400-016	913-210-026	957-430-009	913-210-037	913-210-036	957-330-047
913-210-038	920-120-057	920-120-056	920-120-039	920-120-062					

## Legend

-  School Sites
-  Parcels
-  CUP03659
-  Parks



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: 920120061, ASMT: 920120061  
ALBERTSONS INC  
C/O DEPT 70428 CORP TAX  
P O BOX 20  
BOISE ID 83726

APN: 913350016, ASMT: 913350016  
COUNTY OF RIVERSIDE  
C/O TRANSPORTATION  
P O BOX 1090  
RIVERSIDE CA 92502

APN: 920120042, ASMT: 920120042  
ASPEN PROP  
3535 E COAST HWY NO 358  
CORONA DEL MAR CA 92625

APN: 920120009, ASMT: 920120009  
COUNTY OF RIVERSIDE  
3535 10TH ST STE 300  
RIVERSIDE CA 92501

APN: 957430014, ASMT: 957430014  
AZMI AWWAD, ETAL  
39281 MEMORY DR  
MURRIETA CA. 92563

APN: 920120082, ASMT: 920120082  
COVENANT GROUP EAST MURRIETA  
2860 MICHELLE DR 170  
IRVINE CA 92606

APN: 957430010, ASMT: 957430010  
BRIAN REZAI  
39241 MEMORY DR  
MURRIETA CA. 92563

APN: 913210032, ASMT: 913210032  
DHL INV  
P O BOX 1152  
TEMECULA CA 92593

APN: 957330054, ASMT: 957330054  
CENTRAL PACIFIC BANK  
16870 W BERNANDO STE 360  
SAN DIEGO CA 92127

APN: 913350015, ASMT: 913350015  
DNK HOLDINGS  
C/O DON NORRIS  
1056 HEATHER DR  
VISTA CA 92064

APN: 957430041, ASMT: 957430041  
CENTRAL PARK COMMUNITY ASSN  
C/O MERIT PROP MGMT  
27349 JEFFERSON NO 101  
TEMECULA CA 92590

APN: 957330046, ASMT: 957330046  
DONAHUE SCHRIEBER REALTY GRP  
STE 602 800 C/O PARADIGM TAX GROUP  
5694 MISSION CENTER RD  
SAN DIEGO CA 92108

APN: 957330064, ASMT: 957330064  
CORP OF PRES BISHOP CH OF JESUS CHRIST  
50 E NORTH TEMPLE ST  
SALT LAKE CITY UT 84150

APN: 908360008, ASMT: 908360008  
EAGLE GLEN APARTMENTS  
C/O J & M REALTY CO  
41 CORPORATE PARK NO 240  
IRVINE CA 92606

APN: 913210005, ASMT: 913210005  
 FRANK SOHAEI, ETAL  
 P O BOX 4632  
 CARLSBAD CA 92018

APN: 920120055, ASMT: 920120055  
 KGC WINCHESTER 5  
 C/O F RON KRAUSZ  
 44 MONTGOMERY ST NO 3300  
 SAN FRANCISCO CA 94104

APN: 908360009, ASMT: 908360009  
 GCGI PARTNERS INC  
 3742 FLOWERWOOD LN  
 FALLBROOK CA 92028

APN: 920120084, ASMT: 920120084  
 MHS SKY CANYON  
 41623 MARGARITA RD NO 100  
 TEMECULA CA 92591

APN: 957430015, ASMT: 957430015  
 GREGORY A GONZALEZ, ETAL  
 39291 MEMORY DR  
 MURRIETA CA. 92563

APN: 957430042, ASMT: 957430042  
 PULTE HOME CORP  
 2 TECHNOLOGY DR  
 IRVINE CA 92618

APN: 957430013, ASMT: 957430013  
 GUADALUPE ESTRADA, ETAL  
 P O BOX 481  
 AGUANGA CA 92536

APN: 957330009, ASMT: 957330009  
 RCI SILVERHAWK 8  
 C/O MARTIN A WEISS  
 1 BETTERWORLD CIR STE 300  
 TEMECULA CA 92590

APN: 957040002, ASMT: 957040002  
 IRONHORSE MDI I  
 C/O MOONLIGHT VENTURES  
 444 MOONLIGHT LN  
 ENCINITAS CA 92024

APN: 957040005, ASMT: 957040005  
 RIVERSIDE COUNTY FLOOD CONT & WATER C  
 1995 MARKET ST  
 RIVERSIDE CA 92501

APN: 957430011, ASMT: 957430011  
 JESSICA SJOBERG  
 39251 MEMORY DR  
 MURRIETA CA. 92563

APN: 913210021, ASMT: 913210021  
 ROBERT W HAMMON, ETAL  
 C/O LENDING ASSOC  
 P O BOX 28327  
 SAN DIEGO CA 92198

APN: 913210007, ASMT: 913210007  
 JON D HENSLEY, ETAL  
 43976 CALLE DE VELARDO  
 TEMECULA CA 92592

APN: 957430012, ASMT: 957430012  
 ROBLES ALEJANDRO & FRANCISCA FAM TRU  
 39261 MEMORY DR  
 MURRIETA CA. 92563

APN: 920120008, ASMT: 920120008  
 SAIED MOTEVASSELANI, ETAL  
 9164 PIMPERNEL DR  
 SAN DIEGO CA 92129

APN: 913210036, ASMT: 913210036  
 TESORO SIERRA PROP  
 C/O PROPERTY TAX DEPT  
 P O BOX 592809  
 SAN ANTONIO TX 78259

APN: 913210006, ASMT: 913210006  
 SCOTT BARONE, ETAL  
 29276 GANDOLF CT  
 MURRIETA CA 92563

APN: 957330047, ASMT: 957330047  
 WELLS FARGO BANK, ETAL  
 STE 602 800 C/O PARADIGM TAX GROUP  
 5694 MISSION CENTER RD  
 SAN DIEGO CA 92108

APN: 920120058, ASMT: 920120058  
 SFX WINCHESTER  
 C/O DALE GELGUR  
 629 CAM DE LOS MARES 201  
 SAN CLEMENTE CA 92673

APN: 913210038, ASMT: 913210038  
 WINCHESTER AUTO SPA  
 623 S SANTA FE AVE  
 VISTA CA 92083

APN: 957330058, ASMT: 957330058  
 SILVERHAWK PARTNERS  
 C/O BEN BADIEE  
 4747 VIEWRIDGE AVE STE 108  
 SAN DIEGO CA 92123

APN: 920120057, ASMT: 920120057  
 WINCHESTER SPRINGS, ETAL  
 C/O DEPT 70428 CORP TAX  
 250 E PARKCENTER BLV  
 BOISE ID 83706

APN: 957400016, ASMT: 957400016  
 SKY CANYON BUSINESS CENTER OWNERS AS  
 C/O ELITE MANAGEMENT  
 38760 SKY CANYON DR  
 MURRIETA CA 92563

APN: 920120056, ASMT: 920120056  
 WINCHESTER SPRINGS, ETAL  
 C/O STEPHEN WOLFF  
 11456 OLIVE BLV STE 210  
 ST LOUIS MO 63141

APN: 913210026, ASMT: 913210026  
 SPRINGS HOLDING CORP  
 C/O CHARLES L MARCH  
 P O BOX 2467  
 TEMECULA CA 92593

APN: 920120039, ASMT: 920120039  
 WINCHESTER SPRINGS, ETAL  
 C/O DEPT 70428 CORP TAX  
 250 E PARKCENTER BLV  
 BOISE ID 83706

APN: 957430009, ASMT: 957430009  
 STEPHEN PEEBLES, ETAL  
 39231 MEMORY DR  
 MURRIETA CA. 92563

APN: 920120062, ASMT: 920120062  
 WINCHESTER SPRINGS  
 C/O STEPHEN WOLFF  
 11456 OLIVE BLV STE 210  
 ST LOUIS MO 63141

App/ Owner/ Engineer labels - CUP3659

**Engineer/Representative**  
**Jennifer Chavez/Brian Fish**  
**600 W. Broadway STE# 260**  
**San Diego CA 92101**

**Applicant**  
**Walgreens Co**  
**104 Wilmot Road-2<sup>nd</sup> flr**  
**Deerfield IL 60015**

**Owner**  
**Donahue Schriber Realty Group**  
**200 E Baker St. STE#100**  
**Costa Mesa CA 92626**