

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**21.1**  
(MT 12035)

On motion of Supervisor Spiegel, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from the Planning Department regarding the public hearing on Ordinance No. 348.4922, Change of Zone No. 1900036, Change of Zone No. 1900021, Ordinance No. 348.4921, Conditional Use Permit No. 190009, Development Agreement No. 1900005 and Ordinance No. 664.64, is continued to Tuesday, May 19, 2020 at 10:00 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on March 17, 2020 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: March 17, 2020  
Kecia R. Harper, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: Kecia R. Harper Deputy

AGENDA NO.  
21.1

xc: COB

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
**ENVIRONMENTAL FILING FEE CASH RECEIPT**

2020 APR 23 AM 11:16

Receipt #: 20-63260

State Clearinghouse # (if applicable): \_\_\_\_\_

Lead Agency: CLERK OF THE BOARD Date: 02/24/2020

County Agency of Filing: RIVERSIDE Document No: E-202000189

Project Title: CZ NO. 1900036, CONDITIONAL USE PERMIT NO. 190009, CZ NO. 1900021, DEV AGREEMENT NO.

Project Applicant Name: CLERK OF THE BOARD Phone Number: (951) 955-1047

Project Applicant Address: 4080 LEMON STREET 1ST FLOOR, RIVERSIDE, CA 92501

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- Environmental Impact Report \_\_\_\_\_
- Negative Declaration \_\_\_\_\_
- Application Fee Water Diversion (State Water Resources Control Board Only) \_\_\_\_\_
- Project Subject to Certified Regulatory Programs \_\_\_\_\_
- County Administration Fee \_\_\_\_\_ \$0.00
- Project that is exempt from fees (DFG No Effect Determination (Form Attached)) \_\_\_\_\_
- Project that is exempt from fees (Notice of Exemption) \_\_\_\_\_

Total Received \_\_\_\_\_ \$0.00

Signature and title of person receiving payment:

U. Sandral

Deputy \_\_\_\_\_

Notes:

3/17/20 21.1  
2020-4-14 GA7

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON CHANGE OF ZONES, A CONDITIONAL USE PERMIT AND DEVELOPMENT AGREEMENT IN THE HIGHGROVE AREA, SECOND 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 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 17, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval on **Change of Zone No. 1900036**, which proposes to amend Ordinance No. 348 section 19.519 for a Cannabis Retailer and reduce the minimum distance standard to other Cannabis Retailers from 1,000 feet to 250 feet. This reduction to the standard minimum distance to other Cannabis Retailers may increase the number of Cannabis Retailers countywide. **Conditional Use Permit No. 190009**, which proposes a storefront retail cannabis business and delivery service that includes two parcels with one existing 3,952 square foot commercial building of two suites and accompanying parking lot. The first suite of the existing commercial building is 2,106 square feet and would contain the storefront retail cannabis business. The second suite, consisting of 1,846 square feet, is vacant and would not be permitted for any future commercial cannabis activities of any kind. **Change of Zone No. 1900021**, proposes to change the existing zoning for the project site from Commercial Office to Scenic Highway Commercial. **Development Agreement No. 1900005** has a term of 10 years and will grant the applicant vesting rights to develop the project in accordance with the terms in the agreement and CUP190009. This project is located North of Palmer Street, South of Center Street, East of Iowa Avenue, and West of Pacific Avenue in the University Zoning Area of the Second Supervisorial District.

The Planning Commission recommends that the Board of Supervisors approve the project and adopt a Negative Declaration

The project case file 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 TIM WHEELER, PROJECT PLANNER, AT (951) 955-6060 OR EMAIL [twheeler@rivco.org](mailto:twheeler@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 Commission 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, Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: February 24, 2020

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

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202000189  
02/24/2020 01:54 PM Fee: \$ 0.00  
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Removed APR 20 2020 By:  Deputy

