

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



ITEM: 21.2  
(ID # 13705)

**MEETING DATE:**

Tuesday, October 20, 2020

**FROM:** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CONDITIONAL USE PERMIT NO. 190029, ORDINANCE NO. 664.65 and DEVELOPMENT AGREEMENT NO. 1900018, CEQA Exempt - Applicant: The Artist Tree IVA, LLC – Engineer/Representative: MSA Consulting c/o Christopher Brizuela - Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Magnolia Ave, South of Estelle Street, East of Temescal St, and West of Moody St – 0.57 Net Acres - Zoning: General Commercial (C-1/C-P) - REQUEST: Conditional Use Permit No. 190029 (CUP190029) is a proposal for a new 2,500 square foot building as a storefront for a retail cannabis business with off-street parking and landscaping improvements on 0.57 acres, and Development Agreement No. 1900018 (DA1900018) and Ordinance No. 664.65 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 Home Gardens Area. APN: 115-241-011, 115-241-012, 115-241-030. 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 15303 (New Construction or Conversion of Small Structures) and Section 15061(b)(3) (Common Sense) based on the findings and conclusions provided in the staff report;
2. **APPROVE Conditional Use Permit No. 190029**, subject to the attached Advisory Notification Document and Conditions of Approval, based upon the findings and conclusions provided in the staff report, and subject to adoption of Ordinance No. 664.65; and

**ACTION:** Policy, Set for Hearing

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and that Ordinance 664.65 is approved as introduced with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: October 20, 2020  
xc: Planning, COB

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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

3. **INTRODUCE, READ TITLE and WAIVE FURTHER READING OF, and ADOPT ORDINANCE NO. 664.65** an Ordinance of the County of Riverside approving Development Agreement No. 1900018, based upon the findings in this staff report.

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

On October 23, 2018, the Board of Supervisors adopted Ordinance No. 348.4898 (Agenda Item 19.1), which 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 ranking 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 cultivation applications and 19 cannabis retail applications began the land use review process.

The project was heard at the October 6, 2020, Board of Supervisors Meeting and was continued to October 20, 2020, to address concerns discussed during the public hearing. The applicant was asked to contact and address questions from neighbors who voiced concerns about the project during the hearing.

**Project Details:**

The project proposes a 2,500-square-foot commercial retail building on the southerly portion of the parcel. The project includes twenty-one (21) off-street parking spaces, which consist of seventeen (17) standard parking spaces, two (2) accessible parking spaces, and two (2) electric vehicle spaces, which exceeds the off-street parking requirement for retail cannabis at 1 stall per 200 square feet. The site also includes a trash enclosure located on the northerly lot line of the property. Landscaping and internal walkways are proposed throughout the site. The property is accessed from Temescal Street.

The retail cannabis facility will utilize an adult and medical cannabis license. The project will operate between the hours of 6AM-10PM daily in accordance with County of Riverside Ordinance No. 348 Section 19.505 (I). In addition, the project is expected to employ a total of nineteen (19) people across all shifts, eight (8) employees will be on site at any one-time

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

including security personnel. No commercial trucks will be used for operations of the facility. Cannabis deliveries will come in unmarked cars or vans. For deliveries, the facility will park up to 2 delivery vehicles overnight.

**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.

In summary, Development Agreement No. 1900018 requires the applicant to provide the following:

1. An annual baseline Public Benefit payment of \$39,600 which will be increased by 2% each year.
2. An annual additional Public Benefit payment of \$49,500 which will be increased by 6% each year.

Per state law, a development agreement is a legislative act that must be approved by ordinance. Proposed Ordinance No. 664.65, an Ordinance of the County of Riverside Approving Development Agreement No. 1900018, incorporates by reference DA No. 1900018 consistent with Government Code section 65867.5.

CUP No. 190029 and DA No. 1900018 were submitted to the County of Riverside on October 9, 2019.

On June 17, 2020, the Planning Commission voted 5-0 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.

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

**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. **PLANNING COMMISSION STAFF REPORT**
- B. **PLANNING COMMISSION MEMO**
- C. **PLANNING COMMISSION REPORT OF ACTIONS**
- D. **EXHIBIT A - SITE PLAN**
- E. **EXHIBIT B - ELEVATIONS**
- F. **EXHIBIT C - FLOOR PLAN**
- G. **EXHIBIT D - PRELIMINARY GRADING**
- H. **EXHIBIT E - LANDSCAPING PLAN**
- I. **EXHIBIT F - TRASH ENCLOSURE**
- J. **EXHIBIT G - ELECTRICAL**
- K. **ORDINANCE NO. 664.65**
- L. **DEVELOPMENT AGREEMENT No. 1900018**
- M. **INDEMNIFICATION AGREEMENT FORM**

  
Jason Farin, Principal Management Analyst 10/15/2020

  
Gregory F. Priamos, Director County Counsel 10/15/2020

1 ORDINANCE NO. 664.65

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 APPROVING DEVELOPMENT AGREEMENT NO. 1900018

4  
5 The Board of Supervisors of the County of Riverside ordains as follows:

6 Section 1. Pursuant to Government Code Section 65867.5, Development Agreement  
7 No. 1900018, a copy of which is on file with the Clerk of the Board of Supervisors and incorporated herein  
8 by reference, is hereby approved.

9 Section 2. The Chairman of the Board of Supervisors is hereby authorized to execute  
10 said Development Agreement on behalf of the County of Riverside within ten (10) days after the Effective  
11 Date of this ordinance, provided that all owners listed in Development Agreement No. 1900018 have  
12 executed said Development Agreement within thirty (30) days after adoption of this ordinance.

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

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

17 By: \_\_\_\_\_  
Chairman

18 ATTEST:  
19 CLERK OF THE BOARD:

20 By: \_\_\_\_\_  
Deputy

21 (SEAL)

22  
23  
24 APPROVED AS TO FORM  
25 September 23, 2020

26 By: Aaron Gettis  
27 AARON GETTIS  
28 Supervising Deputy County Counsel

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



**21.2**  
(MT 12978)

On motion of Supervisor Spiegel, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from the Planning Department regarding the Public Hearing on Conditional Use Permit No. 190029, Ordinance No. 664. 65 and Development Agreement No. 1900018, is continued to Tuesday, October 20, 2020 at 9:30 a.m. or as soon as possible thereafter.

Roll Call:

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

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on October 6, 2020 of Supervisors Minutes.



(seal)

WITNESS my hand and the seal of the Board of Supervisors  
Dated: October 6, 2020  
Kecia R. Harper, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

By: *[Signature]* Deputy

AGENDA NO.  
**21.2**

xc: COB

2:42

# 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:** Martha Grana

**Address:** 3868 Moody st

**City:** Corona CA **Zip:** 92829

**Phone #:** 951-345-9405

**Date:** 10/6/20 **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: \_\_\_\_\_

2:44

# 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: BRYAN GRANADOS

Address: 3868 MOODY ST

City: CORONA Zip: 92879

Phone #: 951-482-6639

Date: 10-6-20 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: \_\_\_\_\_



*Let's hear from you*

# Riverside County Board of Supervisors Request to Speak

*Granados*

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: RALPH ENRIQUET

Address: 1056 FORD ST

City: CORONA Zip: 92879

Phone #: 909-720-6038

Date: 10-6-20 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: \_\_\_\_\_

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



**ITEM: 21.2  
(ID # 12978)**

**MEETING DATE:**

Tuesday, October 06, 2020

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CONDITIONAL USE PERMIT NO. 190029, ORDINANCE NO. 664. 65 and DEVELOPMENT AGREEMENT NO. 1900018, CEQA Exempt - Applicant: The Artist Tree IVA, LLC – Engineer/Representative: MSA Consulting c/o Christopher Brizuela - Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Magnolia Ave, South of Estelle Street, East of Temescal St, and West of Moody St – 0.57 Net Acres - Zoning: General Commercial (C-1/C-P) - REQUEST: Conditional Use Permit No. 190029 (CUP190029) is a proposal for a new 2,500 square foot building as a storefront for a retail cannabis business with off-street parking and landscaping improvements on 0.57 acres, and Development Agreement No. 1900018 (DA1900018) and Ordinance No. 664.65 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 Home Gardens Area. APN: 115-241-011, 115-241-012,115-241-030. 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 15303 (New Construction or Conversion of Small Structures) and Section 15061(b)(3) (Common Sense) based on the findings and conclusions provided in the staff report;
2. **APPROVE Conditional Use Permit No. 190029**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report; and subject to adoption of Ordinance No. 664.65; and
3. **INTRODUCE, READ TITLE and WAIVE FURTHER READING OF, and ADOPT ORDINANCE NO. 664.65** an Ordinance of the County of Riverside approving Development Agreement No. 1900018, based upon the findings in this staff report.

**ACTION:**Policy

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



Charissa Leach, Assistant TLMA Director

9/29/2020

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MINUTES OF THE BOARD OF SUPERVISORS

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

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

On October 23, 2018, the Board of Supervisors adopted Ordinance No. 348.4898 (Agenda Item 19.1), which 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 ranking 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 cultivation applications and 19 cannabis retail applications began the land use review process.

The project was assigned an RFP Cannabis File No. CAN190055. Pursuant to the Board of Supervisors approved ranking list, this application was ranked number 3 and as a result, the applicant may proceed forward to the Conditional Use Permit (“CUP”) process.

**Project Details:**

The project proposes a 2,500-square-foot commercial retail building on the southerly portion of the parcel. The project includes twenty-one (21) off-street parking spaces, which consist of seventeen (17) standard parking spaces, two (2) accessible parking spaces, and two (2) electric vehicle spaces and which Exceeds the off-street parking requirement for retail cannabis at 1 stall per 200 square feet. The site also includes a trash enclosure located on the northerly lot line of the property. Landscaping and internal walkways are proposed throughout the site. The property is accessed from Temescal Street.

The retail cannabis facility will utilize an adult and medical cannabis license. The project will operate between the hours of 6AM-10PM daily in accordance with County of Riverside Ordinance No. 348 Section 19.505 (I). In addition, the project will employ a total of nineteen (19) people across all shifts, eight (8) employees will be on site at any one-time including security personnel. No commercial trucks will be used for operations of the facility. Cannabis deliveries

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

will come in unmarked cars or vans. For deliveries, the facility will park up to 2 delivery vehicles overnight.

**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.

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1. An annual baseline Public Benefit payment of \$39,600 which will be increased by 2% each year.
2. An annual additional Public Benefit payment of \$49,500 which will be increased by 6% each year.

Per state law, a development agreement is a legislative act that must be approved by ordinance. Proposed Ordinance No. 664.65, an Ordinance of the County of Riverside Approving Development Agreement No. 1900018, incorporates by reference DA No. 1900018 consistent with Government Code section 65867.5.

CUP No. 190029 and DA No. 1900018 were submitted to the County of Riverside on October 9, 2019.

On June 17, 2020, 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.

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

**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- A. **PLANNING COMMISSION STAFF REPORT**
- B. **PLANNING COMMISSION MEMO**
- C. **PLANNING COMMISSION REPORT OF ACTIONS**
- D. **EXHIBIT A - SITE PLAN**
- E. **EXHIBIT B - ELEVATIONS**
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- J. **EXHIBIT G - ELECTRICAL**
- K. **ORDINANCE NO. 664.65**
- L. **DEVELOPMENT AGREEMENT No. 1900018**
- M. **INDEMNIFICATION AGREEMENT FORM**



Jason Farin, Principal Management Analyst 9/30/2020



Gregory V. Priamos, Director County Counsel 9/25/2020

# 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

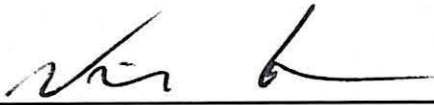
Ad Desc.: NOH - CUP1900018, Ord. No. 664.65, Development Agreement

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:

**09/26/2020**

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

Date: September 26, 2020  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011413574-01

P.O. Number:

Ad Copy:

## NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT, ASSOCIATED ORDINANCE, AND DEVELOPMENT AGREEMENT IN THE TEMESCAL AREA PLAN, 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 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, October 06, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval of **Conditional Use Permit No. 190029**, which proposes for a new 2,500 square foot building as a storefront for a retail cannabis business with off-street parking and landscaping improvements on 0.57 acres, and **Development Agreement No. 1900018 (DA1900018)** and **Ordinance No. 664.65** 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. The project is located North of Magnolia Ave, South of Estelle Street, East of Temescal Street, and West of Moody Street in the Second Supervisorial District.

The Planning Department recommends that the Board of Supervisors find that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), approve **Conditional Use Permit No. 1900029**, and adopt **Ordinance No. 664.65**.

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 ROB GONZALEZ, URBAN REGIONAL PLANNER II, AT (951) 955-9549 OR EMAIL RGONZALEZ@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 Lisa Wagner 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

Dated: September 23, 2020

Kecia Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant  
Press-Enterprise: 9/26

*TCMA/Planning  
Item 21.2 of 10/06/20*



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 HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

September 23, 2020

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

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

RE: NOTICE OF PUBLIC HEARING: CUP190029, Ord. No. 664.65, Development Agreement  
No. 1900018

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, September 26, 2020.**

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,

*Hannah Lumanauw*

Board Assistant to:  
KECIA HARPER, CLERK OF THE BOARD



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT, ASSOCIATED ORDINANCE, AND DEVELOPMENT AGREEMENT IN THE TEMESCAL AREA PLAN, 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, October 06, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval of **Conditional Use Permit No. 190029**, which proposes for a new 2,500 square foot building as a storefront for a retail cannabis business with off-street parking and landscaping improvements on 0.57 acres, and **Development Agreement No. 1900018 (DA1900018)** and **Ordinance No. 664.65** 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. The project is located North of Magnolia Ave, South of Estelle Street, East of Temescal Street, and West of Moody Street in the Second Supervisorial District.

The Planning Department recommends that the Board of Supervisors find that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), approve **Conditional Use Permit No. 1900029**, and adopt **Ordinance No. 664.65**.

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 ROB GONZALEZ, URBAN REGIONAL PLANNER II, AT (951) 955-9549 OR EMAIL [RGONZALEZ@RIVCO.ORG](mailto:RGONZALEZ@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 Lisa Wagner 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

Dated: September 21, 2020      Kecia Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

# CERTIFICATE OF POSTING

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

I, Hannah Lumanauw, Board Assistant to Kecia 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 September 28, 2020, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

## NOTICE OF PUBLIC HEARING

CUP190029, Ord. No. 664.65, Development Agreement No. 1900018

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:** October 06, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw      DATE: September 28, 2020  
Hannah Lumanauw

# CERTIFICATE OF MAILING

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

I, Hannah Lumanauw, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on September 28, 2020, I mailed a copy of the following document:

## NOTICE OF PUBLIC HEARING

CUP190029, Ord. No. 664.65, Development Agreement No. 1900018

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:** October 06, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw  
Hannah Lumanauw

DATE: September 28, 2020



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

**Hearing Date: October 6, 2020**

**To:** Clerk of the Board of Supervisors

**From:** Planning Department – Riverside (Planner: Rob Gonzalez)

**MinuteTraq #: 12978**

**Project Description:**

TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CONDITIONAL USE PERMIT NO. 190029, ORDINANCE NO. 664. ## and DEVELOPMENT AGREEMENT NO. 1900018, CEQA Exempt - Applicant: The Artist Tree IVA, LLC – Engineer/Representative: MSA Consulting c/o Christopher Brizuela - Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Magnolia Ave, South of Estelle Street, East of Temescal St, and West of Moody St – 0.57 Net Acres - Zoning: General Commercial (C-1/C-P) - REQUEST: Conditional Use Permit No. 190029 (CUP190029) is a proposal for a new 2,500 square foot building as a storefront for a retail cannabis business with off-street parking and landscaping improvements on 0.57 acres, and Development Agreement No. 1900018 (DA1900018) 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. APN: 115-241-011, 115-241-012,115-241-030

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

- |  |  |
|--|--|
| <input type="checkbox"/> Place on Administrative Action  | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)      |
| <input type="checkbox"/> Receive & File  |  |
| <input type="checkbox"/> EOT   |  |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing                                     | <input checked="" type="checkbox"/> Publish in Newspaper:  |
| <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (1st Dist) Press Enterprise  |
| <input type="checkbox"/> Place on Consent Calendar   | <input type="checkbox"/> Addendum to earlier Environmental Document                                      |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                           | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day          |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                                     | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(2nd Dist) Press Enterprise

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

*"Planning Our Future... Preserving Our Past"*

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



**ITEM:**

(ID # 12978)

**MEETING DATE:**

Tuesday, October 06, 2020

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CONDITIONAL USE PERMIT NO. 190029, ORDINANCE NO. 664. ## and DEVELOPMENT AGREEMENT NO. 1900018, CEQA Exempt - Applicant: The Artist Tree IVA, LLC – Engineer/Representative: MSA Consulting c/o Christopher Brizuela - Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Magnolia Ave, South of Estelle Street, East of Temescal St, and West of Moody St – 0.57 Net Acres - Zoning: General Commercial (C-1/C-P) - REQUEST: Conditional Use Permit No. 190029 (CUP190029) is a proposal for a new 2,500 square foot building as a storefront for a retail cannabis business with off-street parking and landscaping improvements on 0.57 acres, and Development Agreement No. 1900018 (DA1900018) 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. APN: 115-241-011, 115-241-012, 115-241-030 [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 15303 (New Construction or Conversion of Small Structures) and Section 15061(b)(3) (Common Sense) based on the findings and conclusions provided in the staff report; and,
2. **APPROVE Conditional Use Permit No. 190029**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report; and subject to adoption of Ordinance No. 664.XX; and,
3. **INTRODUCE, READ TITLE and WAIVE FURTHER READING OF, and ADOPT of ORDINANCE NO. 664.##** an Ordinance of the County of Riverside approving Development Agreement No. 1900018, based upon the findings in this staff report.

**ACTION: Set for Hearing**

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

---

**MINUTES OF THE BOARD OF SUPERVISORS**

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

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

**C.E.O. RECOMMENDATION:** [CEO use]

**BACKGROUND:**

**Summary**

On October 23, 2018, the Board of Supervisors adopted Ordinance No. 348.4898, which 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 ranking 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 cultivation applications and 19 cannabis retail applications began the land use review process.

The project was assigned a RFP Cannabis File No. CAN190055. Pursuant to the Board of Supervisors approved ranking list, this application was ranked number 3 and as a result, the applicant may proceed forward to the Conditional Use Permit (“CUP”) process.

**Project Details:**

The project proposes a 2,500-square-foot commercial retail building on the southerly portion of the parcel. The project includes twenty-one (21) off-street parking spaces, which consist of seventeen (17) standard parking spaces, two (2) accessible parking spaces, and two (2) electric vehicle spaces and which Exceeds the off-street parking requirement for retail cannabis at 1 stall per 200 square feet. The site also includes a trash enclosure located on the northerly lot line of the property. Landscaping and internal walkways are proposed throughout the site. The property is accessed from Temescal Street.

The retail cannabis facility will utilize an adult and medical cannabis license. The project will operate between the hours of 6AM-10PM daily in accordance with County of Riverside Ordinance No. 348 Section 19.505 (I). In addition, the project will employ a total of nineteen (19) people across all shifts, eight (8) employees will be on site at any one-time including security personnel. No commercial trucks will be used for operations of the facility. Cannabis deliveries will come in unmarked cars or vans. For deliveries, the facility will park up to 2 delivery vehicles overnight.

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

**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.

In summary, Development Agreement No. 1900018 requires the applicant to provide the following:

1. An annual baseline Public Benefit payment of \$39,600 which will be increased by 2% each year.
2. An annual additional Public Benefit payment of \$49,500 which will be increase by 6% each year.

Per state law, a development agreement is a legislative act that must be approved by ordinance. Proposed Ordinance No. 664.###, an Ordinance of the County of Riverside Approving Development Agreement No. 1900018, incorporates by reference DA No. 1900018 consistent with Government Code section 65867.5.

CUP No. 190029 and DA No. 1900018 were submitted to the County of Riverside on October 9, 2019.

On June 17, 2020, 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**



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

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

**ATTACHMENTS:**

- A. PLANNING COMMISSION STAFF REPORT**
- B. PLANNING COMMISSION MEMO**
- C. PLANNING COMMISSION REPORT OF ACTIONS**
- D. EXHIBIT A - SITE PLAN**
- E. EXHIBIT B - ELEVATIONS**
- F. EXHIBIT C - FLOOR PLAN**
- G. EXHIBIT D - PRELIMINARY GRADING**
- H. EXHIBIT E - LANDSCAPEING PLAN**
- I. EXHIBIT F - TRASH ENCLOSURE**
- J. EXHIBIT G - ELECTRICAL**
- K. ORDINANCE NO. 664.##**
- L. DEVELOPMENT AGREEMENT No. 1900018**
- M. INDEMNIFICATION AGREEMENT FORM**

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on May 06, 2020,

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

APN (s) or case numbers CUP190029 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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.

TITLE: GIS Analyst

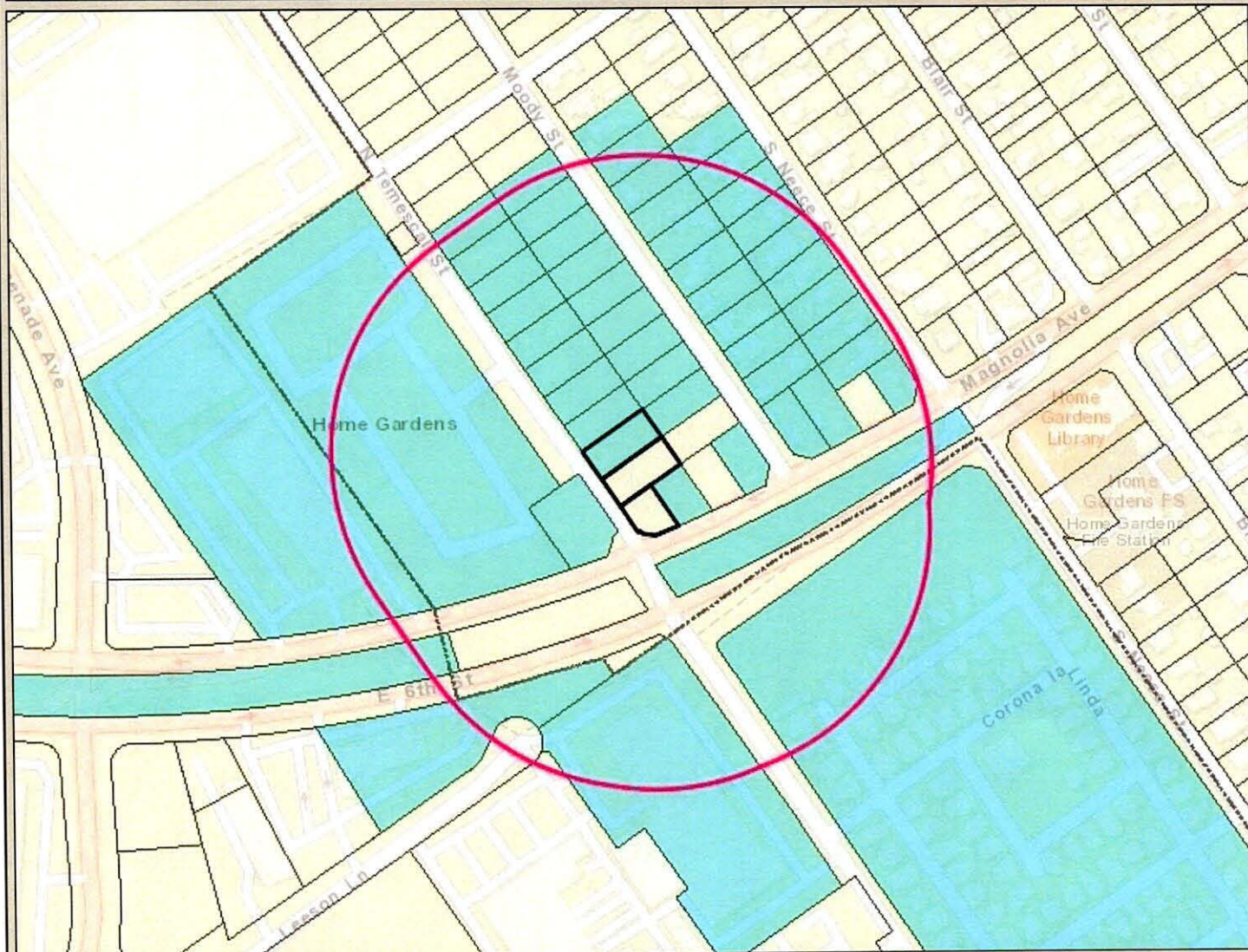
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

CUP190029 ( 600 feet buffer )



### Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

### Notes



0 376 752 Feet

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

REPORT PRINTED ON... 5/6/2020 1:50:42 PM

© Riverside County RCIT

107040006  
KORNHAUSER REAL ESTATE  
3707 W GARDEN GROVE BLV  
ORANGE CA 92868

107050001  
SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

107050034  
CORONA LA LINDA ASSOC  
320 N PARK VISTA ST  
ANAHEIM CA 92806

107320014  
MISSION RUBBER CO INC  
P O BOX 1839  
CORONA CA 92878

115210007  
FITZGERALD FAMILY TRUST  
4675 MARMIAN WAY  
RIVERSIDE CA 92506

115210009  
SHEPARD FUNDING  
33761 SHANNON LN  
SAN JUAN CAPO CA 92675

115210020  
COUNTY OF RIVERSIDE  
P O BOX 1180  
RIVERSIDE CA 92502

115210033  
DEG PROP  
280 BARRANCA PKY  
IRVINE CA 92606

115241003  
HECTOR ESQUIVEL  
3961 TEMESCAL ST  
CORONA CA 92879

115241004  
NICOLAS ROMO  
3951 TEMESCAL ST  
CORONA CA 92879

115241005  
PABLO SOTO CATALAN  
3929 TEMESCAL ST  
CORONA CA 92879

115241006  
FLORES ANGEL L & ALEIDA A REVOC TRUST  
3915 TEMESCAL ST  
CORONA CA 92879

115241007  
JOE VARGAS  
19425 QUEBEC AVE  
CORONA CA 92881

115241008  
PHILIP MATHEW MIRAMONTES  
3889 TEMESCAL ST  
CORONA CA 92879

115241009  
SOCORRO IMELDA VAZQUEZ  
3871 TEMESCAL ST  
CORONA CA 92879

115241010  
SOCORRO IMELDA VAZQUEZ  
3871 S TEMESCAL ST  
CORONA CA 92879

115241011  
WALID ZAFARI  
16885 VALLEY SPRING DR  
RIVERSIDE CA 92503

115241014  
RAYMOND U. CASAREZ  
PO BOX 2404  
CORONA CA 92879

115241018  
ENRIQUEZ RALPH C SR ESTATE OF  
12018 CENTRAL AVE  
CHINO CA 91710

115241019  
BRYAN J. GRANADOS  
3868 MOODY ST  
CORONA CA 92879

115241020  
CHARLES PARRA  
3888 MOODY ST  
CORONA CA 92879

115241021  
ALEJANDRO R. ALMADA  
P O BOX 254  
NORCO CA 92860

115241022  
HOME EXPO FINANCIAL INC  
23580 ALESSANDRO BLVD  
MORENO VALLEY CA 92552

115241023  
MIGUEL ANGEL AYALA OCAMPO  
3926 MOODY ST  
CORONA CA 92879

115241024  
CARLOS R. GANDARILLA  
3940 MOODY ST  
CORONA CA 92879

115241025  
CAROL CADENA  
3950 MOODY ST  
CORONA CA 92879

115241026  
BARRON MARIA FAMILY TRUST DTD 3/24/2018  
3964 MOODY ST  
CORONA CA 92879

115241029  
RAYMOND U. CASAREZ  
P O BOX 2404  
CORONA CA 92879

115242003  
VENUSTIANO CASTELAN  
3961 MOODY ST  
CORONA CA 92879

115242004  
PIROUZ LAVASONY  
46 ALMOND TREE LANE  
IRVINE CA 92613

115242005  
JOEL F. AVITIA  
3941 MOODY ST  
CORONA CA 92879

115242006  
PHIL BERMAN  
19 CARNELIAN  
IRVINE CA 92614

115242007  
SALVADOR DENIZ  
2325 LIME ST  
LONG BEACH CA 90806

115242008  
ROBERTO GARCIA  
3893 MOODY ST  
CORONA CA 92897

115242009  
GEORGINA ALDAMA  
3885 MOODY ST  
CORONA CA 92879

115242010  
EFREN MEDINA VILLA  
3871 MOODY ST  
CORONA CA 92879

115242011  
LUCILLE ARELLANO  
3865 MOODY ST  
CORONA CA 92879

115242012  
MARK A. SAYEGH  
4165 ROBBY CIR  
CORONA CA 92881

115242017  
LUIS GOMEZ  
18921 J & J LN  
YORBA LINDA CA 92886

115242018  
MARIO G. MARTINEZ  
10248 SELKIRK  
RIVERSIDE CA 92505

115242019  
RAMON MORA  
3864 NEECE ST  
CORONA CA 92879

115242020  
JOSE S. HUANTE  
3872 NEECE ST  
CORONA CA 92879

115242021  
FILIBERTO DUARTE  
3888 NEECE ST  
CORONA CA 92879

115242022  
KERRI ROSS MAHONEY  
3898 NEECE ST  
CORONA CA 92879

115242023  
MANUEL F. MORENO  
3910 NEECE ST  
CORONA CA 92879

115242024  
ANTONIO GALVAN  
3926 NEECE ST  
CORONA CA 92879

115242025  
MOONEY INV  
718 MOONEY DR  
MONTEREY PARK CA 91755

115242030  
HIM  
12321 MAGNOLIA AVE NO D  
RIVERSIDE CA 92507

115242031  
HIM  
12321 MAGNOLIA AVE NO D  
RIVERSIDE CA 92503

115242032  
NIELS T. SORENSEN  
4545 ALLSTATE DR  
RIVERSIDE CA 92501

Western Municipal Water District  
14205 Meridian Parkway  
Riverside, CA 92518

Southern California Edison  
P.O. Box 800  
Rosemead, CA 91770

Southern California Gas Co.  
P.O. Box 1626  
Monterey Park Ca 91754-8626

City of Corona  
400 S. Vicentia Ave.  
Corona, CA 92882

2nd District Supervisor Office  
4080 Lemon Street  
5th Floor  
Riverside, CA 92501

Corona-Norco Unified School District  
Attn: Business Services  
2820 Clark Ave  
Norco, CA 92860



Applicant (CUP190029):  
The Artist Tree IV, LLC.  
C/O Mitch Kahan  
12322 Hesby Street  
Valley Village, CA 91607

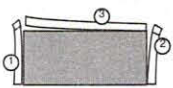
Engineer (CUP190029)  
MSA Consulting, Inc.  
C/O Christopher Brizuela  
34200 Bob Hope Drive  
Rancho Mirage, CA 92270

Owner of Property (CUP190029)  
Walid Zafari  
1238 6th Street  
Corona, CA 92882

Applicant (CUP190029):  
The Artist Tree IV, LLC.  
C/O Mitch Kahan  
12322 Hesby Street  
Valley Village, CA 91607

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Rancho Mirage, CA 92270

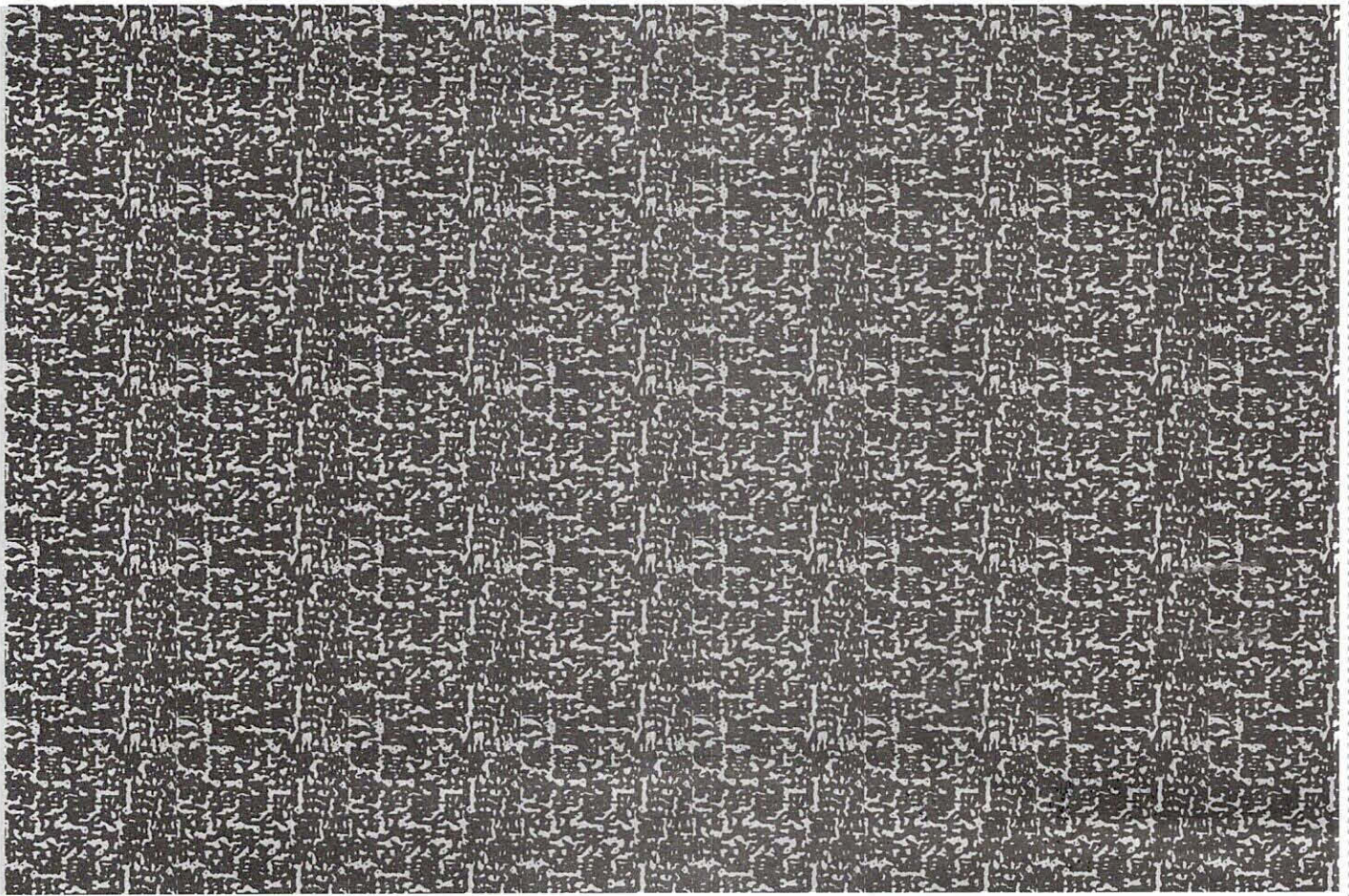
Owner of Property (CUP190029)  
Walid Zafari  
1238 6th Street  
Corona, CA 92882



REMOVE SIDE EDGES FIRST  
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

REMOVE THESE EDGES FIRST  
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST  
FOLD, CREASE AND TEAR ALONG PERFORATION



Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

SN BERNARDINO CA 923

29 SEP 2020 PM 7 L



**PUBLIC HEARING NOTICE**  
*This may affect your property*

SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

SEE OTHER SIDE FOR  
OPENING INSTRUCTIONS

CLERK / BOARD OF SUPERVISORS

2020 OCT 14 AM 11:09

Owner of Property (CUP190029)  
Walid Zafari  
1238 6th Street  
Corona, CA 92882

NIXIE 910 FE 1 0010/09/20

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

FWD

92502114747

BC: 92502114747 \*3004-00571-29-34



C

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT, ASSOCIATED ORDINANCE, AND DEVELOPMENT AGREEMENT IN THE TEMESCAL AREA PLAN, 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, October 06, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval of **Conditional Use Permit No. 190029**, which proposes for a new 2,500 square foot building as a storefront for a retail cannabis business with off-street parking and landscaping improvements on 0.57 acres, and **Development Agreement No. 1900018 (DA1900018)** and **Ordinance No. 664.65** 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. The project is located North of Magnolia Ave, South of Estelle Street, East of Temescal Street, and West of Moody Street in the Second Supervisorial District.

The Planning Department recommends that the Board of Supervisors find that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), approve **Conditional Use Permit No. 1900029**, and adopt **Ordinance No. 664.65**.

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 ROB GONZALEZ, URBAN REGIONAL PLANNER II, AT (951) 955-9549 OR EMAIL [RGONZALEZ@RIVCO.ORG](mailto:RGONZALEZ@RIVCO.ORG).

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Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner 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

Dated: September 21, 2020      Kecia Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

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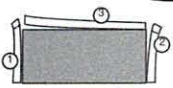
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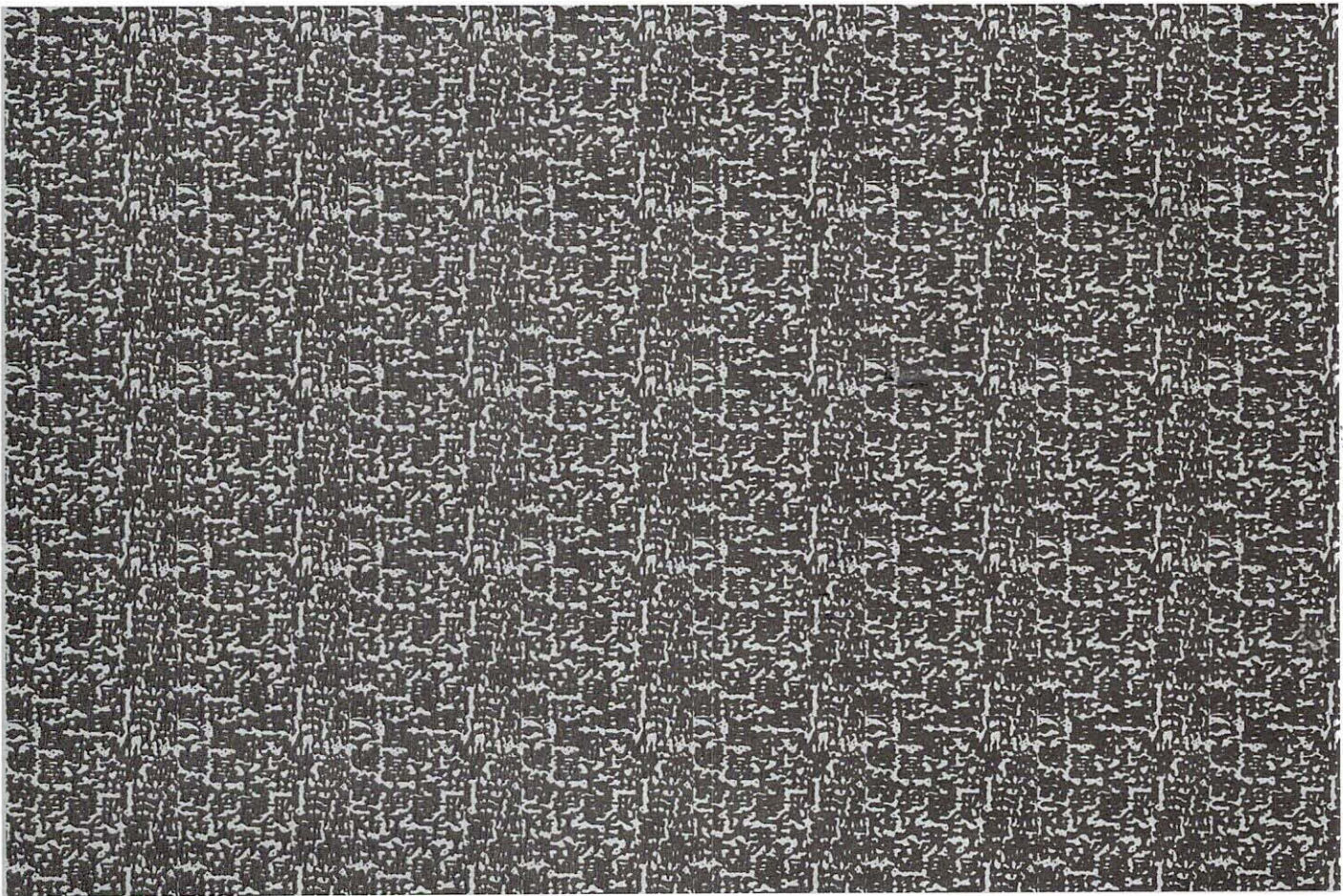
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Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

SN BERNARDINO CA 923  
29 SEP 2020 PM 7 L



**PUBLIC HEARING NOTICE**  
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**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT, ASSOCIATED ORDINANCE, AND DEVELOPMENT AGREEMENT IN THE TEMESCAL AREA PLAN, 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, October 06, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval of **Conditional Use Permit No. 190029**, which proposes for a new 2,500 square foot building as a storefront for a retail cannabis business with off-street parking and landscaping improvements on 0.57 acres, and **Development Agreement No. 1900018 (DA1900018)** and **Ordinance No. 664.65** 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. The project is located North of Magnolia Ave, South of Estelle Street, East of Temescal Street, and West of Moody Street in the Second Supervisorial District.

The Planning Department recommends that the Board of Supervisors find that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), approve **Conditional Use Permit No. 1900029**, and adopt **Ordinance No. 664.65**.

\* 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 ROB GONZALEZ, URBAN REGIONAL PLANNER II, AT (951) 955-9549 OR EMAIL [RGONZALEZ@RIVCO.ORG](mailto:RGONZALEZ@RIVCO.ORG).

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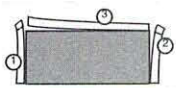
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Dated: September 21, 2020      Kecia Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

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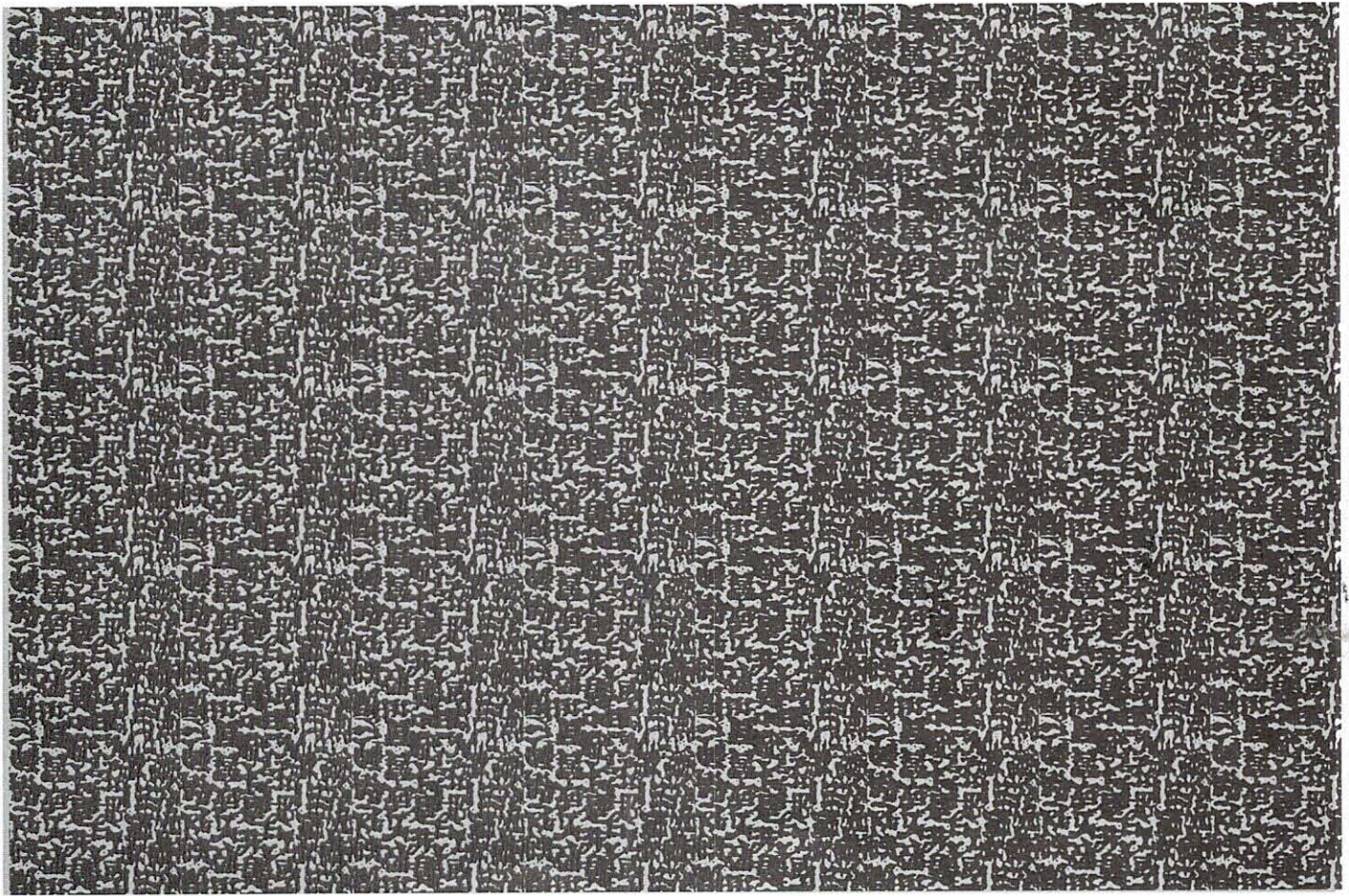


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Riverside County Clerk of the Board  
County Administrative Center  
4080 Lemon Street, 1<sup>st</sup> Floor Annex  
P. O. Box 1147  
Riverside, CA 92502-1147

SN BERNARDINO CA 923

29 SEP 2020 PM 7 L



**PUBLIC HEARING NOTICE**  
*This may affect your property*

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2020 OCT 14 AM 11:09

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4545 ALLSTATE DR  
RIVERSIDE CA 92501

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

Receipt #: 20-334429

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

Lead Agency: CLERK OF THE BOARD OF SUPERVISORS Date: 09/29/2020

County Agency of Filing: RIVERSIDE Document No: E-202001179

Project Title: CUP 190029, ORD NO. 664.65, AND DEVELOPMENT AGREEMENT NO. 1900018

Project Applicant Name: CLERK OF THE BOARD OF SUPERVISORS Phone Number: (951) 955-1060

Project Applicant Address: 4080 LEMON STREET 1ST FLOOR ROOM 127, 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: *C. Sandval* Deputy \_\_\_\_\_

Notes:

10/6/20



**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT, ASSOCIATED ORDINANCE, AND DEVELOPMENT AGREEMENT IN THE TEMESCAL AREA PLAN, SECOND SUPERVISORIAL DISTRICT**

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Dated: September 21, 2020      Kecia Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant

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Peter Aldana  
Assessor-County Clerk-Recorder  
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Page 1 of 1  
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RIVERSIDE CA 92501

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