

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



ITEM: 21.2
(ID # 11379)

MEETING DATE:

Tuesday, December 10, 2019


FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CONDITIONAL USE PERMIT NO. 190008, ORDINANCE NO. 664.63 and DEVELOPMENT AGREEMENT NO. 1900004, CEQA Exempt - Applicant: The Artist Tree IVA, LLC – Engineer/Representative: MSA Consulting c/o Luke Beverly - Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Center Street, south of Main Street, east of Iowa Avenue, and west of Pacific Avenue – 0.36 Net Acres - Zoning: Existing: Scenic Highway Commercial (C-P-S) - REQUEST: Conditional Use Permit No. 190008 (CUP190008) proposes converting two existing commercial buildings, an existing 2,365 square foot retail building to be used as a storefront for a retail cannabis business and an existing 1,437 square foot building to be used for office space and storage related to the cannabis business, and utilizing existing parking. Development Agreement No. 1900004 (DA1900004) and Ordinance No. 664.63 is a proposal for the applicant entering into a development agreement with the County consistent with Board of Supervisors' Policy No. B-9 and would impose a lifespan on the proposed cannabis project and provide community benefit to the Highgrove Area. District 2. [100% Applicant Funds]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b) (3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report;

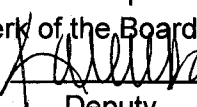
ACTION: Policy, Set for Hearing


Charissa Leach, Assistant TLMA Director 11/26/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance No. 664.63 is approved as introduced.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: December 10, 2019
xc: Planning

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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2. **APPROVE Conditional Use Permit No. 1900008**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report; and

3. **INTRODUCE, READ TITLE and WAIVE FURTHER READING OF, and ADOPT on successive weeks ORDINANCE NO. 664.63** an Ordinance of the County of Riverside approving Development Agreement No. 1900004, based upon the findings in this staff report.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: 100% Applicant Funded			Budget Adjustment: No	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On October 23, 2018, the Board of Supervisors adopted Ordinance No. 348.4898 that established the permitting process and regulations for commercial cannabis activities. Applicants requesting to establish commercial cannabis retail, microbusiness, and/or cultivation uses were required to submit a request for proposal "RFP" cannabis package. Applicants who ranked highest were allowed to proceed forward with the Conditional Use Permit process. On July 2, 2019, the Board of Supervisors accepted the Cannabis RFP response package rankings list, which allowed the highest ranking applicants to begin the land use review process for their proposed project. In the first year of implementation, 50 cannabis cultivation applications and 19 cannabis retail applications began the land use review process.

The project was assigned a RFP Cannabis File No. CAN190053 and subsequently ranked Number One out of the Nineteen (19) applicants to be recommended to proceed forward with the conditional use permit application process for a cannabis retail store.

The project will occupy approximately 2,365 square feet of an existing commercial retail building. In addition, the project will also occupy approximately 1,437 square feet of an existing commercial office space in conjunction on the adjacent parcel to the north. The commercial buildings were originally approved in 1994 under Plot Plan No. 14001 (PP14001) to legalize an existing muffler shop within the then-existing residence. A series of expansions related to the commercial buildings, commercial uses, and façade improvement and signage related to the Economic Development Agency "EDA" projects in the area, have been approved within the last 20 years. (PP14532 Barber Shop, PP23510 Restaurant and Administrative Building, PP24952 to provide Façade Improvement and Signage/EDA Project, and PP24952S1 Extend Chain-link fence to front Property Line).

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The project will operate between the hours of 6am to 10pm daily in accordance with the County of Riverside Ordinance No. 348 Section 19.505 (I). In addition, the project will employ a total of (19) employees across all shifts with six (6) employees on site including security personnel. The parking ratio of: 1 space/200 square feet results in requiring 18 parking spaces would be required for the project. The existing commercial facility provides 20 parking spaces, meeting the requirement for off-street vehicle parking Ordinance No. 348 Section 18.12 (A) (2). Electrical vehicle (EV) parking is not needed for this project because EV parking is required for development projects involving at least 25 parking spaces and this project is only required to provide 18 parking spaces.

Development Agreement:

The applicant has proposed entering into the attached development agreement (DA) with the County for the Project. The DA is consistent with the General Plan and with Board Policy B-9. Additionally, the Advisory Notification Document, Conditions of Approval, and entitlement approvals are incorporated in the exhibits of the DA and will ensure that the Project is developed in a way that would not conflict with the public's health, safety or general welfare. The DA has a term of 10 years (with the option for a 5 year extension subject to mutual approval) and will grant the applicant vesting rights to develop the Project in accordance with the terms of the DA. In exchange, the DA provides certain public benefits that go beyond the basic requirements of the County including annual public benefit payments, which will be used for additional public safety services, infrastructure improvements or community enhancement programs.

Development Agreement No. 1900004 requires the applicant to make the following payments:

- 1) An initial deposit-based fee of \$5,000 for annual inspections and the administration of the development agreement program.
- 2) A baseline Public Benefits payment of \$68,436.00, which will be increased 2% per year. The baseline payment amount shall be allocated 45% to the Code Enforcement Department, and the remaining 55% will be transferred to the Executive Office for deposit into the General Fund, to be allocated as part of the annual budget process and generally spent on cannabis regulatory activity performed by the District Attorney's Cannabis Regulation Task Force, the Sheriff's Office, Public Health, County Counsel, and the Agricultural Commissioner's office. The percentages above are based on the expected regulatory costs that were used to establish the baseline Public Benefits fee, as approved by the Board on January 29, 2019. The Code Enforcement Department will serve as the main regulatory arm of the County in monitoring that the businesses will comply with their conditions of approval and respond to public concerns.
- 3) An annual Additional Public Benefit payment of \$85,545.00, which will increase 6% per year. This payment shall be held by TLMA in an account specifically for the Highgrove

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STATE OF CALIFORNIA**

area, to be allocated by the Board of Supervisors to projects and services that benefit the community.

Per state law, a development agreement is a legislative act that must be approved by ordinance. Proposed Ordinance No. 664.63, an Ordinance of the County of Riverside Approving Development Agreement No. 1900004, incorporates by reference DA No. 1900004 consistent with Government Code section 65867.5.

CUP No. 190008 and DA No. 1900004 were submitted to the County of Riverside on July 2, 2019.

On November 20, 2019, the Planning Commission voted 5-0 in favor of recommending approval to the Board of Supervisors.

Impact on Citizens and Businesses

The proposed project is categorically exempt under CEQA, which means that it belongs to a class of projects that have been determined to not have a significant effect on the environment. As detailed in the Planning Commission Staff Report, which is attached hereto and incorporated by reference, no exceptions pursuant to State CEQA Guidelines section 15300.2 apply. Accordingly, there will be no impacts on citizens or businesses.

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant; there is no General Fund obligation.

ATTACHMENTS:

- A. **PLANNING COMMISSION REPORT OF ACTIONS**
- B. **PLANNING COMMISSION STAFF REPORT**
- C. **ORDINANCE NO. 664.63**
- C. **DEVELOPMENT AGREEMENT No. 1900004**
- D. **INDEMNIFICATION AGREEMENT FORM**


Jason Farin, Senior Management Analyst

12/5/2019


Gregory V. Priamos, Director County Counsel

11/26/2019

1 ORDINANCE NO. 664.63

2
3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
4 APPROVING DEVELOPMENT AGREEMENT NO. 1900004

5
6 The Board of Supervisors of the County of Riverside ordains as follows:

7 Section 1. Pursuant to Government Code Section 65867.5, Development Agreement
8 No. 1900004, a copy of which is on file with the Clerk of the Board of Supervisors and incorporated herein
9 by reference, is hereby approved.

10 Section 2. The Chairman of the Board of Supervisors is hereby authorized to execute
11 said Development Agreement on behalf of the County of Riverside within ten (10) days after the Effective
12 Date of this ordinance, provided that all owners listed in Development Agreement No. 1900004 have
13 executed said Development Agreement within thirty (30) days after adoption of this ordinance.

14 Section 3. Effective Date. This ordinance shall take effect thirty (30) days after its
15 adoption.

16 BOARD OF SUPERVISORS OF THE COUNTY
17 OF RIVERSIDE, STATE OF CALIFORNIA


18 By: _____
19 Chairman

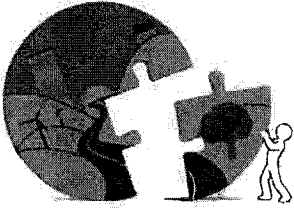
20 ATTEST:
21 CLERK OF THE BOARD:

22 By: _____
23 Deputy

(SEAL)

24 APPROVED AS TO FORM
25 November 26, 2019

26 By: 
27 MICHELLE CLACK
28 Chief Deputy County Counsel



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY **PLANNING DEPARTMENT**

Memorandum

Date: December 4, 2019

To: Riverside County Board of Supervisors

From: Travis Engelking, Project Planner

**RE: December 10, 2019 Board of Supervisors Meeting, Conditional Use Permit No. 1900008 (CUP190008),
Retail Cannabis**

This memo highlights the applicant's minor revisions to the proposed site plan exhibit, following dialogue at the November 20, 2019 Planning Commission public hearing. Site plan modifications include revised path of travel to the trash enclosure and the addition of parking spaces at the northeast portion of the site. The applicant has revised the site plan accordingly and it is attached to this memo.

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 20, 2019**

1.0 CONSENT CALENDAR

1.1 ADOPTION OF THE REVISED 2019 PLANNING COMMISSION CALENDAR – Change meeting location and time of the December 4, 2019 meeting to be heard in the City of Perris at 9:30.

ADOPTED the Revised 2019 Planning Commission Calendar – Changing the location of the December 4, 2019 meeting to be heard in the City of Perris at 9:30 a.m.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:
NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CHANGE OF ZONE NO. 7954 and TENTATIVE PARCEL MAP NO. 37340 – Intent to Adopt a Negative Declaration – EA43076 – Applicant: Shozo & Ming Nozawa – Engineer/Representative: Guan Wang – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (1 Acre Minimum) (RC-VLDR) – Location: Northerly of Hibiscus Avenue, southerly of Gentian Avenue, easterly of Chicago Avenue, and westerly of Cecil Avenue – 2.27 Gross Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** **Change of Zone No. 7954** proposes to change the zone from Light Agriculture, 10 Acre Minimum (A-1-10), to Light Agriculture, 1 Acre Minimum (A-1-1). **Tentative Parcel Map No. 37340** proposes a Schedule "H" subdivision of 2.27 acres into two (2) parcels; 1.18 and 1.08 acre lots for single family residential development. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

ADOPT a Negative Declaration for Environmental Assessment No. 43076; and,

TENTATIVELY Approve Change of Zone No. 7954; and,

APPROVE Tentative Parcel Map No. 37340, subject to the conditions of approval.

4.2 CHANGE OF ZONE NO. 6946 and TENTATIVE TRACT MAP NO. 31810 – Intent to Adopt a Mitigated Negative Declaration – EA39475 – Applicant: Cornwell Group, Inc.- Engineer: Blaine Womer Civil Engineering – Third Supervisorial District – Valley Vista Zoning District – San Jacinto Valley Area Plan – Community Development: Medium Density Residential (CD-MDR) – Community Development: Medium High Density Residential (CD-MHDR) – 42.52 Acres – Location: Northerly of Palm Avenue, southerly of Olive Avenue, and westerly of Lincoln Avenue – Light Agriculture– 5 Acre Minimum (A-1-5) – Heavy Agriculture – 10 Acre Minimum (A-2-10) – Scenic Highway Commercial (C-P-S) – Mobilehome Subdivisions and Mobilehome Parks (R-T) – **REQUEST:** Change of Zone No. 6946 is a proposal to change the existing zoning from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acres Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobile home Subdivision (R-T) to Planned Residential (R-4). Tentative Tract Map No. 31810 is a proposal for a Schedule "A" subdivision of 42.6 gross acres into 195 single-family residential lots with a minimum lot size of 5,000 sq. ft., and five (5) open space lots which will include a park, paseos, and basins. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 4-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 39475; and,

TENTATIVELY Approve Change of Zone No. 6946; and,

APPROVE Tentative Tract Map No. 31810, subject to the conditions of approval.

4.3 CONDITIONAL USE PERMIT NO. 190008 and DEVELOPMENT AGREEMENT NO. 1900004 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) – Applicant: The Artist Tree IVA, LLC – Engineer/Representative: MSA Consulting c/o Luke Beverly – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Center Street, southerly of Main Street, easterly

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

FIND the project exempt from the California Environmental Quality Act (CEQA); and,



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 20, 2019**

of Iowa Avenue, and westerly of Pacific Avenue – 0.36 Net Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 190008 proposes to establish a retail cannabis business (Adult-Use and Medical Storefront Retail, State License Type 10), where the storefront portion of the business will be located within an existing 2,365 sq. ft. building and the accompanying office space will be located within the adjacent, existing 1,437 sq. ft. building. Development Agreement No. 1900004 is a proposal whereby the applicant enters into a development agreement with the County of Riverside, consistent with the County's Cannabis Ordinance, and it includes terms for providing a community benefit to the Highgrove area. CAN190053. Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.

TENTATIVELY Approve Development Agreement No. 1900004; and,

APPROVE Conditional Use Permit No. 1900008, subject to the conditions of approval.

5.0 WORKSHOP

5.1 **ORDINANCE NO. 348 UPDATE**

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS



CALL (951) 368-9222
EMAIL legals@pe.com

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
11/29/19	0011339189		PE Riverside	4 x 74 Li	384.80

Invoice text: CUP 190008

*Planning
12/10/19 21.2*

Placed by: Karen Lynn Barton

Legal Advertising Memo Invoice

BALANCE DUE
384.80

SALES/CONTACT INFORMATION	ADVERTISER INFORMATION			
	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229	11/29/2019	5209148	5209148	BOARD OF SUPERVISORS



THE PRESS-ENTERPRISE

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BOARD OF SUPERVISORS		
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BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
384.80	0011339189	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
'PO BOX 1147'
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPER PARTNERSHIP
dba The Press-Enterprise
PO Box 65210
Colorado Springs, CO 80962-5210

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: CUP 190008 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

11/29/2019

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: November 29, 2019
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011339189-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON CONDITIONAL USE PERMIT NO. 190008 AND DEVELOPMENT AGREEMENT NO. 1900004 IN THE FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 10, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the application submitted by The Artist Tree, on **Conditional Use Permit No. 190008** proposes a storefront retail cannabis business that includes two parcels with two existing commercial buildings and accompanying parking. The existing 2,365 square foot retail building will be used as the storefront retail cannabis business, and the existing 1,437 square foot building will be used for office space and storage related to the retail cannabis business. **Development Agreement No. 1900004 (DA No. 1900004)**. The associated DA No. 1900004 has a term of 10 years, will grant the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900004 and CUP No. 190008, and will provide community benefits to the Highgrove Area. APN's: 247-042-020 & 247-042-021

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and find that the project is **EX-EMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b) 3, (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and it will be considered by the Board of Supervisors in making any decision on the project.

The project site is located north of Center Street, south of Main Street, east of Iowa Avenue, and west of Pacific Avenue.

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TRAVIS ENGELKING, PROJECT PLANNER, AT (951) 955-1417 OR EMAIL tengelki@rivco.org.

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 21, 2019 Kecia R. Harper, Clerk of the Board
By: Karen Barfon, Deputy Clerk of the Board

11/29



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

November 21, 2019

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

PH : (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: CUP 190008

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, November 29, 2019.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Karen Barton

Deputy Clerk of the Board to:
KECIA R. HARPER, CLERK OF THE BOARD

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON CONDITIONAL USE PERMIT NO. 190008 AND DEVELOPMENT AGREEMENT NO. 1900004 IN THE FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 10, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the application submitted by The Artist Tree, on **Conditional Use Permit No. 190008** proposes a storefront retail cannabis business that includes two parcels with two existing commercial buildings and accompanying parking. The existing 2,365 square foot retail building will be used as the storefront retail cannabis business, and the existing 1,437 square foot building will be used for office space and storage related to the retail cannabis business. **Development Agreement No. 1900004 (DA No. 1900004)**. The associated DA No. 1900004 has a term of 10 years, will grant the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900004 and CUP No. 190008, and will provide community benefits to the Highgrove Area. APN's: 247-042-020 & 247-042-021

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and find that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b) 3, (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and it will be considered by the Board of Supervisors in making any decision on the project.

The project site is located north of Center Street, south of Main Street, east of Iowa Avenue, and west of Pacific Avenue.

The Planning Department's report package for the project may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TRAVIS ENGELKING, PROJECT PLANNER, AT (951) 955-1417 OR EMAIL tengelki@rivco.org.

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: November 21, 2019

Kecia R. Harper, Clerk of the Board
By: Karen Barton, Deputy Clerk of the Board

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Karen Barton, Deputy Clerk of the Board to Kecia R. Harper, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 21, 2019, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CUP 190008

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: December 10, 2019 @ 10:00 a.m.

SIGNATURE: Karen Barton DATE: November 21, 2019
Karen Barton

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Karen Barton, Deputy Clerk of the Board, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on November 21, 2019, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CUP 190008

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: December 10, 2019 @ 10:00 a.m.

SIGNATURE: Karen Barton
Karen Barton

DATE: November 21, 2019

Engelking, Travis

From: Engelking, Travis
Sent: Thursday, November 21, 2019 8:27 AM
To: Barton, Karen
Subject: BOS Notice of Public Hearing for December 10th 2019 - CUP190008 and DA1900004
Attachments: CUP190008. DA1900004 BOS Notice for Clerk of Board.docx

Morning Karen,

Press Enterprise

Please see the attached notice of hearing. I will bring you the packet this morning.

Sincerely,

Travis Engelking, M.A.

URBAN REGIONAL PLANNER II

County Of Riverside

Transportation and Land Management Agency

Phone: 951-955-1417

E-Mail: TEngelki@RIVCO.ORG

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON CONDITIONAL USE PERMIT NO. 190008 AND DEVELOPMENT AGREEMENT NO. 1900004 IN THE FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 10, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the application submitted by The Artist Tree, on **Conditional Use Permit No. 190008** proposes a storefront retail cannabis business that includes two parcels with two existing commercial buildings and accompanying parking. The existing 2,365 square foot retail building will be used as the storefront retail cannabis business, and the existing 1,437 square foot building will be used for office space and storage related to the retail cannabis business. **Development Agreement No. 1900004 (DA No. 1900004)**. The associated DA No. 1900004 has a term of 10 years, will grant the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900004 and CUP No. 190008, and will provide community benefits to the Highgrove Area. APN's: 247-042-020 & 247-042-021

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and find that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b) 3, (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and it will be considered by the Board of Supervisors in making any decision on the project.

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TRAVIS ENGELKING, PROJECT PLANNER, AT (951) 955-1417 OR EMAIL tengelki@rivco.org.

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Dated: November 21, 2019 Kecia R. Harper, Clerk of the Board
By: Karen Barton, Deputy Clerk of the Board



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Jay Eastman, AICP
Principal Planner
P.O. Box 1409
Riverside, CA 92502

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Principal Planner
P.O. Box 1409
Riverside, CA 92502

DNRE HOLDINGS
105 PRESERVE
IRVINE CA 92618

DNRE HOLDINGS
105 PRESERVE
IRVINE CA 92618

247042014
MARIO F ROSTRO CHONG KUK ROSTRO
111 SYCMORE ST
GEORGE TOWN TX 78633

247042014
MARIO F ROSTRO CHONG KUK ROSTRO
111 SYCMORE ST
GEORGE TOWN TX 78633

4 EG Services LLC
5943 Sky Meadow St
Riverside, CA 92509

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Riverside, CA 92509

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Riverside, CA 92509

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5943 Sky Meadow St
Riverside, CA 92509

MSA Consulting
34200 Bob Hope Dr.
Rancho Mirage, CA 92270

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Rancho Mirage, CA 92270

Jay Eastman, AICP
Principal Planner
P.O. Box 1409
Riverside, CA 92502

Jay Eastman, AICP
Principal Planner
P.O. Box 1409
Riverside, CA 92502

247091059
R & D REAL ESTATE
1000 GREENWOOD DR
NOVATO CA 94901

247042018
DNRE HOLDINGS
105 PRESERVE
IRVINE CA 92618

247042014
MARIO F ROSTRO
CHONG KUK ROSTRO
111 SYCMORE ST
GEORGE TOWN TX 78633

247041011
SERGIO ESTRADA
MARIA MARISA ESTRADA
1179 CHURCH ST
RIVERSIDE CA. 92507

247041010
AL T MALDONADO
GUADALUPE M MALDONADO
1191 CHURCH ST
RIVERSIDE CA. 92507

247042008
CLEMENTE AHUMADA
MARIA D AHUMADA
1194 CHURCH ST
RIVERSIDE CA. 92507

247091010
AULAKH HOMES INC
12005 WELLER PL
MORENO VALLEY CA 92557

247042007
SANDRA AHUMADA
1202 CHURCH ST
RIVERSIDE CA. 92507

247042009
BARBARA J FOSTER
1213 CENTER ST
RIVERSIDE CA. 92507

247091017
JOEL MORENO
ANGELINA SEPULVEDA
1213 PALMER ST
RIVERSIDE CA. 92507

247041008
BENJAMIN MICHEL
YOLANDA MICHEL
1219 CHURCH ST
RIVERSIDE CA. 92507

247042010
CARMAN-PEREZ
JOSE MARTINEZ
1225 CENTER ST
RIVERSIDE CA. 92507

247091016
ANGEL MCDONNELL
BEVERLY TATE
1225 PALMER ST
RIVERSIDE CA. 92507

247041007
TAYLOR HUGHES
SHARON HUGHES
1227 CHURCH ST
RIVERSIDE CA. 92507

247042011
TERESA ANGELA MISFIELD
1233 CENTER ST
RIVERSIDE CA. 92507

247041006
SONIA PASILLAS
1237 CHURCH ST
RIVERSIDE CA. 92507

247091014
KERRY L CALZARETTA
PATRICIA CALZARETTA
1243 PALMER ST
RIVERSIDE CA. 92507

247020001
FLORENCE AVENUE
JOSEPH A INDRIERI
MANAL S INDRIERI

12502 MARTHA ANN DR
LOS ALAMITOS CA 90720

247042002
INDYNICA ENTERPRISE
1254 CHURCH ST
RIVERSIDE CA. 92507

247020009
ERNEST FANKHAUSER
HERTA FANKHAUSER
12932 HICKORY BRANCH
SANTA ANA CA 92705

247081030
MUSTAFA ABDELKARIM
ATTALLAH ABUGHERIR
1340 CENTER ST
RIVERSIDE CA 92507

247091015
RAUL GUTIERREZ ZARAGOZA
1233 PALMER ST
RIVERSIDE CA. 92507

247091004
ELIZABETH BARBOZA
1242 CENTER ST
RIVERSIDE CA. 92507

247042003
RAMONA C LEDESMA
1244 CHURCH ST
RIVERSIDE CA. 92507

247042013
ANITA R HERNANDEZ
1251 CENTER ST
RIVERSIDE CA. 92507

247091013
JOSE LIBORIO G LOPEZ
FELIPE JESUS G JAIME
1255 PALMER ST
RIVERSIDE CA. 92507

247081028
MUSTAFA ABDELKARIM
ATTALLAH ABUGHERIR
1340 CENTER ST
RIVERSIDE CA 92507

247081033
MUSTAFA ABDELKARIM
ATTALLAH ABDELKARIM
1340 CENTER ST
RIVERSIDE CA. 92507

247091005
JAMES O WILSON
DREW F WILSON
15703 WASHINGTON CT
RIVERSIDE CA 92504

247091011
MARIA MORENO
1621 W CYPRESS AVE
ONTARIO CA 91762

247091012
CESAR FLORES
ALMA FLORES
16961 TAVA LN
RIVERSIDE CA 92504

247091002
DENIS W KIDD
22874 PICO ST
GRAND TERRACE CA 92324

247020007
EDMUND MENG HONG LIM
JACKIE K H LIM
2404 FALLING OAK DR
RIVERSIDE CA 92506

247042020
4 EG SERVICES
2781 RUBIDOUX BLV
RIVERSIDE CA 92509

247042017
ABOU B AHMED
FATMA AHMED
3341 CELEST DR
RIVERSIDE CA 92507

247042001
ADAM ORNELAS
MARTHA A ORNELAS
16 HIGHLAND AVE
HIGHGROVE CA 92507

247043006
MANUEL FLORES
16235 HERMOSA DR
RIVERSIDE CA 92506

247041001
ADOLFO ALVAREZ
MARTHA ALVAREZ
21641 BURCH ST
PERRIS CA 92570

247043005
DIANNA MARIE CAUDILLO
KORY ALBERT CAUDILLO
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RIVERSIDE CA. 92507

247042004
RAVINDRA SHARMA
NIRMALA SHARMA
26371 IRONWOOD
MORENO VALLEY CA 92555

247020013
CENTER STREET GROUP
300 S HARBOR BLV STE 1020
ANAHEIM CA 92805

247041013
CITY OF RIVERSIDE
3900 MAIN ST
RIVERSIDE CA 92522

24 APARTMENT COMPLEX SERVICES INC
455 W LA CADENA AVE NO 7
RIVERSIDE CA 92501

247041009
SPSSM INV
4900 SANTA ANITA AV NO 2C
EL MONTE CA 91731

247043007
GEORGE DELVALLE
UTANA DELVALLE
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247041005
ELVIRA MORGAN MARTINEZ
653 N LINDEN AVE
RIALTO CA 92376

247020004
HOWARD JOHN MARKWARDT
ELIZABETH SARA MARKWARDT
707 FOREST PARK DR
RIVERSIDE CA 92501

247041014
OSCAR A MONTOYA
9359 LINCOLN BLVD APT 4254
LOS ANGELES CA 90045

247020008
MI SUK KIM
9860 GARDEN GROVE BLV
GARDEN GROVE CA 92844

DONAVON D RITZ
MARLENE M RITZ
480 E MAIN ST
RIVERSIDE CA 92507

247031002
IOWA PRIVACY TRUST
5198 ARLINGTON AVE NO 662
RIVERSIDE CA 92504

247042015
PCE MARTIN
6343 MYKONOS LN
RIVERSIDE CA 92506

247031003
MISSOURI RIVER FARM PARTNERSHIP
700 7TH ST S
FARGO ND 58103

247042012
RONALD MONTOYA
8372 TURTLE CREEK CIR
LAS VEGAS NV 89113

247020005
MICHAEL L MURPHY
MARIAN P MURPHY
970 W C ST
COLTON CA 92324

247091044
SOUTHERN CALIFORNIA EDISON CO
P O BOX 800
ROSEMEAD CA 91770

The Artist Tree IVA LLC
12322 Hesby St
Valley Village, CA 91607

4 EG Services, LLC
5943 Sky Meadow St
Riverside, CA 92509

MSA Consulting Inc.
34200 Bob Hope Dr
Rancho Mirage, CA 92270

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON CONDITIONAL USE PERMIT NO. 190008 AND DEVELOPMENT AGREEMENT NO. 1900004 IN THE FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, December 10, 2019 at 10:00 A.M.** or as soon as possible thereafter, to consider the application submitted by The Artist Tree, on **Conditional Use Permit No. 190008** proposes a storefront retail cannabis business that includes two parcels with two existing commercial buildings and accompanying parking. The existing 2,365 square foot retail building will be used as the storefront retail cannabis business, and the existing 1,437 square foot building will be used for office space and storage related to the retail cannabis business. **Development Agreement No. 1900004 (DA No. 1900004)**. The associated DA No. 1900004 has a term of 10 years, will grant the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900004 and CUP No. 190008, and will provide community benefits to the Highgrove Area. APN's: 247-042-020 & 247-042-021

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and find that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b) 3, (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and it will be considered by the Board of Supervisors in making any decision on the project.

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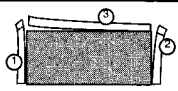
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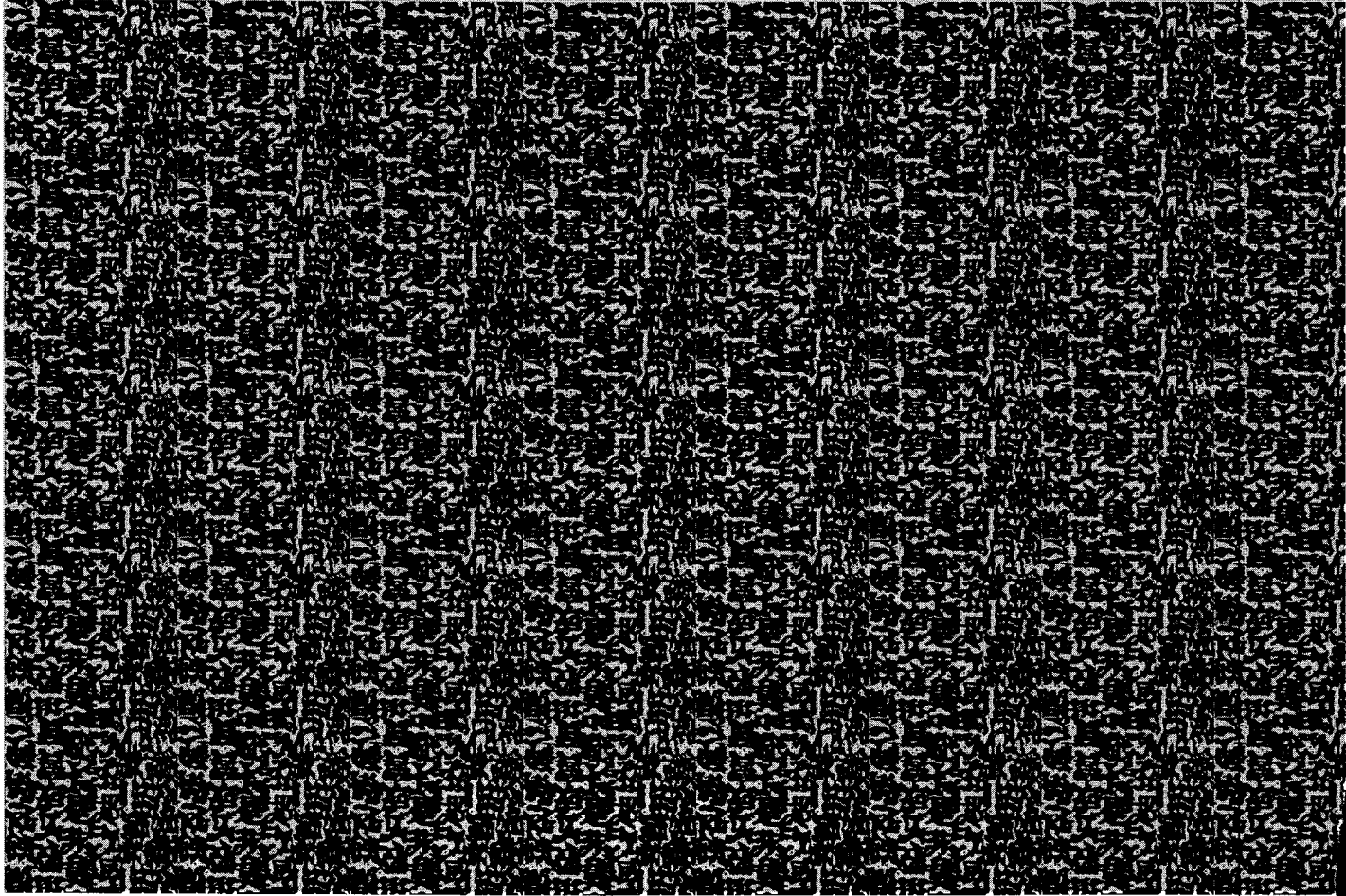
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Dated: November 21, 2019 Kecia R. Harper, Clerk of the Board
By: Karen Barton, Deputy Clerk of the Board



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County Administrative Center
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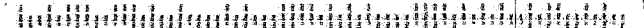
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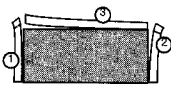
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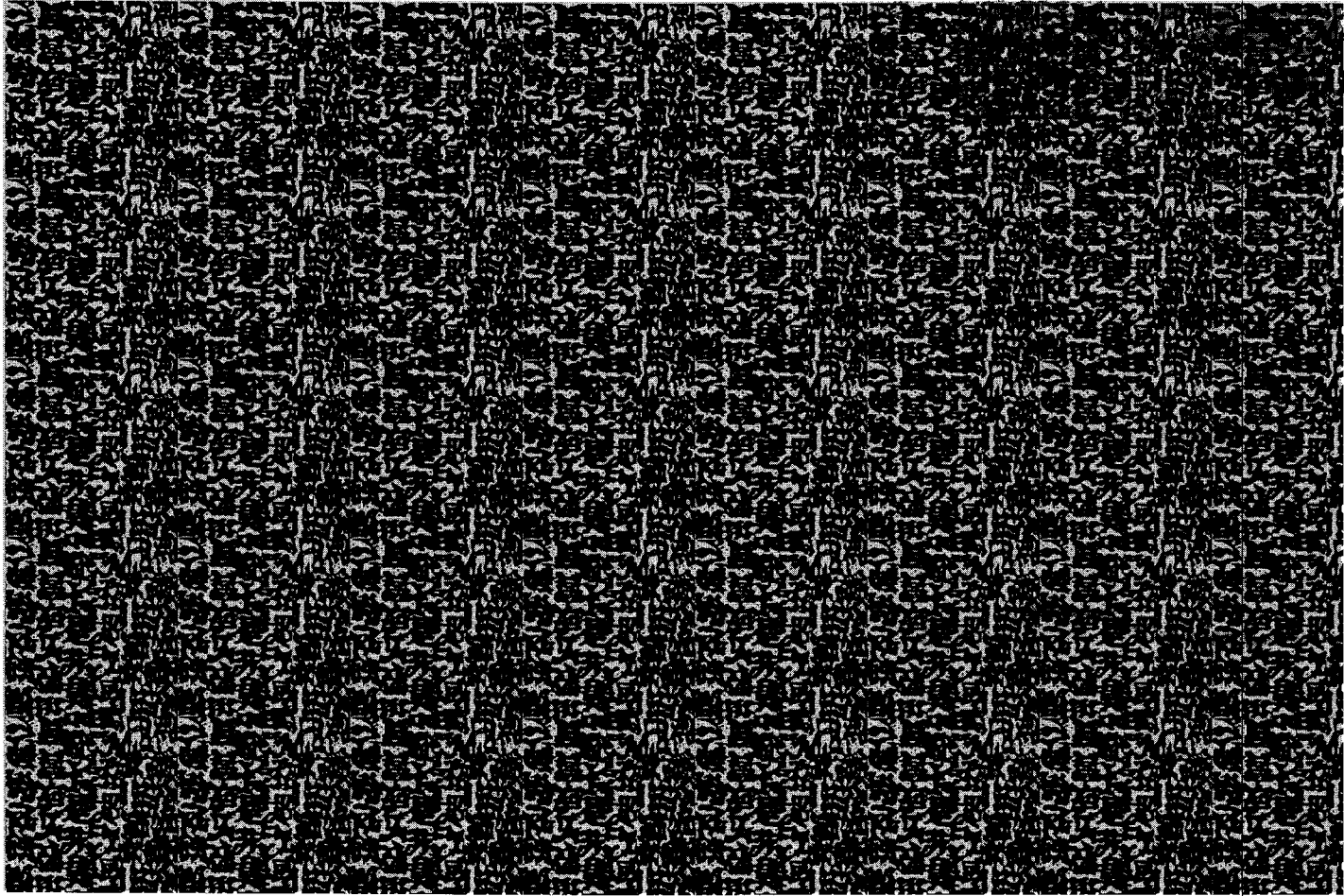
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Dated: November 21, 2019 Kecia R. Harper, Clerk of the Board
By: Karen Barton, Deputy Clerk of the Board



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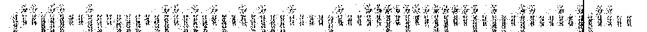
247091011
MARIA MORENO
1621 W CYPRESS AVE
ONTARIO CA 91762

918 AA 1 N C0011/26/19
911 DE 1 0012/05/19

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Dated: November 21, 2019

Kecia R. Harper, Clerk of the Board

By: Karen Barton, Deputy Clerk of the Board

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2019 DEC -6 AM 10:13

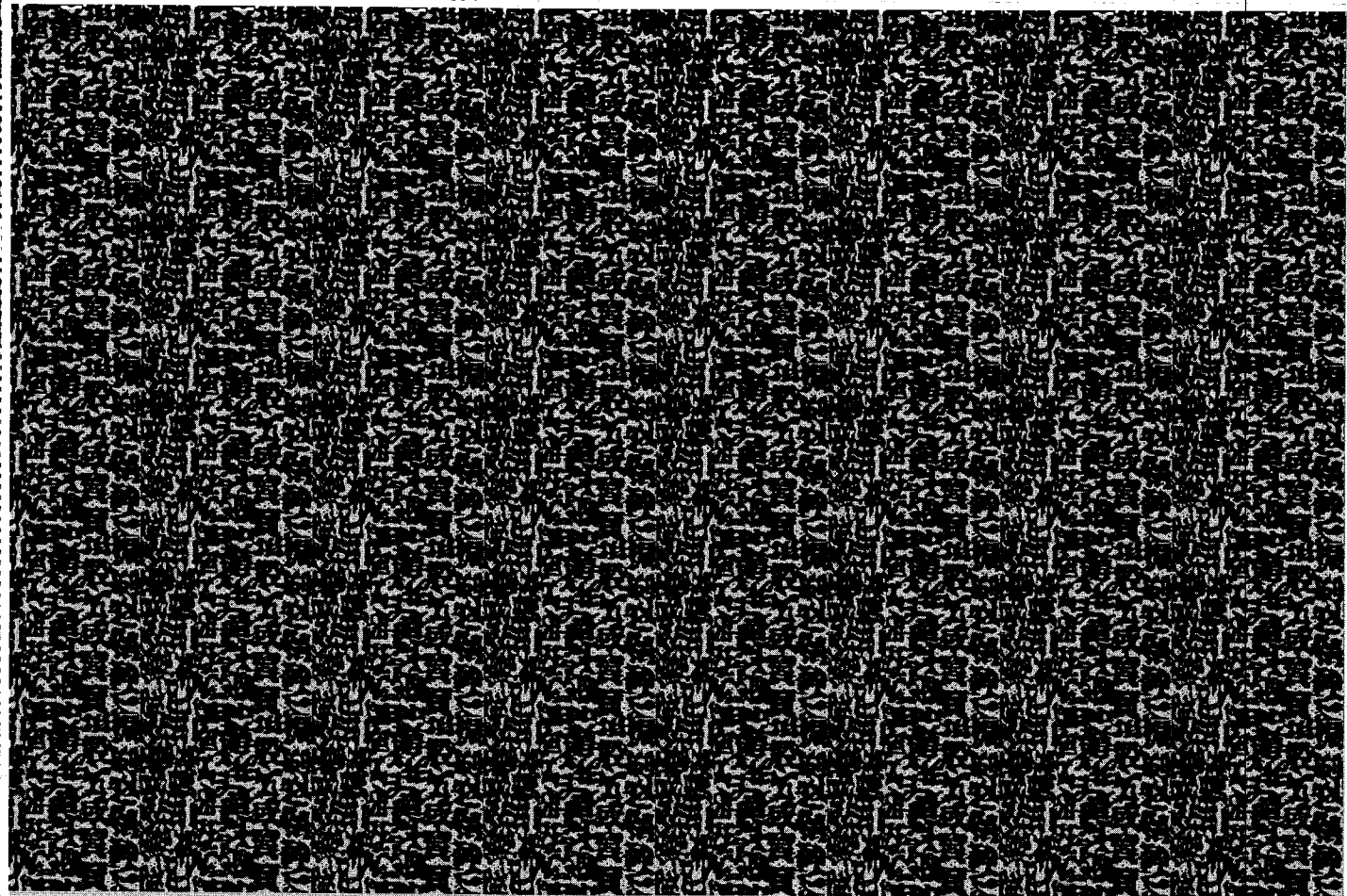
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County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147



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BCI: 92502114747 *1032-04515-29-17

247041014
OSCAR A MONTYA
9359 LINCOLN BLVD APT 4254
LOS ANGELES CA 90045



Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Ms. Miller

Address: P.O. Box 1341

City: Elmore Zip: 92531

Phone #: _____

Date: _____ Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda/Public Comment:

Notwithstanding any other provisions of these rules, a member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES. Donated time is not permitted during Public Comment.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please ensure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin to flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. *Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.*

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman, may result in removal from the Board Chambers by Sheriff Deputies.

Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: R. A. "BARNETT"

Address: 474 PROSPECT

City: HIGHGROVE Zip: 92507

Phone #: 951 683 4994

Date: 12-10-19 Agenda # 21.2

*PUBLIC
COMMENTS*

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support Oppose Neutral

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