

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



ITEM: 21.1
(ID # 14906)

MEETING DATE:

Tuesday, May 18, 2021

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON CONDITIONAL USE PERMIT NO. 200027, DEVELOPMENT AGREEMENT NO. 2000012, and associated ORDINANCE NO. 664.79 – Exempt from CEQA — Applicant: I. E. Gardens 2, Inc. c/o Nader Awad and Joshua Naggar – Engineer/Representative: Joshua Naggar and Shade Awad - First Supervisorial District – South Elsinore Zoning Area – Elsinore Area Plan – Community Development: Commercial Retail (CD: CR) – Location: North of Grand Avenue, west of Corydon Road, south of Union Street, east of Gill Lane – 2.97 Acres - Zoning: General Commercial (C-1/C-P) - REQUEST: Conditional Use Permit No. 200027 is a proposal for a Cannabis Microbusiness Facility with Indoor Cultivation, Distribution, and storefront Retail Sales within an existing shopping center. The Cannabis Microbusiness would be located within Units B and G, totaling 9,875 sqft., within the existing 24,213 sqft. commercial building for the shopping center. Unit B would consist of 2,325 sqft for the cannabis retailer with a reception area, security room, offices, vaults, storage, a breakroom, and restrooms. Unit G would consist of the indoor cultivation at 7,300 sqft. with flower rooms, a hanging room, and a veg room and the distribution area at 250 sqft for packaging and deliveries; all totaling 7,550 sqft. The existing shopping center provides adequate parking spaces for the proposed facility and the remaining commercial units that are not a part of this project. The facility requires 14 of the existing 180 parking spaces. The project includes improvement to the site's landscaping, parking surface, signage, entrance monument and exterior building paint. Development Agreement No. 2000012. The associated development agreement (DA2000012) has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000012 and CUP200027 and will provide community benefits to the Elsinore Area. District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Continued on Page 2

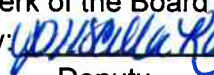
ACTION: Policy


John Hildebrand, Planning Director 5/6/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and that the above Ordinance 664.79 is approved as introduced with waiver of reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: May 18, 2021
xc: Planning, COB

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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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;
2. **APPROVE CONDITIONAL USE PERMIT NO. 200027**, 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. 664.79; and
3. **INTRODUCE, READ TITLE and WAIVE FURTHER READING OF, and ADOPT** on successive weeks Ordinance No. 664.79, an ordinance of the County of Riverside approving **DEVELOPMENT AGREEMENT NO. 2000012**, based upon the findings in the staff report.

Continued on Page 3

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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: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Cannabis Background:

The County of Riverside received the application for Conditional Use Permit No. 200027 and Development Agreement No. 2000012 on August 27, 2020 for the development of a cannabis microbusiness located at 19980 Grand Avenue. The subject site is located within the Elsinore Area Plan and is located on the corner of Grand Avenue and Corydon Road. The site is an existing commercial shopping center that was approved under Plot Plan No. 9607 on August 4, 1987, approving a 24,400 square foot commercial multi-tenant building on 2.97 acres. The proposed cannabis microbusiness would occupy Units B and G of the multi-tenant building. The site is surrounded by commercial, retail, and residential uses.

Project Details:

The Project is a proposal for a Cannabis Microbusiness facility with Indoor Cultivation, Distribution, and Retail Sales. It will occupy approximately 9,875 square feet of the existing multi-tenant building. The indoor cultivation area totals 7,300 square feet; the distribution area totals 250 square feet; and the retail sales area totals 2,325 square feet. The remaining cannabis micro business facility would also consist of a flower rooms, hanging room, veg room, package/delivery room, reception area, security room, offices, vaults, storage, a breakroom, and restrooms. The project would update the existing commercial shopping center with landscaping, signage and paint the exterior of the entire commercial shopping center.

In addition, the project will employ a total of 20 employees, which includes retail associates, security, cultivation specialists, packaging and shipping workers, and managers. The Cannabis Microbusiness facility hours of operation would be from 7:00 am to 9:00 pm. For the cultivation component of the project, the applicant has proposed 2 shifts (7 am – 2 pm & 2 pm – 9 pm) per day, with 3 employees per shift. For the retail dispensary component of the project, the applicant has proposed 2 shifts (7 am – 2 pm & 2 pm – 9 pm) per day, with 7 employees per a shift. Delivery operations would be conducted between business hours,

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with no mobile deliveries scheduled after 9 pm. For the distribution component of the project, the applicant would have employees on site during their shifts for either the retail or cultivation aspects perform these duties.

The Project requires 14 parking spaces within the overall 180 parking spaces for the commercial shopping center. The existing shopping center includes 4 handicap accessible parking spaces and the project applicant would create 2 EV parking spaces.

Development Agreement:

The applicant has proposed entering into the attached draft Development Agreement No. 2000012 (DA) with the County for the Project. The DA is consistent with the General Plan and 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 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. 2000012 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 \$74,450.00, 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 \$97,000.00, which will increase 6% per year. This payment shall be held by TLMA in an account specifically for the Elsinore

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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. 664.79, and Ordinance of the County of Riverside Approving Development Agreement No. 2000012, incorporates by reference Development Agreement No. 2000012 consistent with Government Code section 65867.5.

Development Agreement No. 2000012 and Conditional Use Permit No. 200027 were submitted to the County of Riverside on August 27, 2020.

On March 24, 2021, during a regularly scheduled public hearing, the Planning Commission voted 5-0 in favor of recommending approval to the Board of Supervisors.

Approval Requirements and Conclusion:

Based on the findings provided in the staff report and conditions of approval, the project is consistent with the General Plan and any applicable specific plan, complies with the proposed development standards of the C-1/C-P zoning classification, complies with the permit requirements for all Commercial Cannabis Activities, complies with the minimum standard requirements and will not be detrimental to the public health, safety, or general welfare. Additionally, the project complies with all applicable requirements of State law and ordinances of Riverside County.

Impact on Residents and Businesses

The proposed project is categorically exempt under CEQA pursuant to State CEQA Guidelines sections 15301 (Existing Facilities), Section 15061 (b)(3) (Common Sense Exemption), and Section 15303 (New Construction or Conversion of Small Structures) 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 residents or businesses.

SUPPLEMENTAL:

Additional Fiscal Information

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

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ATTACHMENTS:

- A. PLANNING COMMISSION REPORT OF ACTIONS**
- B. PLANNING COMMISSION STAFF REPORT**
- C. ORDINANCE NO. 664.79**
- D. PROJECT EXHIBITS**
- E. DEVELOPMENT AGREEMENT NO. 2000012**



Jason Farin, Principal Management Analyst 5/11/2021



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

Date: May 18, 2021

To: Riverside County Board of Supervisors

From: Phayvanh Nanthavongdouangsy, Principal Planner
Tim Wheeler, Project Planner

RE: Item 21.1 – Comment Letter from the City of Lake Elsinore regarding CUP200027 and DA2000012 (I.E. Gardens)

Since completion of the report package for the Board of Supervisors meeting, Staff has received a comment letter from the City of Lake Elsinore regarding the proposed Commercial Cannabis Microbusiness facility under Conditional Use Permit No. 200027 and Development Agreement No. 2000012.

Attached is the letter received from the City on May 17, 2021. Staff has replied to comments made by the City of Lake Elsinore. The proposed project has been designed to meet odor and noise requirements, per the County of Riverside Ordinance No. 348. The proposed project was noticed via a 1000 feet buffer, as requested by the City of Wildomar, for Planning Commission and the project applicants made a presentation before the Lakeland Village Community Advisory Council (CAC) on November 18, 2020. Planning staff has not received any letters of opposition from surrounding residents. Additionally, attached is a Vehicle Miles Travel (VMT) analysis provided by the applicant regarding traffic.

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



May 17, 2021

Riverside County Board of Supervisors
C/O Kecia Harper, Clerk of the Board
Riverside County Administrative Center
4080 Lemon Street
Riverside, CA 92501

RE: Conditional Use Permit No. 200027 and Development Agreement No. 2000012 A Cannabis Micro Business Facility, Northwest corner of Grand Ave & Corydon Rd Assessor Parcel Number 370-310-007

Honorable Chair and Board of Supervisors:

The City of Lake Elsinore (City) received a notice of public hearing for a Cannabis Micro Business for consideration by the Board of Supervisors on May 18, 2021. The proposed project is approximately 1,000 feet from residences in the City of Lake Elsinore and near another cannabis business recently approved by the County. City staff has reviewed the May 18, 2021, agenda item, including Form 11 and several attachments, and reiterates concerns previously expressed in letters dated September 28, 2020 and March 30, 2021 regarding potentially significant impacts of cannabis businesses on surrounding residential areas related to traffic, odor, and noise.

The City Council of the City of Lake Elsinore was sensitive to these potential negative impacts in adopting cannabis regulations in the City and, for that reason, limited cannabis businesses to manufacturing zones away from residential and other sensitive uses. In addition, the City Council has adopted a moratorium on new cannabis business applications for the City to evaluate the impacts arising from cannabis businesses. Cannabis land use regulation merit this kind of comprehensive and thoughtful approach to safeguard the community and avoid potential negative impacts. The City and the County must work together in evaluating the compatibility of land uses along our shared borders.

Based on the review of the hearing materials related to the proposed project, City staff still has concerns regarding this specific facility due to its location and potential impacts on the surrounding residential neighborhoods, places of worship, schools and proximity to other cannabis businesses. While the County has addressed the City's concern regarding odor, it has not fully addressed the City's prior comments, specifically as they relate to the potential traffic related impacts to the surrounding road network and noise and requests these concerns be addressed prior to action. The County of Riverside Ordinance Section 19.500 "Purpose and Intent," states "The purpose of this Article is to protect the public health, safety and welfare, enact strong and effective regulatory and enforcement controls in compliance with State Law, protect neighborhood character, and minimize potential for negative impacts on people, communities, and the environment" Based on the information provided in the hearing materials, it has not been demonstrated that this provision has been satisfied in protecting the City of Lake Elsinore's residents from intrusive land uses, as the potential impacts to the neighborhood identified by the City have not been resolved.

Thank you for your consideration and if you have any questions or concerns, you may contact me by phone at 951-674-3124, Ext. 284 or by email at jkirk@lake-elsinore.org.
Respectfully,



Justin Kirk,
Assistant Community Development Director

cc:

Jason Simpson, City Manager
Karen Brindley, Director of Community Development.

Attachments:

1. City Comment Letter – September 28, 2020
2. City Comment Letter – March 30, 2021



September 28, 2020

Tim Wheeler, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

**RE: Conditional Use Permit No. 200027 and Development Agreement No. 2000012
A Cannabis Micro Business Facility, Northwest corner of Grand Ave & Corydon Rd
Assessor Parcel Number 370-310-007**

Dear Mr. Wheeler;

Thank you for the opportunity to review and provide comments on the above-mentioned project, which proposes to develop a Cannabis Micro Business Facility with 5,408 sq. ft. of indoor cultivation, 520 sq. ft. distribution area, and 2,325 sq. ft. of retail sales with 26 parking spaces on 2.97-acre property. The subject property is located near the City of Lake Elsinore (City) limits close to the Serenity Homes subdivision and within the Lakeland Village Sphere of influence in the City's General Plan.

Although the City of Lake Elsinore does not oppose cannabis facilities in general, the City is strongly opposed to this specific facility due to its location and the potential adverse impacts to the surrounding residential neighborhoods. The cannabis ordinance adopted by the City was very careful to ensure that cannabis businesses are only allowed in industrial zoned properties away from residential uses and sensitive receptors. The ordinance ensured residential communities would not be impacted by traffic, noise, light, odors or any other potentially significant impacts associated with cannabis operations.

In stark contrast to the City's considerations in siting cannabis-related uses, the subject property is located within the Lakeland Village Sphere of Influence in the Lake Elsinore General Plan in close proximity to residential neighborhoods where cannabis facilities are not envisioned.

The City is deeply concerned that the proposed project would have potentially significant negative impacts on the surrounding residential area related to traffic, odor, noise and public safety. At this time, the City does not have information on whether a Traffic Impact Analysis has been performed for the proposed project. In addition, no information has been provided regarding the project's noise and odor impacts to the surrounding residential area and sensitive receptors. Because of the lack of information at this time, the potential impacts to the residential character and quality of life of neighborhoods in the City of Lake Elsinore and the surrounding vicinity are unknown and of considerable concern. In addition to potentially significant adverse environmental impacts, the potential degradation of property values in the vicinity of the proposed project are also of concern.

951.674.3914

130 S. MAIN STREET

LAKE ELSINORE, CA 92530

WWW.LAKE-ELSINORE.ORG

The City requests to be included in your distribution list(s) for public notices, circulation of all documents, including environmental review documents, and all other applicable documents pertaining to this project.

Thank you for your consideration and if you have any questions or concerns, you may contact me by phone at 951-674-3124, Ext. 284 or by email at jkirk@lake-elsinore.org.

Respectfully,



Justin Kirk,
Assistant Community Development Director

cc: Grant Yates, City Manager
Mayor and City Council
Charissa Leach, Assistant TLMA Director



March 23, 2020

Riverside County Planning Commission
C/O Tim Wheeler, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RE: Conditional Use Permit No. 200027 and Development Agreement No. 2000012 A Cannabis Micro Business Facility, Northwest corner of Grand Ave & Corydon Rd Assessor Parcel Number 370-310-007

Honorable Chair and Members of the Riverside County Planning Commission:

The City of Lake Elsinore (City) received a notice of public hearing for a Cannabis Micro Business for consideration by the Planning Commission on March 24, 2021. The proposed project is approximately 1,000 feet from residences in the City of Lake Elsinore and near another cannabis business recently approved by the County. City staff has reviewed the March 24, 2021 agenda item, including Form 11 and several attachments, and strongly reiterates concerns previously expressed regarding potentially significant impacts of cannabis businesses on surrounding residential areas related to traffic, odor, and noise.

The City Council of the City of Lake Elsinore was very sensitive to these potential negative impacts in adopting cannabis regulations in the City and, for that reason, limited cannabis businesses to manufacturing zones away from residential and other sensitive uses. In addition, the City Council recently adopted a moratorium on any new cannabis business applications to allow the City to evaluate the impacts arising from cannabis businesses generally and from the concentration of these businesses, in particular, and to propose appropriate modifications to our zoning regulations, if any. We believe that cannabis land use regulation and entitlements merit this kind of comprehensive and thoughtful approach to safeguard our communities and avoid negative impacts. We believe that the City and the County must work together in evaluating the compatibility of land uses along our shared borders.

The City of Lake Elsinore received the notice of public hearing today, March 22, 2021 with insufficient time to present the proposed project to the City Council or Planning Commission and allowing only preliminary review by staff. Therefore, the City staff respectfully requests that the item be continued for thirty (30) days to allow for a more thorough review and comment by the City. Although the City does not oppose all cannabis facilities, based on our initial review of the proposed project, City staff opposes this specific facility due to its location and potential impacts on the surrounding residential neighborhoods and proximity to other cannabis businesses.

Thank you for your consideration and if you have any questions or concerns, you may contact me by phone at 951-674-3124, Ext. 284 or by email at jkirk@lake-elsinore.org.

Respectfully,

A handwritten signature in black ink, appearing to read "Justin Kirk". The signature is fluid and cursive, with the first name "Justin" and last name "Kirk" clearly distinguishable.

Justin Kirk,
Assistant Community Development Director

cc:

Jason Simpson, City Manager
Mayor and City Council
Karen Brindley, Director of Community Development.



K2 TRAFFIC ENGINEERING, Inc.
Traffic Control . Signal . Synchronization . Parking . Study

November 10, 2020

I.E. Gardens 2, Inc.
c/o. Muna Rahman
12199 Heacock Street, Units 2 & 3
Moreno Valley, CA 92557

**Re: VMT Screening Assessment – Proposed Cannabis Facilities
19980 Grand Ave, Units B & G, Lake Elsinore**

Dear Muna,

Per your request, I have conducted a traffic review for the proposed improvements. This letter presents my findings and recommendations.

PROJECT UNDERSTANDING

The existing shopping center of 35,900 square feet located at 19980 Grand Ave, Lake Elsinore is within the jurisdiction of Riverside County. Site plan is shown in **Exhibit 1**.

The project consists of two major elements: 1) a proposed cannabis dispensary at Unit B (2,325 square feet) and, 2) a proposed cannabis cultivation facility at Unit G (7,550 square feet). Floor plans for the dispensary and cultivation facilities are shown in **Exhibits 2 and 3**, respectively. The former use for Unit B was a smoke shop and Unit H was a gym.

VEHICLE MILES TRAVELED (VMT) SCREENING

CEQA analysis requires an evaluation of project impacts related to VMT impacts for various land use projects. In accordance with the project screening methodologies listed in the County of Riverside Transportation Analysis Guidelines for Level of Service Vehicle Miles Travelled dated September 2020, the following series of analytical steps for SB-743 compliance should be conducted for land use projects as deemed necessary by the Transportation Department.

K2 Traffic Engineering, Inc.

1442 Irvine Blvd, Suite 210, Tustin, CA 92780 T.714-832-2116 Email: kay@k2traffic.com

EXHIBIT 1. SITE PLAN

NOTE:
 • ALL LANDSCAPING TO REMAIN AS IS
 • NO SITE WORK UNDER THIS PERMIT
 • ALL PROPERTY LINES, EASEMENTS AND BUILDINGS BOTH EXISTING AND PROPOSED ARE SHOWN ON THIS SITE PLAN

SITE PLAN

A

CORYDON ROAD

PARCEL 4
 P.I.M. NO. 7042

EXISTING BUILDING

ROOM	AREA (SF)	OCCUPANCY LOAD
LOWER ROOM 1	1,614 SF	84.30
LOWER ROOM 2	3,412 SF	171.17
HANGING ROOM	1,000 SF	50.00
WORKING	270 SF	13.50
ICE ROOM	300 SF	15.00
PACK & DELIVER	250 SF	12.50
SECURITY	70 SF	3.50
TOTAL OCCUPANT LOAD	23,124	

GROUP U - UTLITY AND MISCELLANEOUS 1:300
 BUILDING HEIGHT: 20'
 UNIT SF: 7,550 SF
 ACCORDING TO IBC TABLE 1004.1.2

EXISTING BUILDING

ROOM	AREA (SF)	OCCUPANCY LOAD
STORAGE	143 SF	7.15
OFFICE	143 SF	7.15
SHOWROOM	1,000 SF	50.00
RECEPTION	100 SF	5.00
DESIGN DEV.	100 SF	5.00
AGENCIES	100 SF	5.00
ESTIMATING	100 SF	5.00
FOR CONST.	100 SF	5.00
TOTAL OCCUPANT LOAD	2,084	

GROUP M - MERCHANDISE 1:50
 BUILDING HEIGHT: 20'
 UNIT SF: 2,325 SF
 ACCORDING TO IBC TABLE 1004.1.2

EXISTING BUILDING

ROOM	AREA (SF)	OCCUPANCY LOAD
STORAGE	143 SF	7.15
OFFICE	143 SF	7.15
SHOWROOM	1,000 SF	50.00
RECEPTION	100 SF	5.00
DESIGN DEV.	100 SF	5.00
AGENCIES	100 SF	5.00
ESTIMATING	100 SF	5.00
FOR CONST.	100 SF	5.00
TOTAL OCCUPANT LOAD	2,084	

GROUP M - MERCHANDISE 1:50
 BUILDING HEIGHT: 20'
 UNIT SF: 2,325 SF
 ACCORDING TO IBC TABLE 1004.1.2

PARKING REQUIREMENTS
 ACCORDING TO COUNTY OF RIVERSIDE DEVELOPMENT CODE, TITLE 17, 17.435.

UNIT B
 2,325 SF DISPENSARY
 OCCUPANCY
 PROPOSED DISPENSARY: 2,325 SF
 PARKING REQUIRED FOR 2,325 RETAIL DISPENSARY:
 8 PARKING / 250 SF
 2,325 SF / 250 SF = 9.3 = 10 PARKING SPACES
 TOTAL PARKING SPACES REQUIRED FOR CULTIVATION: 16

UNIT G
 7,550 SF CULTIVATION
 OCCUPANCY
 PROPOSED CULTIVATION: 7,550 SF
 PARKING REQUIRED FOR CULTIVATION INDUSTRIAL BUILDING:
 1 PARKING / 500 SF
 7,550 SF / 500 SF = 15.1 = 16 PARKING SPACES
 TOTAL PARKING SPACES REQUIRED FOR CULTIVATION: 16

UNIT G
 7,550 SF CULTIVATION
 OCCUPANCY
 PROPOSED CULTIVATION: 7,550 SF
 PARKING REQUIRED FOR CULTIVATION INDUSTRIAL BUILDING:
 1 PARKING / 500 SF
 7,550 SF / 500 SF = 15.1 = 16 PARKING SPACES
 TOTAL PARKING SPACES REQUIRED FOR CULTIVATION: 16

UNIT G
 7,550 SF CULTIVATION
 OCCUPANCY
 PROPOSED CULTIVATION: 7,550 SF
 PARKING REQUIRED FOR CULTIVATION INDUSTRIAL BUILDING:
 1 PARKING / 500 SF
 7,550 SF / 500 SF = 15.1 = 16 PARKING SPACES
 TOTAL PARKING SPACES REQUIRED FOR CULTIVATION: 16

UNIT G
 7,550 SF CULTIVATION
 OCCUPANCY
 PROPOSED CULTIVATION: 7,550 SF
 PARKING REQUIRED FOR CULTIVATION INDUSTRIAL BUILDING:
 1 PARKING / 500 SF
 7,550 SF / 500 SF = 15.1 = 16 PARKING SPACES
 TOTAL PARKING SPACES REQUIRED FOR CULTIVATION: 16

FIRE DEPARTMENT NOTES:
 • BUILDING ADDRESS SHALL BE 10 INCHES HIGH WITH 1/2" STROKE
 • IF THERE ARE ANY MODIFICATIONS TO THE SPRINKLER SYSTEM, A DEFERRED SUBMITTAL PROVIDE A KNOX BOX AT THE MAIN ENTRANCE
 • WILL BE REQUIRED, AND SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO ANY MODIFICATIONS
 • THIS PROJECT IS TO BE PROTECTED THROUGHOUT BY AN APPROVED FIRE ALARM SYSTEM (MANUAL AND AUTOMATIC)
 • THIS PROJECT TO COMPLY WITH IBC CHAPTER 14 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION

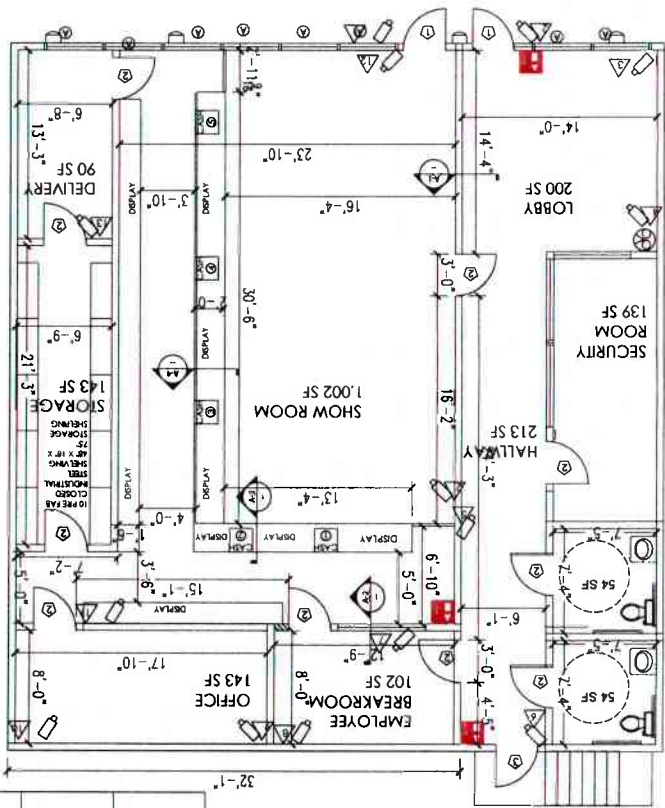
JOB NO. LE-G-1
DATE 08/01/2020
DRAWN MUNA RAHMAN
CHECKED
SCALE 1" = 20'
SHEET TITLE EXISTING SITE PLAN
SHEET NO. SP-1

DRAWING STATUS DATE
SCHEMATICS
DESIGN DEV.
AGENCIES
ESTIMATING
BIDDING
FOR CONST. DATE
REVISIONS

I.E. GARDENS 2 INC.
APN# 370-310-007
19980 GRAND AVE UNITS B&G
LAKE ELSINORE, CA 92530



EXHIBIT 2. FLOOR PLAN - UNIT B



SPRINKLER SYSTEM SHALL BE EVALUATED BY LICENSED C-36 CONTRACTOR DUE TO WALLS REMOVED AND THEREFORE CHANGING SPRINKLER COVERAGE. PLANS SHALL BE CHECKED TO BE SUBMITTED AND APPROVED WITH FIELD INSPECTIONS PRIOR TO OCCUPANCY.

FAULTS IS WITHIN A MINIMUM TRAVEL DISTANCE OF 75 FEET TO AN EXTINGUISHER. FIRE EXTINGUISHERS SHALL BE LOCATED SO ALL PORTIONS OF THE BUILDING CAN BE COVERED.

IFCC 906.13

- ALL THE USE OF AREAS ON THE PREMISES OF THE MEDICAL WALKWAY VENTILATION, INCLUDING, AIR TREATMENT, AND TREATMENT AND STORAGE.
- Maintain 4000 WPC CHEM WITH HEPA AND CARBON CANISTER AIRWAYS FILTRATION SYSTEM. COVERS 18,000 FT² (PROVIDES 1 ACH/Hr).
- Line in the format provide needs to clean the air in the room up to 2250 sq ft of 1 of exchanges per hour.
- After: 300 CFM (Coast Fed./Mn)
- Power Consumption: 125 W
- Dimensions: 18" H X 27" W
- Weight: 55 lbs. (incl. 8 lbs. of 6 foot)
- Sound Level: 47-56 db(A at 6 foot)
- Control: Variable Speed Switch
- Control: Variable Speed Switch housing, outside sealed thermostat powder filter
- Material: 8 round stainless steel
- Outdoor: 4 of 8 blades, downward directed louvers
- Water: Backflow checked separator
- Height: 115 feet
- Capacity: 8 foot long
- Control: EQUIPMENT IN TOTAL
- TO BE PLACED IN A CORNER OF EACH OF THE FOLLOWING ROOMS: STORAGE ROOM, SHOW ROOM, AND WAITING ROOM. 3 DOOR

- LEGEND**
- PROPOSED WALLS (NEW)
 - SECURITY CAMERA TO BE PLACED INSIDE AND OUTSIDE THE BUILDING
 - DOOR CONTROL: AMARICARE 4000
 - VOC CHEM
 - DVR SECURITY CAMERA RECORDING DEVICE
 - SECURITY CAMERA NUMBER
 - ZOO WAIT EXTERIOR LIGHTING
 - 24VDC FIRE EXTINGUISHER

DOOR SCHEDULE

DOOR LABEL	DOOR DIM	DOUBLE/DIAP	QUANTITY	INTERIOR/EXTERIOR	FRAME TYPE	DOOR LEAF/FIRE RATING	GLASS	GLASS COLOR	U-FACTOR	SHGC
①	3'-0" X 7'-2"	SINGLE	2	EXTERIOR	BRONZE ALUMINUM KEV-TURNBLTR	N/A	TEMPERED/NO	STANLEY	N/A	N/A
②	3'-0" X 8'-8"	SINGLE	10	INTERIOR	HOLLOW WOOD	N/A	PRIVATE	STANLEY	N/A	N/A
③	3'-0" X 8'-8"	SINGLE	10	INTERIOR	HOLLOW WOOD	N/A	PRIVATE	STANLEY	N/A	N/A

WINDOW SCHEDULE

WINDOW LABEL	DIMENSION	QUANTITY	FRAME TYPE	TEMPERED/LEAF	FIXED/TEMPERED	GLAZING MANUFACTURER	GLASS COLOR	U-FACTOR	SHGC
④	4'-0" X 8'-0"	8	TEMPERED	TEMPERED	NON-FIXED	3/8" GLASS	CLEAR	N/A	N/A

NOTES:

TE GARDENS 2, INC. MICROBUSINESS 1990 GRAND AVE. UNIT B LAKE ELSHORE CA 92550

ANN 370-310-007

ROOM	OCCUPANCY LND	AREA (SF)	GLASS MODEL/TEMPERED/ CLEAR GLAZING	GLAZING MANUFACTURER	GLASS COLOR	U-FACTOR	SHGC
LOBBY	413 SF	413 SF	TEMPERED/ CLEAR	STANLEY	CLEAR	N/A	N/A
SECURITY ROOM	139 SF	139 SF	TEMPERED/ CLEAR	STANLEY	CLEAR	N/A	N/A
BREAKROOM	102 SF	102 SF	TEMPERED/ CLEAR	STANLEY	CLEAR	N/A	N/A
SHOW ROOM	1002 SF	1002 SF	TEMPERED/ CLEAR	STANLEY	CLEAR	N/A	N/A
OFFICE	143 SF	143 SF	TEMPERED/ CLEAR	STANLEY	CLEAR	N/A	N/A
STORAGE	143 SF	143 SF	TEMPERED/ CLEAR	STANLEY	CLEAR	N/A	N/A



Closed Industrial Steel Shelving - 48 X 18 X 75"

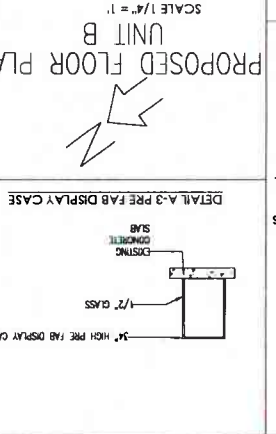
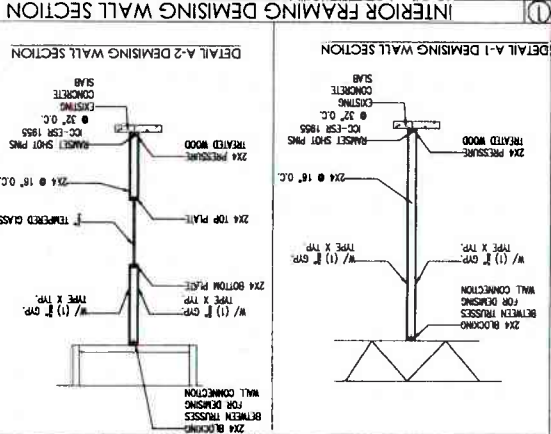
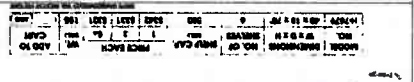
INSTALL PER MANUFACTURER SPECS.

Excludes heavy-duty shelves heavy hold out and supports to provide

- Adjustable load table and back panel supports
- Maximum load capacity, weight distribution here and use
- Includes top and base panels, adjustable in 1/4" increments with shelf clips
- Assembled in USA

DELIVER ROOM: DELIVERY ROOM IS USED TO RECEIVE PRODUCT, THIS ROOM IS FOR STAFF USE ONLY. EMPLOYEES WILL RECEIVE AND SORT NEW PRODUCTS TO RESTOCK AND STORE.

ROOM	OCCUPANCY LND	AREA (SF)
LOBBY	413 SF	413 SF
SECURITY ROOM	139 SF	139 SF
BREAKROOM	102 SF	102 SF
SHOW ROOM	1002 SF	1002 SF
OFFICE	143 SF	143 SF
STORAGE	143 SF	143 SF



PROJECT NUMBER: LE-1

DRAWING NUMBER: A1

DATE DRAWN: 8/1/2020

DRAWN BY: MUNA RAHMAN

ARCHITECTURAL/PLANNING

ARCHITECTURAL/PLANNING

DISCIPLINE:

TE GARDENS, INC

1990 GRAND STREET

LAKE ELSHORE, CA 92550



REVISIONS / ISSUED FOR

NO.	REVISION

NOTES:

TE GARDENS 2, INC. MICROBUSINESS 1990 GRAND AVE. UNIT B LAKE ELSHORE CA 92550

ANN 370-310-007



PROPOSED FLOOR PLAN
UNIT G
SCALE 1/8" = 1'

ROOM	AREA (SF)	OCCUPANCY LOAD
FLOWER ROOM 1	1,614 SF	44-5.26
FLOWER ROOM 2	3,412 SF	94-11.37
MAKING ROOM 2	1,000 SF	27-3.33
MAKING ROOM 1	200 SF	55-0.80
PACK & DELIVERY	250 SF	68-1.27
SECURITY	70 SF	19-0.23
TOTAL OCCUPANCY LOAD =	23,171.24	

SPRINKLER SYSTEM SHALL BE EVALUATED BY LICENSED C-15 CONTRACTOR DUE TO WALLS BEING REMOVED AND THEREFORE CHANGES SPACES. CHANGES SHALL BE REQUIRED TO BE SUBMITTED AND APPROVED WITH FIELD INSPECTIONS PRIOR TO OCCURANCE.

FIRE EXTINGUISHERS SHALL BE LOCATED SO ALL PORTIONS OF THE BUILDING OR FACILITY IS WITHIN A MINIMUM TRAVEL DISTANCE OF 75 FEET TO AN EXTINGUISHER. (CFC 906.1)

DOOR SCORE EXTERIOR DOORS COMPLYING WITH ONE OF THE FOLLOWING:

- A. EXTERIOR SURFACE OR GLASSING OR NONCOMBUSTIBLE OR REINFORCED RESISTANT MATERIAL.
- B. SOLID-CORE WOOD MINIMUM 1-3/4-INCH THICK.
- C. MINIMUM 20-MINUTE FIRE RATED PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES.

ENTRANCE BREAK ROOMS, CHANGING FACILITIES, AND BATHROOMS SHALL BE SEPARATED FROM ANY AND ALL [INTERIM] STORAGE AREAS.

SECURITY READING ROOMS TO BE RESTRICTED BEFORE BUSINESS HOURS FOR SECURITY CAMERAS TO BE ADDED THROUGHOUT EXTERIOR AND INTERIOR BUILDINGS; AT EVERY ENTRANCE AND EXIT OF EACH ROOM EXCEPT RESTROOMS.

ALL WINDOWS ON THE BUILDING SHALL BE SECURED AGAINST BREACH FROM THE OUTSIDE.

DOOR SCHEDULE

DOOR LABEL	DOOR DIM	DOOR TYPE/QUANTITY	INTERIOR/EXTERIOR	FRAME TYPE	FIRE RATING (FR)	HARDWARE	BREAK-AWAY DOOR PANEL	GLAZING GLASS MODEL/ MANUFACTURER	GLAZING GLASS COLOR/ CLEAR	U-FACTOR	SHGC	EMITTERS
①	3'-0" X 7'-2"	DOUBLE/ QUANTITY	EXTERIOR	TEMPERED/ BRONZE ALUMINUM FRAME TYPE	N/A	KEY-TUMBLER	NO	TEMPERED/ CLEAR GLAZE	TEMPERED/ CLEAR GLAZE	N/A	N/A	2100 FTX Z110C FIBRE
②	3'-0" X 6'-8"	SINGLE	EXTERIOR	HOLLOW WOOD	N/A	PRIVATE	N/A	STAINLESS	STAINLESS	N/A	N/A	2100 FTX Z110C FIBRE
③	3'-0" X 6'-8"	SINGLE	INTERIOR	HOLLOW WOOD	N/A	PRIVATE	N/A	STAINLESS	STAINLESS	N/A	N/A	2100 FTX Z110C FIBRE
④	6'-0" X 7'-2"	DOUBLE	EXTERIOR	TEMPERED/ BRONZE ALUMINUM FRAME TYPE	N/A	KEY-TUMBLER	NO	TEMPERED/ CLEAR GLAZE	TEMPERED/ CLEAR GLAZE	N/A	N/A	2100 FTX Z110C FIBRE
⑤	3'-0" X 6'-8"	SINGLE	EXTERIOR	TEMPERED/ CLEAR GLAZE	N/A	PRIVATE	N/A	STAINLESS	STAINLESS	N/A	N/A	2100 FTX Z110C FIBRE

WINDOW SCHEDULE

WINDOW LABEL	DIMENSION	QUANTITY	WINDOW LEAF/ FRAME TYPE	TEMPERED/ NON TEMPERED	FIXED	GLAZING MANUFACTURER	GLASS COLOR	U-FACTOR	SHGC	EMITTERS
⑥	4'-0" X 6'-0"	19	TEMPERED/ FRAME TYPE	TEMPERED/ NON TEMPERED	FIXED	3/8" GLASS	CLEAR			

LEGEND

	SECURITY CAMERA TO BE PLACED INSIDE AND OUTSIDE THE BUILDING
	SECURITY CAMERA TO BE PLACED INSIDE AND OUTSIDE THE BUILDING
	SECURITY CAMERA TO BE PLACED INSIDE AND OUTSIDE THE BUILDING
	SECURITY CAMERA TO BE PLACED INSIDE AND OUTSIDE THE BUILDING
	SECURITY CAMERA TO BE PLACED INSIDE AND OUTSIDE THE BUILDING
	SECURITY CAMERA TO BE PLACED INSIDE AND OUTSIDE THE BUILDING
	SECURITY CAMERA TO BE PLACED INSIDE AND OUTSIDE THE BUILDING
	SECURITY CAMERA TO BE PLACED INSIDE AND OUTSIDE THE BUILDING
	SECURITY CAMERA TO BE PLACED INSIDE AND OUTSIDE THE BUILDING

NOTES:

TE GARDENS 27, INC. MICROBUSINESS
APP# 370-310-007
1990 GRAND AVE.
UNIT G
LAKE ELSHORE CA 92550

REVISIONS / ISSUED FOR

NO	DESCRIPTION	DATE



TE GARDENS, INC.
12199 HEACOCK STREET
UNIT 2, UNIT 3
MORENO VALLEY, CA 92555
ARCHITECTURAL/PLANNING
DISCIPLINE
ARCHITECTURAL/PLANNING
DRAWN BY: MUNA RAHMAN
DATE DRAWN: 8/1/2020
DRAWING SCALE: 1/4" = 1'

PROJECT NUMBER: LEG-1
DRAWING NUMBER: A3

STEP 1. EVALUATE LAND USE TYPE

For the purpose of analysis, the Institute of Transportation Engineer (ITE) land use codes serve as the basis of land use definitions. The proposed cannabis dispensary at Unit B is categorized in the Retail section as Marijuana Dispensary (Land Use Code 882) per Trip Generation Manual, Tenth Edition published by ITE. The proposed cannabis cultivation facility at Unit G, however, is not applicable for any available definition of land use in ITE's Trip Generation Manual.

STEP 2. SCREEN FOR NON-SIGNIFICANT TRANSPORTATION IMPACT

The purpose of this step is to determine if a presumption of a non-significant transportation impact can be made on the facts of the project. The guidance in this section is primarily intended to avoid unnecessary analysis and findings that would be inconsistent with the intent of SB-743. A detailed CEQA assessment will not be required for land use elements of a project that meet the screening criteria outlined in the guidelines.

The proposed cannabis dispensary at Unit B meets the project type criteria of **“Local-Serving Retail”** and **“Local Essential Service”**, and can be presumed to cause a less-than-significant VMT impact.


The proposed cannabis cultivation facility is for private use only and not opens to the public. It will have six (6) employees split into two shifts per day generating an average of three (3) trips per employee. The estimated project trip generation for the proposed cultivation facility is 18 trips per day. The proposed cannabis cultivation facility at Unit G is (1) within a retail building with area less than 60,000 square feet, and (2) Project generation is less than 110 trips per day. The cultivation facility at Unit G meets the project type criteria of **“Small Projects”** and can be presumed to cause a less-than-significant VMT impact.

CONCLUSION

It is reasonable to conclude that the proposed cannabis dispensary at Unit B and the proposed cannabis cultivation facility at Unit G should both be considered not to lead to a significant VMT impact. Therefore, further project-level VMT analysis is not required.

Regards,

K2 Traffic Engineering, Inc.

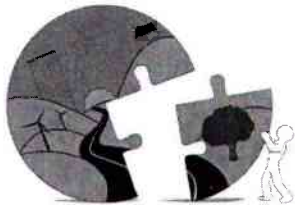


Jende Kay Hsu, T.E.
California License TR2285



K2 Traffic Engineering, Inc.

1442 Irvine Blvd, Suite 210, Tustin, CA 92780 T.714-832-2116 F.949-266-5875 Email: kay@k2traffic.com



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

Memorandum

Date: May 18, 2021

To: Riverside County Board of Supervisors

From: Phayvanh Nanthavongdouangsy, Principal Planner
Tim Wheeler, Project Planner

RE: Item 21.1 – Comment Letter from the City of Lake Elsinore regarding CUP200027 and DA2000012 (I.E. Gardens)

Since completion of the report package for the Board of Supervisors meeting, Staff has received a comment letter from the City of Lake Elsinore regarding the proposed Commercial Cannabis Microbusiness facility under Conditional Use Permit No. 200027 and Development Agreement No. 2000012.

Attached is the letter received from the City on May 17, 2021. Staff has replied to comments made by the City of Lake Elsinore. The proposed project has been designed to meet odor and noise requirements, per the County of Riverside Ordinance No. 348. The proposed project was noticed via a 1000 foot buffer, as requested by the City of Wildomar, for Planning Commission and the project applicants made a presentation before the Lakeland Village Community Advisory Council (CAC) on November 18, 2020. Planning staff has not received any letters of opposition from surrounding residents. Additionally, attached is a Vehicle Miles Travel (VMT) analysis provided by the applicant regarding traffic.

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 Our Future ... Preserving Our Past"

5-18-2021
21.1



K2 TRAFFIC ENGINEERING, Inc.
Traffic Control . Signal . Synchronization . Parking . Study

November 10, 2020

I.E. Gardens 2, Inc.
c/o. Muna Rahman
12199 Heacock Street, Units 2 & 3
Moreno Valley, CA 92557

**Re: VMT Screening Assessment – Proposed Cannabis Facilities
19980 Grand Ave, Units B & G, Lake Elsinore**

Dear Muna,

Per your request, I have conducted a traffic review for the proposed improvements. This letter presents my findings and recommendations.

PROJECT UNDERSTANDING

The existing shopping center of 35,900 square feet located at 19980 Grand Ave, Lake Elsinore is within the jurisdiction of Riverside County. Site plan is shown in **Exhibit 1**.

The project consists of two major elements: 1) a proposed cannabis dispensary at Unit B (2,325 square feet) and, 2) a proposed cannabis cultivation facility at Unit G (7,550 square feet). Floor plans for the dispensary and cultivation facilities are shown in **Exhibits 2 and 3**, respectively. The former use for Unit B was a smoke shop and Unit H was a gym.

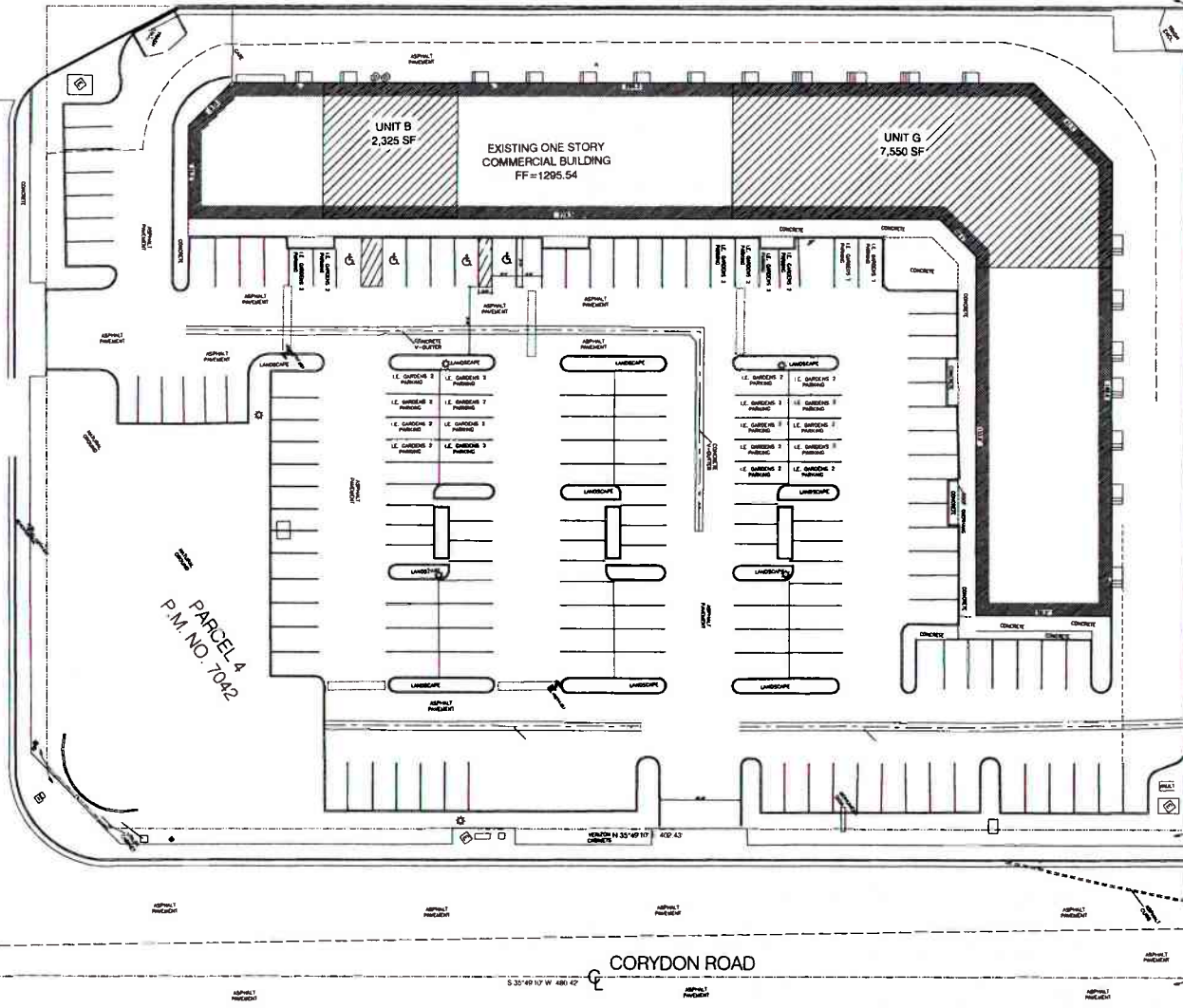
VEHICLE MILES TRAVELED (VMT) SCREENING

CEQA analysis requires an evaluation of project impacts related to VMT impacts for various land use projects. In accordance with the project screening methodologies listed in the County of Riverside Transportation Analysis Guidelines for Level of Service Vehicle Miles Travelled dated September 2020, the following series of analytical steps for SB-743 compliance should be conducted for land use projects as deemed necessary by the Transportation Department.

K2 Traffic Engineering, Inc.

1442 Irvine Blvd, Suite 210, Tustin, CA 92780 T.714-832-2116 Email: kay@k2traffic.com

- FIRE DEPARTMENT NOTES:
- BUILDING ADDRESS SHALL BE 10 INCHES HIGH WITH 1 1/2" STROKE
 - PROVIDE A KNOX BOX AT THE MAIN ENTRANCE
 - IF THERE ARE ANY MODIFICATIONS TO THE SPRINKLER SYSTEM, A DEFERRED SUBMITTAL WILL BE REQUIRED, AND SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO ANY MODIFICATIONS
 - THIS PROJECT IS TO BE PROTECTED THROUGHOUT BY AN APPROVED FIRE ALARM SYSTEM (MANUAL AND AUTOMATIC)
 - THIS PROJECT TO COMPLY WITH CFC CHAPTER 14 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION



PARKING REQUIREMENTS

ACCORDING TO COUNTY OF RIVERSIDE DEVELOPMENT CODE, TITLE 17, 17.435:

PROPOSED DISPENSARY: 2,325 SF
PARKING REQUIRED FOR 2,325 RETAIL DISPENSARY:
1 PARKING / 250 SF
2,325 SF / 250 SF = 9.3 = 10 PARKING SPACES
TOTAL PARKING SPACES REQUIRED FOR CULTIVATION: 16

PROPOSED CULTIVATION: 7,550 SF
PARKING REQUIRED FOR CULTIVATION INDUSTRIAL BUILDING:
1 PARKING / 500 SF
7,550 SF / 500 SF = 15.1 = 16 PARKING SPACES
TOTAL PARKING SPACES REQUIRED FOR CULTIVATION: 16

TOTAL PARKING REQUIRED FOR I.E. GARDENS 2: 26 PARKING

**UNIT B
2,325 SF DISPENSARY
OCCUPANCY**

ACCORDING TO IBC TABLE 1004.1.2
GROUP U - MERCANTILE 1:60
2,325 SF / 60 SF = 39 OCCUPANTS

BUILDING HEIGHT: 20'
UNIT SF: 2,325 SF

EXISTING BUILDING

ROOM	AREA (SF)	OCCUPANCY LOAD
STORAGE	143 SF	11-2.48
OFFICE	143 SF	11-2.48
SHOWROOM	1,002 SF	11-16.70
DELIVERY ROOM	90 SF	11-3.30
REWORK ROOM	102 SF	11-3.54
SECURITY ROOM	138 SF	11-5.65
LOBBY	413 SF	11-8.26
TOTAL OCCUPANT LOAD = 23.84 = 24		

**UNIT G
7,550 SF CULTIVATION
OCCUPANCY**

ACCORDING TO IBC TABLE 1004.1.2
GROUP U - UTILITY AND MISCELLANEOUS 1:300
7,550 SF / 300 SF = 26 OCCUPANTS

BUILDING HEIGHT: 20'
UNIT SF: 7,550 SF

EXISTING BUILDING

ROOM	AREA (SF)	OCCUPANCY LOAD
FLOWER ROOM 1	1,614 SF	11-5.38
FLOWER ROOM 2	3,412 SF	11-11.37
HANGING ROOM	1,000 SF	11-3.33
MANUFACTURING	270 SF	11-0.90
VEG. ROOM	382 SF	11-1.27
PACK & DELIVERY	250 SF	11-0.83
SECURITY	70 SF	11-0.23
TOTAL OCCUPANT LOAD = 23.31 = 24		

I.E. GARDENS 2 I.N.C.
APN # 370-310-007
1980 GRAND AVE UNITS B&G
LAKE ELSINORE, CA 92530

DRAWING STATUS	DATE
SCHEMATICS	
DESIGN DEV.	
AGENCIES	
ESTIMATING	
BIDDING	
FOR CONST.	

REVISIONS DATE



JOB NO.	I.E.G.-1
DATE	08/01/2020
DRAWN	MUNA RAHMANI
CHECKED	
SCALE	1" = 20'

SHEET TITLE
EXISTING
SITE PLAN

SHEET No.
SP-1

- NOTE:
- ALL LANDSCAPING TO REMAIN AS IS
 - NO SITE WORK UNDER THIS PERMIT
 - ALL PROPERTY LINES, EASEMENTS AND BUILDINGS BOTH EXISTING AND PROPOSED ARE SHOWN ON THIS SITE PLAN

A SITE PLAN

EXHIBIT 1. SITE PLAN

SPRINKLER SYSTEM SHALL BE EVALUATED BY LICENSED C-16 CONTRACTOR DUE TO WALLS BEING REMOVED AND THEREFORE CHANGING SPRINKLER COVERAGE. PLANS MAY BE REQUIRED TO BE SUBMITTED AND APPROVED WITH FIELD INSPECTIONS PRIOR TO OCCUPANCY.
FIRE EXTINGUISHERS SHALL BE LOCATED SO ALL PORTIONS OF THE BUILDING OR FACILITY IS WITHIN A MINIMUM TRAVEL DISTANCE OF 75 FEET TO AN EXTINGUISHER. (CFC 906.1)

DOOR SCHEDULE

DOOR LABEL	DOOR DIM	DOUBLE/SINGLE	QUANTITY	INTERIOR/EXTERIOR	DOOR LEAF/FRAME TYPE	FIRE RATING (FRL)	HARDWARE	BREAK-AWAY DOOR PANEL	GLAZING MANUFACTURER	GLASS MODEL/GLASS COLOR	NOTES
①	3'-0" x 7'-2"	SINGLE	2	EXTERIOR	1.75" x 4.50" BRONZE ALUMINUM	N/A	KEY-TUMBLER	NO	TEMPERED STANLEY	TEMPERED/CLEAR GLAZE	
②	3'-0" x 6'-8"	SINGLE	10	INTERIOR	HOLLOW WOOD	N/A	PRIVATE	N/A	STANLEY	N/A	
③	3'-0" x 6'-8"	SINGLE	1	EXTERIOR	STEEL WOOD	N/A	PRIVATE	N/A	STANLEY	N/A	

NOTES:
E. GARDENS 2 I.N.C. MICROBUSINESS
APN# 370-310-007
19980 GRAND AVE.
UNIT B
LAKE ELSINORE CA 92530

WINDOW SCHEDULE

WINDOW LABEL	WINDOW DIMENSION	QUANTITY	WINDOW LEAF/FRAME TYPE	TEMPERED/NON-TEMPERED	FIXED/NON-FIXED	GLAZING MANUFACTURER	GLASS COLOR	U-FACTOR	SHGC
Ⓐ	4'-0"x8'-0"	8	2'	TEMPERED	FIXED	3/8" GLASS	CLEAR		

DOOR SCHEDULE EXTERIOR DOORS COMPLYING WITH ONE OF THE FOLLOWING:
A. EXTERIOR SURFACE OR CLADDING OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL
B. SOLID-CORE WOOD MINIMUM 1-3/8-INCH THICK
C. MINIMUM 20-MINUTE FIRE RATED
PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES.
EMPLOYEE BREAK ROOMS, CHANGING FACILITIES, AND BATHROOMS, SHALL BE SEPARATED FROM ANY AND ALL (INVENTORY) STORAGE AREAS.
SHOW ROOM TO BE RESTOCKED BEFORE BUSINESS HOURS FOR SECURITY REASONS
SECURITY CAMERAS TO BE ADDED THROUGHOUT EXTERIOR AND INTERIOR BUILDING AT EVERY ENTRANCE AND EXIT OF EACH ROOM EXCEPT RESTROOMS
ALL WINDOWS ON THE BUILDING SHALL BE SECURED AGAINST ENTRY FROM THE OUTSIDE.

Closed Industrial Steel Shelving - 48 x 18 x 75"

Engineered heavy-duty shelves carry hold gear and supplies in place.

- 20-gauge steel side and back panels withstand product roll-off
- 20-gauge steel shelves, welded base beams front and rear.
- Match up to 600 lbs per shelf. Adjustable in 1/2" increments with small clips.
- Additional Shelves available

INSTALL PER MANUFACTURER SPECS

MODEL NO.	DIMENSIONS W x D x H	NO. OF SHELVES	SHELF CAP. (LBS)	PRICE EACH	WT (LBS)	ADD TO CART
167079	48 x 18 x 75"	6	600	\$342 \$331 \$321 166		

ROOM	AREA (SF)	OCCUPANCY LOAD
STORAGE	143 SF	16-0.46
OFFICE	143 SF	16-0.46
SHOWROOM	1,002 SF	16-7.0
DELIVERY ROOM	90 SF	16-3.0
BREAKROOM	102 SF	16-3.4
SECURITY ROOM	139 SF	16-4.6
LOBBY	413 SF	16-6.88
TOTAL OCCUPANT LOAD =	25.64 = 26	

DELIVERY ROOM: DELIVERY ROOM IS USED TO RECEIVE PRODUCT. THIS ROOM IS FOR STAFF USE ONLY. EMPLOYEES WILL RECEIVE AND SORT NEW PRODUCTS TO RESTOCK AND STORE.

NO. DESCRIPTION DATE
REVISIONS / ISSUED FOR

E. GARDENS, INC
12199 HEACOCK STREET
UNIT 2, UNIT 3
MORENO VALLEY, CA 92554

DISCIPLINE:
ARCHITECTURAL/PLANNING

DRAWING TITLE:
ARCHITECTURAL/PLANNING

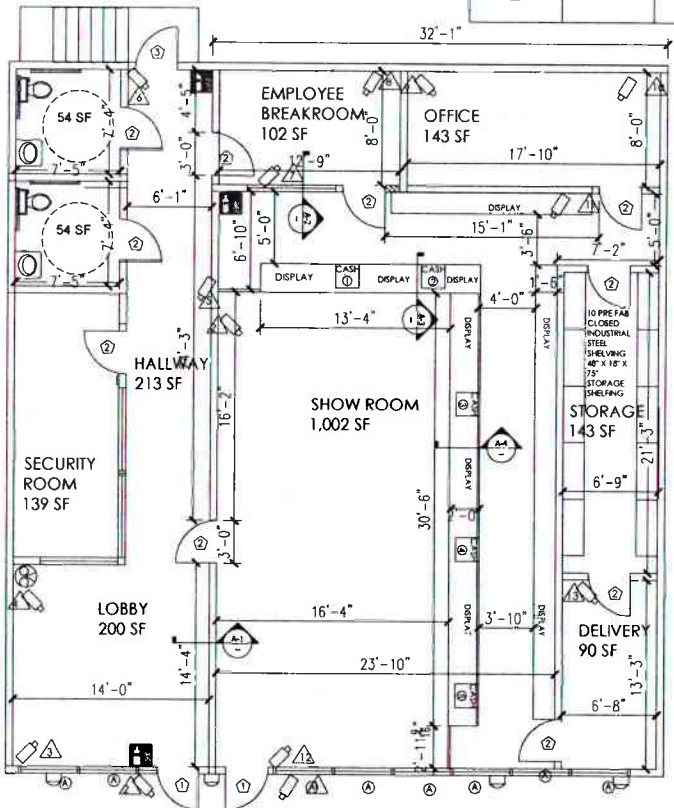
DRAWN BY:
MUNA RAHMAN

DATE DRAWN:
8/1/2020

DRAWING SCALE:
1/4" = 1'

PROJECT NUMBER: E.G-1

DRAWING NUMBER:
A1

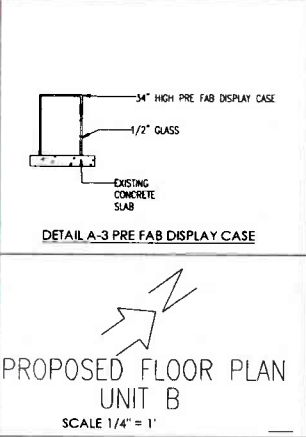
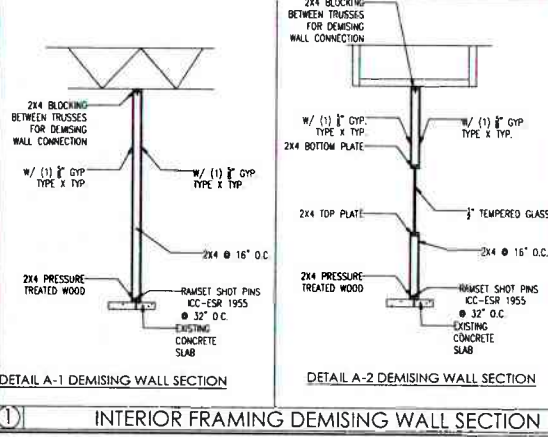


INTERIOR AIR TREATMENT SYSTEM
AMAIRCARE 4000 VOC CHEM WITH HEPA AND CARBON CANISTER AIRWASH FILTRATION SYSTEM COVERS 18,000 FT3 (PROVIDES 1 ACH/Hr) Use in the normal portable mode to clean the air in the room up to 2250 sq ft at 1 air exchanges per hour.

ALL THE USE OF AREAS ON THE PREMISES OF THE MEDICAL MARIJUANA DISPENSARY, INCLUDING... EXTERIOR LIGHTING... AIR TREATMENT SYSTEM AND SIGNAGE.
Coverage Rating: 2250 sq ft at 8 ft ceilings at 1 ACH (Air Changes/Hr)
Airflow: 300 CFM (Cubic Feet/Min)
Power Consumption: 125 W
Dimensions: 16" H x 6" x 23" H
Height: 55 lbs
Sound Level: 42-56 dBA at 6 foot
Control: Variable Speed Switch
Construction: 24 gauge steel housing, durable baked thermostat powder finish
Intake: 6" Round Connection
Diffuser: 4 of 6 sides, downward directed louvers
Motor: Backward curved impeller
Voltage: 115 volt
Cord/Plug: 8 foot long
ONE TO BE PLACED IN A CORNER OF EACH OF THE FOLLOWING ROOMS: STORAGE ROOM, SHOW ROOM, AND WAITING ROOM. 3 ODOOR CONTROL EQUIPMENT IN TOTAL

LEGEND

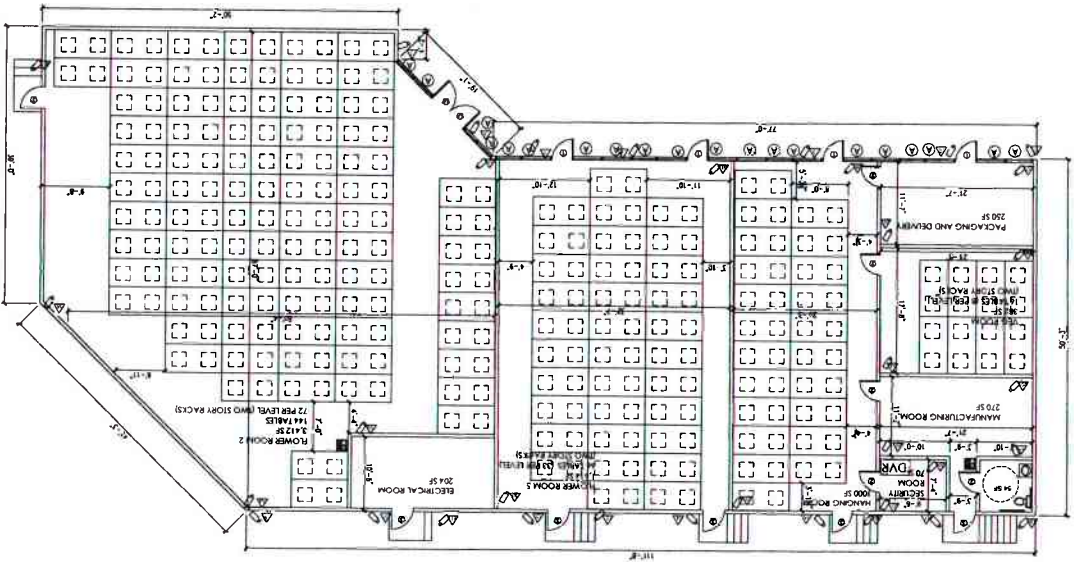
	PROPOSED WALLS (NEW)
	SECURITY CAMERA TO BE PLACED INSIDE AND OUTSIDE THE BUILDING
	ODOR CONTROL AMAIRCARE 4000 VOC CHEM
	SECURITY CAMERA RECORDING DEVICE
	SECURITY CAMERA NUMBER
	200 WATT EXTERIOR LIGHTING
	2A10BC FIRE EXTINGUISHER



PROPOSED FLOOR PLAN UNIT B
SCALE 1/4" = 1'

EXHIBIT 2. FLOOR PLAN - UNIT B

EXHIBIT 3. FLOOR PLAN - UNIT G



PROPOSED FLOOR PLAN
UNIT G
SCALE 1/8" = 1'

ROOM	AREA (SF)	OCCUPANCY LOAD
FLOWER ROOM 1	1,614 SF	144.528
FLOWER ROOM 2	1,412 SF	127.072
HANGING ROOM	1,000 SF	90.000
MANUFACTURING	270 SF	24.300
VEG ROOM	362 SF	32.582
PACK & DELIVERY	250 SF	22.500
SECURITY	70 SF	6.300

SPRINKLER SYSTEM SHALL BE EVALUATED BY LICENSED C.E.S. CONTRACTOR DUE TO WALLS BEING REMOVED AND THEREFORE CHANGING SPRINKLER COVERAGE. PLANS MAY BE REQUIRED TO BE SUBMITTED AND APPROVED WITH FIELD INSPECTIONS PRIOR TO OCCUPANCY.

FIRE EXTINGUISHERS SHALL BE LOCATED AT ALL PORTIONS OF THE BUILDING OR FACILITY IS WITHIN A MINIMUM TRAVEL DISTANCE OF 75 FEET TO AN EXTINGUISHER. (CFC 906.1)

DOOR SCHEDULE EXTERIOR DOORS COMPLYING WITH ONE OF THE FOLLOWING:

- A. EXTERIOR SURFACE OR CLADDING OR NONCOMBUSTIBLE OR UNION-RESISTANT MATERIAL
- B. SOLID-CORE WOOD MINIMUM 1 3/8-INCH THICK
- C. MINIMUM 20-MINUTE FIRE-RATED

PAPER-FACED INSULATION PROVIDED IN ATTICS OR OTHER UNVENTILATED SPACES.

EMPLOYEE BREAK ROOMS, CHANGING FACILITIES, AND INVESTMENT STORAGE AREAS.

RESTROOMS SHALL BE SEPARATED FROM ANY AND ALL SHOW ROOMS TO BE RESTOCKED BEFORE BUSINESS HOURS FOR SECURITY REASONS.

SECURITY CAMERAS TO BE ADDED THROUGHOUT EXTERIOR AND INTERIOR BUILDINGS. AT EVERY ENTRANCE AND EXIT OF EACH ROOM EXCEPT RESTROOMS.

ALL WINDOWS ON THE BUILDING SHALL BE SECURED AGAINST ENTRY FROM THE OUTSIDE.

LEGEND

	PROPOSED WALLS (NEM)
	SECURITY CAMERA TO BE PLACED INSIDE AND OUTSIDE THE BUILDING
	DOOR CONTROL AAMICARE 4000 VDC CHEM
	SECURITY CAMERA RECORDING DEVICE
	SECURITY CAMERA NUMBER
	200 WATT EXTERIOR LIGHTING
	21000 REF EXTINGUISHER

WINDOW SCHEDULE

WINDOW LABEL	WINDOW DIMENSION	QUANTITY	WINDOW TYPE / FRAME TYPE	TEMPERED / NON-TEMPERED	FIXED / NON-FIXED	GLAZING MANUFACTURER	GLASS COLOR	U-FACTOR	SHGC
19	4'-0" x 7'-0"	1	TEMPERED / FRAME TYPE	TEMPERED / NON-TEMPERED	FIXED / NON-FIXED	1/8" GLASS	CLEAR		

DOOR SCHEDULE

DOOR LABEL	DOOR DIM	DOOR TYPE / FRAME TYPE	FIRE RATING	HARDWARE	BREAK-AWAY DOOR PANEL	GLAZING MANUFACTURER	GLASS MODEL / GLASS COLOR	NOTES
1	3'-0" x 7'-2"	INTERIOR / DOOR LEAF	1 1/2" x 4-0"	KEY-TUMBLER	NO	TEMPERED / CLEAR GLAZE	TEMPERED / CLEAR GLAZE	SECURITY CAMERA TO BE PLACED INSIDE AND OUTSIDE THE BUILDING
2	6'-0" x 7'-2"	EXTERIOR / ALUMINUM	NO	KEY-TUMBLER	NO	TEMPERED / CLEAR GLAZE	TEMPERED / CLEAR GLAZE	SECURITY CAMERA TO BE PLACED INSIDE AND OUTSIDE THE BUILDING
3	3'-0" x 6'-8"	EXTERIOR / STEEL	NO	PRIVATE	N/A	STANLEY	N/A	SECURITY CAMERA NUMBER
4	3'-0" x 6'-8"	INTERIOR / HOLLOW	NO	PRIVATE	N/A	STANLEY	N/A	SECURITY CAMERA RECORDING DEVICE

NOTES:

1.E. CARPENTERS 2, INC., MICROBUSINESS
APN# 370-310-007
19980 GRAND AVE.
UNIT G
LAKE ELISABETH CA 92530

REVISIONS / ISSUED FOR

DATE DRAWN: 8/1/2020
DRAWN BY: MUNA RAHMAN
ARCHITECTURAL/PLANNING

DRAWING SCALE: 1/4" = 1'

DRAWING NUMBER: A3
PROJECT NUMBER: E1-G-1

PROJECT NUMBER: E1-G-1

DATE: 8/1/2020

SCALE: 1/8" = 1'

PROPOSED FLOOR PLAN UNIT G

STEP 1. EVALUATE LAND USE TYPE

For the purpose of analysis, the Institute of Transportation Engineer (ITE) land use codes serve as the basis of land use definitions. The proposed cannabis dispensary at Unit B is categorized in the Retail section as Marijuana Dispensary (Land Use Code 882) per Trip Generation Manual, Tenth Edition published by ITE. The proposed cannabis cultivation facility at Unit G, however, is not applicable for any available definition of land use in ITE’s Trip Generation Manual.

STEP 2. SCREEN FOR NON-SIGNIFICANT TRANSPORTATION IMPACT

The purpose of this step is to determine if a presumption of a non-significant transportation impact can be made on the facts of the project. The guidance in this section is primarily intended to avoid unnecessary analysis and findings that would be inconsistent with the intent of SB-743. A detailed CEQA assessment will not be required for land use elements of a project that meet the screening criteria outlined in the guidelines.

The proposed cannabis dispensary at Unit B meets the project type criteria of “**Local-Serving Retail**” and “**Local Essential Service**”, and can be presumed to cause a less-than-significant VMT impact.

The proposed cannabis cultivation facility is for private use only and not opens to the public. It will have six (6) employees split into two shifts per day generating an average of three (3) trips per employee. The estimated project trip generation for the proposed cultivation facility is 18 trips per day. The proposed cannabis cultivation facility at Unit G is (1) within a retail building with area less than 60,000 square feet, and (2) Project generation is less than 110 trips per day. The cultivation facility at Unit G meets the project type criteria of “**Small Projects**” and can be presumed to cause a less-than-significant VMT impact.

CONCLUSION

It is reasonable to conclude that the proposed cannabis dispensary at Unit B and the proposed cannabis cultivation facility at Unit G should both be considered not to lead to a significant VMT impact. Therefore, further project-level VMT analysis is not required.

Regards,

K2 Traffic Engineering, Inc.



Jende Kay Hsu, T.E.
California License TR2285



K2 Traffic Engineering, Inc.

1442 Irvine Blvd, Suite 210, Tustin, CA 92780 T.714-832-2116 F.949-266-5875 Email: kay@k2traffic.com



May 17, 2021

Riverside County Board of Supervisors
C/O Kecia Harper, Clerk of the Board
Riverside County Administrative Center
4080 Lemon Street
Riverside, CA 92501

**RE: Conditional Use Permit No. 200027 and Development Agreement No. 2000012 A
Cannabis Micro Business Facility, Northwest corner of Grand Ave & Corydon Rd
Assessor Parcel Number 370-310-007**

Honorable Chair and Board of Supervisors:

The City of Lake Elsinore (City) received a notice of public hearing for a Cannabis Micro Business for consideration by the Board of Supervisors on May 18, 2021. The proposed project is approximately 1,000 feet from residences in the City of Lake Elsinore and near another cannabis business recently approved by the County. City staff has reviewed the May 18, 2021, agenda item, including Form 11 and several attachments, and reiterates concerns previously expressed in letters dated September 28, 2020 and March 30, 2021 regarding potentially significant impacts of cannabis businesses on surrounding residential areas related to traffic, odor, and noise.

The City Council of the City of Lake Elsinore was sensitive to these potential negative impacts in adopting cannabis regulations in the City and, for that reason, limited cannabis businesses to manufacturing zones away from residential and other sensitive uses. In addition, the City Council has adopted a moratorium on new cannabis business applications for the City to evaluate the impacts arising from cannabis businesses. Cannabis land use regulation merit this kind of comprehensive and thoughtful approach to safeguard the community and avoid potential negative impacts. The City and the County must work together in evaluating the compatibility of land uses along our shared borders.

Based on the review of the hearing materials related to the proposed project, City staff still has concerns regarding this specific facility due to its location and potential impacts on the surrounding residential neighborhoods, places of worship, schools and proximity to other cannabis businesses. While the County has addressed the City's concern regarding odor, it has not fully addressed the City's prior comments, specifically as they relate to the potential traffic related impacts to the surrounding road network and noise and requests these concerns be addressed prior to action. The County of Riverside Ordinance Section 19.500 "Purpose and Intent," states "The purpose of this Article is to protect the public health, safety and welfare, enact strong and effective regulatory and enforcement controls in compliance with State Law, protect neighborhood character, and minimize potential for negative impacts on people, communities, and the environment" Based on the information provided in the hearing materials, it has not been demonstrated that this provision has been satisfied in protecting the City of Lake Elsinore's residents from intrusive land uses, as the potential impacts to the neighborhood identified by the City have not been resolved.

Thank you for your consideration and if you have any questions or concerns, you may contact me by phone at 951-674-3124, Ext. 284 or by email at jkirk@lake-elsinore.org.
Respectfully,



Justin Kirk,
Assistant Community Development Director

cc:

Jason Simpson, City Manager
Karen Brindley, Director of Community Development.

Attachments:

1. City Comment Letter – September 28, 2020
2. City Comment Letter – March 30, 2021



September 28, 2020

Tim Wheeler, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

**RE: Conditional Use Permit No. 200027 and Development Agreement No. 2000012
A Cannabis Micro Business Facility, Northwest corner of Grand Ave & Corydon Rd
Assessor Parcel Number 370-310-007**

Dear Mr. Wheeler;

Thank you for the opportunity to review and provide comments on the above-mentioned project, which proposes to develop a Cannabis Micro Business Facility with 5,408 sq. ft. of indoor cultivation, 520 sq. ft. distribution area, and 2,325 sq. ft. of retail sales with 26 parking spaces on 2.97-acre property. The subject property is located near the City of Lake Elsinore (City) limits close to the Serenity Homes subdivision and within the Lakeland Village Sphere of influence in the City's General Plan.

Although the City of Lake Elsinore does not oppose cannabis facilities in general, the City is strongly opposed to this specific facility due to its location and the potential adverse impacts to the surrounding residential neighborhoods. The cannabis ordinance adopted by the City was very careful to ensure that cannabis businesses are only allowed in industrial zoned properties away from residential uses and sensitive receptors. The ordinance ensured residential communities would not be impacted by traffic, noise, light, odors or any other potentially significant impacts associated with cannabis operations.

In stark contrast to the City's considerations in siting cannabis-related uses, the subject property is located within the Lakeland Village Sphere of Influence in the Lake Elsinore General Plan in close proximity to residential neighborhoods where cannabis facilities are not envisioned.

The City is deeply concerned that the proposed project would have potentially significant negative impacts on the surrounding residential area related to traffic, odor, noise and public safety. At this time, the City does not have information on whether a Traffic Impact Analysis has been performed for the proposed project. In addition, no information has been provided regarding the project's noise and odor impacts to the surrounding residential area and sensitive receptors. Because of the lack of information at this time, the potential impacts to the residential character and quality of life of neighborhoods in the City of Lake Elsinore and the surrounding vicinity are unknown and of considerable concern. In addition to potentially significant adverse environmental impacts, the potential degradation of property values in the vicinity of the proposed project are also of concern.

951.674.8124

130 S. MAIN STREET

LAKE ELSINORE, CA 92530

WWW.LAKE-ELSINORE.ORG

The City requests to be included in your distribution list(s) for public notices, circulation of all documents, including environmental review documents, and all other applicable documents pertaining to this project.

Thank you for your consideration and if you have any questions or concerns, you may contact me by phone at 951-674-3124, Ext. 284 or by email at jkirk@lake-elsinore.org.

Respectfully,

A handwritten signature in black ink, appearing to read "Justin Kirk", written over the word "Respectfully".

Justin Kirk,
Assistant Community Development Director

cc: Grant Yates, City Manager
Mayor and City Council
Charissa Leach, Assistant TLMA Director



March 23, 2020

Riverside County Planning Commission
C/O Tim Wheeler, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

**RE: Conditional Use Permit No. 200027 and Development Agreement No. 200012 A
Cannabis Micro Business Facility, Northwest corner of Grand Ave & Corydon Rd
Assessor Parcel Number 370-310-007**

Honorable Chair and Members of the Riverside County Planning Commission:

The City of Lake Elsinore (City) received a notice of public hearing for a Cannabis Micro Business for consideration by the Planning Commission on March 24, 2021. The proposed project is approximately 1,000 feet from residences in the City of Lake Elsinore and near another cannabis business recently approved by the County. City staff has reviewed the March 24, 2021 agenda item, including Form 11 and several attachments, and strongly reiterates concerns previously expressed regarding potentially significant impacts of cannabis businesses on surrounding residential areas related to traffic, odor, and noise.

The City Council of the City of Lake Elsinore was very sensitive to these potential negative impacts in adopting cannabis regulations in the City and, for that reason, limited cannabis businesses to manufacturing zones away from residential and other sensitive uses. In addition, the City Council recently adopted a moratorium on any new cannabis business applications to allow the City to evaluate the impacts arising from cannabis businesses generally and from the concentration of these businesses, in particular, and to propose appropriate modifications to our zoning regulations, if any. We believe that cannabis land use regulation and entitlements merit this kind of comprehensive and thoughtful approach to safeguard our communities and avoid negative impacts. We believe that the City and the County must work together in evaluating the compatibility of land uses along our shared borders.

The City of Lake Elsinore received the notice of public hearing today, March 22, 2021 with insufficient time to present the proposed project to the City Council or Planning Commission and allowing only preliminary review by staff. Therefore, the City staff respectfully requests that the item be continued for thirty (30) days to allow for a more thorough review and comment by the City. Although the City does not oppose all cannabis facilities, based on our initial review of the proposed project, City staff opposes this specific facility due to its location and potential impacts on the surrounding residential neighborhoods and proximity to other cannabis businesses.

Thank you for your consideration and if you have any questions or concerns, you may contact me by phone at 951-674-3124, Ext. 284 or by email at jkirk@lake-elsinore.org.

Respectfully,

A handwritten signature in black ink, appearing to read "Justin Kirk". The signature is fluid and cursive, with the first name "Justin" and last name "Kirk" clearly distinguishable.

Justin Kirk,
Assistant Community Development Director

cc:

Jason Simpson, City Manager
Mayor and City Council
Karen Brindley, Director of Community Development.

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

CLERK OF THE BOARD OF SUPERVISORS
2021 JUN - 1 AM 10:56

Receipt #: 21-217926

State Clearinghouse # (if applicable): _____

Lead Agency: CLERK OF THE BOARD OF SUPERVISORS Date: 05/05/2021

County Agency of Filing: RIVERSIDE Document No: E-202100433

Project Title: NOTICE OF PUBLIC HEARING CONDITIONAL USE PERMIT NO. 200027, DEVELOPMENT

Project Applicant Name: CLERK OF THE BOARD OF SUPERVISORS Phone Number: (951) 955-6060

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: James D. Zimmerman Deputy

Notes:

5/18/21 21.1
2021-6-150252



FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202100433
05/05/2021 05:00 PM Fee: \$ 0.00
Page 1 of 3

Removed: 5/26/21 By: *gen* Deputy



(SPACE FOR CLERK'S USE)

Lead Agency: Clerk of the Board of Supervisors
ATTN: Tim Wheeler
Address: 4080 Lemon Street, 1st Floor Room 127
Riverside, CA. 92501

Project Title

NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT NO. 200027, DEVELOPMENT AGREEMENT NO. 2000012

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: NOTICE OF PUBLIC HEARING

Notes

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND DEVELOPMENT AGREEMENT IN THE ELSINORE AREA PLAN, FIRST 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, May 18, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval of **Conditional Use Permit No. 200027**, which proposes for a Cannabis Microbusiness Facility with Indoor Cultivation, Distribution, and storefront Retail Sales within an existing shopping center. The Cannabis Microbusiness would be located within Units B and G, totaling 9,875 sqft., within the existing 24,213 sqft. commercial building for the shopping center. Unit B would consist of 2,325 sqft for the cannabis retailer with a reception area, security room, offices, vaults, storage, a breakroom, and restrooms. Unit G would consist of the indoor cultivation at 7,300 sqft. with flower rooms, a hanging room, and a veg room and the distribution area at 250 sqft for packaging and deliveries; all totaling 7,550 sqft. The existing shopping center provides adequate parking spaces for the proposed facility and the remaining commercial units that are not a part of this project. The facility requires 14 of the existing 180 parking spaces. The project includes improvement to the site's landscaping, parking surface, signage, entrance monument, and exterior building paint. **Development Agreement No. 2000012.** The associated development agreement (**DA2000012**) has a term of 10 years, will grant the applicant vesting rights to develop the project in accordance with the terms of DA2000012 and CUP200027, and will provide community benefits to the Elsinore Area. The project is located north of Grand Avenue, west of Corydon Area, south of Union Street, east of Gill Lane in the First 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 **CUP200027**; introduce, read title, and waive further reading of, and adopt **Ordinance No. 664.79** approving **DA2000012**.

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, URBAN REGIONAL PLANNER IV, AT (951) 955-6060 OR EMAIL 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 the Clerk of the Board office at (951) 955-1069, 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: May 03, 2021

Kecia Harper, Clerk of the Board

By: Hannah Lumanauw, Board Assistant