

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



AGENDA NO.

**21.1**

(MT 16775)

10:00 a.m. being the time set for public hearing on the recommendation from Transportation And Land Management Agency/Planning regarding the Public Hearing on conditional Use Permit No. 190010 and Development Agreement No. 1900006 – CEQA EXEMPT – Applicant: Derek Catalano – Engineer/Representative: Eric Lightman – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail: (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Jolora Avenue, easterly of Temescal Canyon Road, southerly of El Cerrito Road, and westerly of Arcadia Street – 0.26 Acres – Zoning: General Commercial (C-1/C-P) – REQUEST: Tentatively deny Development Agreement No. 1900006, a proposed 10-year agreement to grant the applicant vesting rights in accordance with the terms of Development Agreement No. 1900006. Tentatively deny Conditional Use Permit No. 190010, a proposal to occupy an existing 1,625 sq. ft. building to be used as a retail cannabis storefront on a 0.26- acre lot with a parking lot and landscaping. APNs: 277-110-040, 277-110-017. District 2. The Chairman called the matter for hearing.

John Hildebrand, Planning Department Staff, presented the matter.

Eric Lightman, Applicant representative.

Derek Catalano, Applicant.

The following people spoke on the matter:

Travis Hill

Lovetta Ward

Robin Steele

Robert Snyder

Andrew Ballenge

Jesse Ramirez

On motion of Supervisor Spiegel, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, October 19, 2021, at 10:00 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt

Nays: None

Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on September 28, 2021 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: September 28, 2021

Kecia R. Harper, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

AGENDA NO.

**21.1**

xc: Planning, COB

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



**ITEM: 21.1  
(ID # 16775)**

**MEETING DATE:**

Tuesday, September 28, 2021

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on Conditional Use Permit No. 190010 and Development Agreement No. 1900006 – CEQA EXEMPT – Applicant: Derek Catalano – Engineer/Representative: Eric Lightman – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail: (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Jolora Avenue, easterly of Temescal Canyon Road, southerly of El Cerrito Road, and westerly of Arcadia Street – 0.26 Acres – Zoning: General Commercial (C-1/C-P) – REQUEST: Tentatively deny Development Agreement No. 1900006, a proposed 10-year agreement to grant the applicant vesting rights in accordance with the terms of Development Agreement No. 1900006. Tentatively deny Conditional Use Permit No. 190010, a proposal to occupy an existing 1,625 sq. ft. building to be used as a retail cannabis storefront on a 0.26- acre lot with a parking lot and landscaping. APNs: 277-110-040, 277-110-017. District 2. [100% Applicant Funds]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **FIND** that denying Conditional Use Permit No. 190010 and Development Agreement No. 1900006 is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15270 (Projects Which Are Disapproved); and
2. **APPROVE** the Planning Commission's denial recommendation of and **TENTATIVELY DENY** Conditional Use Permit No. 190010 and Development Agreement No. 1900006 and direct the Planning Department and County Counsel to prepare denial findings for adoption consistent with the Board's action.

**ACTION: Policy, Set for Hearing**

  
John Hildebrand, Planning Director 9/8/2021

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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> 100% Applicant Funded			<b>Budget Adjustment:</b> N/A	
			<b>For Fiscal Year:</b> N/A	

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

**BACKGROUND:**

**Summary**

On June 16, 2021, the Planning Commission (Commission) voted 5-0 in favor of recommending denial of Conditional Use Permit No. 190010 and Development Agreement No. 1900006 to the Board of Supervisors (Board). The Board may approve, modify, or disapprove the recommendation of the Commission. If the Board approves the Commission's denial recommendation, upon direction of the Board, the Planning Department and County Counsel will prepare final denial findings for the Board's consideration and adoption on the Board's policy calendar later.

**Project Details**

On October 23, 2018, Agenda Item 19.1, the Board of Supervisors adopted Ordinance No. 348.4898, which established the permitting process and regulations for commercial cannabis activities in the unincorporated County areas.

Conditional Use Permit No. 190010 is a proposal to use an existing approximately 1,625 square-foot building for a commercial cannabis retailer storefront with off-street vehicle parking and landscaping on a 0.26-acre lot (APN 277-110-040) and the adjacent parcel for off-street vehicle parking on a 0.13-acre lot (APN 277-110-017). The interior of the proposed cannabis retail business would consist of areas for retail sales, reception, storage, waiting area, and other spaces that include restrooms and an employee break area. The proposed project also includes a trash enclosure located within the perimeter, landscaping and, internal walkways. The properties are accessed from Temescal Canyon Road. The proposed cannabis retail business would operate between the hours of 6:00 am to 10:00 pm daily, in accordance with the County of Riverside Ordinance No. 348 Section 19.505 (K), with deliveries daily during normal business hours, seven days per week.

The proposed project includes 30 off-street vehicle parking spaces, with 8 parking spaces proposed for the lot which includes the cannabis retail business (APN 277-110-040) and the remaining 22 spaces proposed on the adjacent parcel (APN 277-110-017). The parking requirement for a Cannabis Retail Storefront is 1 space per 200 square feet of gross floor area. (See Section 18.12 of Ordinance No. 348.) Based on the proposed size of the cannabis retail

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

storefront at 1,625 square-feet, a total of nine (9) parking spaces are required. The proposed 30 parking spaces for the project exceeds the parking requirement under Ordinance No. 348 by 21 parking spaces.

Planning Commission Hearings

After the duly noticed May 19, 2021 public hearing, after taking testimony from the applicant and public, the Commission continued the item to allow the applicant time to address the following concerns: security, additional landscaping and irrigation, architectural elements, and reconfiguration of the parking.

At the duly noticed June 16, 2021 public hearing, after taking testimony from the applicant and public, on June 16, 2021, the Commission recommended the Board deny Conditional Use Permit No. 190010 and Development Agreement No. 1900006 based on the following: (1) the Project's location to the nearby preschool and elementary school and (2) the Project is detrimental to the public health, safety and general welfare of the community.

First, Ordinance No. 348 provides cannabis retailers shall not be located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center. (See Section 19.519 of Ordinance No. 348.) The distance shall be measured from the nearest point of the respective lot lines using a direct straight-line measurement. This location requirement may be modified with the approval of a variance pursuant to Ordinance No. 348 but the distance may not be less than state law, which requires a minimum of 600 feet. The project presented to the Commission on June 16, 2021 included APN 277-110-017 (with the 22 additional parking spaces), which is located 990.30 feet away from Olive Branch Christian School, a preschool and K-6 school. The applicant has not applied for a variance to allow a shorter distance between the project and the school. The project originally submitted by the applicant only included APN 277-110-040, which is 1,048.81 feet away from the school.

Second, Ordinance No. 348 provides no cannabis retailer can adversely affect or be detrimental to the health, safety, and general welfare of the public. (See Sections 18.28(D), 19.505, 19.506(B)(4), and 19.506(B)(2).) During the public hearings, members of the public expressed concerns with the proposed use for the property negatively impacting the children walking to and from school, traffic congestion and safety on Temescal Canyon Road, and crime in the residential neighborhood and general area. The Commission also expressed concerns regarding the timing of the widening of Temescal Canyon Road and the potential impact on the proposed use and its location. A representative of the Transportation Department stated the Temescal Canyon Road widening is in the final phase but still requires funding and may not be completed for five to six more years.

The applicant addressed the public comments by describing the conditions of approval for security guards, lighting, outreach in the community, and that the traffic impacts existed before the project.



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**Development Agreement**

Since the Commission recommended denial of Conditional Use Permit No. 190010, accordingly, the proposed Development Agreement No. 1900006 (DA) is also tentatively denied. A development agreement is only required if the associated conditional use permit is approved. Development Agreement No. 1900006 associated with Conditional Use Permit No. 190010 would have a term of 10 years (with the option for a five-year extension subject to mutual approval) and would grant the applicant vesting rights to develop the project in accordance with the terms of the DA. In exchange, the DA would provide certain public benefits go beyond the basic requirements of the County including annual public benefit payments, which would be used for additional public safety services, infrastructure improvements or community enhancement programs.

**Environmental**

This project is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15270 (Projects Which Are Disapproved) because the Planning Commission is recommending the Board of Supervisors deny Conditional Use Permit No. 190010 and Development Agreement No. 1900006.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the review and public hearing process by the Planning Department, Planning Commission and the Board of Supervisors.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- PLANNING COMMISSION MINUTES
- PLANNING COMMISSION MEMOS AND STAFF REPORTS
- CUP190010 SITE PLAN FLOOR AND ELEVATIONS PLAN EXHIBIT
- DISTANCE BETWEEN SCHOOL AND APN 277-110-040
- DISTANCE BETWEEN SCHOOL AND APN 277-110-017



Jason Farin, Principal Management Analyst

9/22/2021



Gregory L. Priantos, Director County Counsel

9/16/2021

## Boydd, April

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**From:** Ana Gaeta <ana@ufcw1167.org>  
**Sent:** Friday, September 24, 2021 11:06 AM  
**To:** COB  
**Subject:** UFCW 1167- Opposition to Denial of Item 21.1- CUP Application Number 190010  
**Attachments:** UFCW 1167- Letter of Support- CUP 190010.PDF; Signatures in Support- CUP 190010.pdf

**CAUTION:** This email originated externally from the **Riverside County** email system.  
**DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Clerk,

Attached you will find a letter from our UFCW 1167 President, Joe Duffle in support of CUP Application Number 190010 and in Opposition of Item 21.1 the tentative denial of the Shryne Group's application. We are also submitting over 60 signatures in support of their application and would like both documents to be read out loud in the public comment section for the Hearing.

Thank you,  
Ana

**Ana Gaeta (formerly Cabral)**  
Organizer  
UFCW Local 1167  
855 W. San Bernardino Ave.  
Bloomington, CA 92316  
(909) 877-5000 ext. 109  
**New email address:** [ana@ufcw1167.org](mailto:ana@ufcw1167.org)

Joe Duffie  
President



Matt Bruno  
Secretary-Treasurer

United Food and Commercial Workers Union

September 22, 2021

Dear Chairwoman Spiegel and Members of the County Board of Supervisors,

On behalf of the 21,000 members of the United Food and Commercial Workers Union (UFCW) Local 1167, we wish to express our strong support for The Shryne Group Inc.'s CUP Application Number 190010 to operate a cannabis business in Riverside County.

We are highlighting our support for the Shryne Group Inc. because of their dedication to strong labor standards for workers in the cannabis industry. The Shryne Group Inc. has prioritized the safety of their employees and customers by including commitments to maintain a safe and healthy workplace and to comply with state and local safety regulations, with mechanisms for workers to report any hazards through their union contract. In addition, the organization's leadership team is professional and has the experience needed to operate with the highest standards of regulatory compliance.

The Shryne Group Inc. shares our vision of empowering employees by creating a professional workforce. UFCW proudly represents employees in multiple of their locations across California. Locally, UFCW 1167 represents employees at the Shryne Group Inc.'s cannabis retail store, Authentic 909, this is the first unionized cannabis retail dispensary in the Inland Empire. This shows the Shryne Group Inc.'s commitment to providing stable unionized jobs with wages and benefits significantly above the industry average. They are also one of the few cannabis companies with an employer funded pension plan, which the UFCW helps to administrate.

UFCW's partnership with the Shryne Group Inc. raises standards for cannabis workers across California and we are proud to represent the workers at the forefront of the legal cannabis industry. The Shryne Group has a long track record of being a respectable community partner and they will be a tremendous asset to the employees, customers and other stakeholders of Riverside County. We strongly encourage the County of Riverside to approve the Shryne Group Inc.'s cannabis CUP Application 190010.

Finally, we had the opportunity to reach out to some of our members that live close to the proposed cannabis retail location on Temescal Canyon. As a result, we are submitting over sixty (60) signatures also in support of the Shryne Group Inc.'s CUP application.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Duffie', is written over a printed name and title.

Joe Duffie, President  
UFCW Local 1167

855 West San Bernardino Avenue • P.O. Box 1167, Bloomington, CA 92316

**Business Office:** (909) 877-5000 • Toll Free: (800) 698-UFCW • (Mon. - Fri. 8:30 a.m. - 4 p.m.)  
**Insurance:** Food and Meat (909) 877-1110 • Drug and General Sales (909) 877-2331



Honorable Chairwoman Spiegel and Members of the Riverside County Board of Supervisors:

As residents of the County of Riverside we are writing in support of applicant, Shryne Group Inc.- CUP Application Number 190010, to become a licensed cannabis operator in the County of Riverside in accordance with State and County Regulations.

The Shryne Group Inc. has worked with the United Food and Commercial Workers Union (UFCW) to negotiate industry-leading collective bargaining agreements that provide good paying jobs and that raise the standards for cannabis workers nationwide.

We are confident that once the Shryne Group Inc. is licensed to operate, they will continue to serve our community by providing jobs that pay living wages with guaranteed wage increases, retirement contributions and paid time off for workers to enjoy time with their families.

Thank you for your time and willingness to consider our support of The Shryne Group Inc. We ask that you approve their CUP Application No. 190010.

Sincerely,

Name	Address	Years of Residency in Riverside County	Signature
Glenda F	[REDACTED]	39	[Signature]
Wanna Lindip	[REDACTED] 12893	17	[Signature]
Lina Rivalcaba	[REDACTED] #4	23	[Signature]
Jannie Johnson	[REDACTED] Ave.	4	[Signature]
Bob Peterson	[REDACTED] #612	29	[Signature]
Amber Abshire	[REDACTED] A	18	[Signature]
Patricia Hansen	[REDACTED]	11	[Signature]
Delaney George	[REDACTED]	17	[Signature]
Sue Bermudez	[REDACTED] #	22	[Signature]
Amanda Enriquez	[REDACTED] #	20	[Signature]
Romelito Marcelino	[REDACTED]	6	[Signature]
April Ruiz	[REDACTED]	43	[Signature]
Arshelle Mon	[REDACTED]	4	[Signature]
Ethan McCloud	[REDACTED] S	18	[Signature]
Diana Mias	[REDACTED]	10	[Signature]



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Thank you for your time and willingness to consider our support of The Shryne Group Inc. We ask that you approve their CUP Application No. 190010.

Sincerely,

Name	Address	Years of Residency in Riverside County	Signature
Nancy Perez	[REDACTED]	20 yrs	[Signature]
Elsa Mendez	[REDACTED] st	20 yrs	Elsa Mendez
Joe Cantu	[REDACTED]	7 yrs	Joe Cantu
Yichelle Silva	[REDACTED]	20 yrs	Yichelle Silva
Ruby Diaz	[REDACTED]	10 yrs	[Signature]
Johnny Youhann	[REDACTED]	10 years	[Signature]
Sandra Walker	[REDACTED]	25 years	Sandra Walker
Jesus Ramirez	[REDACTED]	15 years	[Signature]
Erik Valdivia	[REDACTED]	9 years	[Signature]
D. [REDACTED]	[REDACTED]		[Signature]
Maryam Chaudhry	[REDACTED]	18	Maryam
Christy Alonzo	[REDACTED]	3	Christy Alonzo
Janetia Serrano	[REDACTED]	5	[Signature]
Heather Hill	[REDACTED]	13 years	Heather Hill
Karla Jimenez	[REDACTED]	8 years	[Signature]

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Thank you for your time and willingness to consider our support of The Shryne Group Inc. We ask that you approve their CUP Application No. 190010.

Sincerely,

Name	Address	Years of Residency in Riverside County	Signature
Maryam Chaudhry	Corona, CA 92885	19	Maryam Chaudhry
Madison Lively	Corona, CA 92888	5	Madison Lively
Dawn Johnston	[Redacted] 92530 St	14	Dawn Johnston
Diana Miller	[Redacted] 92589	5	Diana Miller
Ann-Renee Bruner	[Redacted] 92883	2	Ann-Renee Bruner
Nikki Gallion	[Redacted] CA 92881	5	Nikki Gallion
Daniel Peña	[Redacted] St	19	Daniel Peña
Barbara Holy	Temecula St 92579	20 yrs	Barbara Holy
Andrea Bondi	[Redacted]	2	Andrea Bondi
Jeffrey Bernard	[Redacted]	20	Jeffrey Bernard
Jeffrey Sanders	[Redacted]	4 yrs	Jeffrey Sanders
Pat Cross	[Redacted]	4 yrs	Pat Cross
HOWARD BUCHANAN	[Redacted] 2881	20	Howard Buchanan
Kassandra Mora	[Redacted] Corona	21	Kassandra Mora
Deven Solares	[Redacted]	18	Deven Solares



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Thank you for your time and willingness to consider our support of The Shryne Group Inc. We ask that you approve their CUP Application No. 190010.

Sincerely,

Name	Address	Years of Residency in Riverside County	Signature
Vincent Salazar	[REDACTED]	20	[Signature]
Crystal Andrews	[REDACTED]	30	[Signature]
Alicia Meyer	[REDACTED]	20	[Signature]
[REDACTED]	[REDACTED]	21	[Signature]
Laura Kropko	[REDACTED]	18	Laura Kropko
Destiny Sopp	[REDACTED]	21	[Signature]
Natalie Vera	[REDACTED]	5	[Signature]
Steven Tap	[REDACTED] st	5	Steven Tap
Octavio Aguirre	[REDACTED]	6	[Signature]
[REDACTED] Amoso	[REDACTED] st	21	[Signature]
Brianna Galvan	[REDACTED] st	12	[Signature]
Mitchell Laskins	[REDACTED] rd #26	28	[Signature]
Jean Mawfess	[REDACTED]	30	[Signature]
Gregory Rodriguez	[REDACTED] st	21	[Signature]
Anthony Buzani	[REDACTED]	19	[Signature]





11:39

# 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: TRAVIS Hill

Address: 19912 CARMELITA AVE

City: CORONA Zip: 92881

Phone #: 562-412-5048

Date: 9/28/2021 Agenda # 21.1

### PLEASE STATE YOUR POSITION BELOW:

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

Support  Oppose  Neutral

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

Support  Oppose  Neutral

I give my 3 minutes to: \_\_\_\_\_

# BOARD RULES

## **Requests to Address Board on "Agenda" Items:**

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

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

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

## **Power Point Presentations/Printed Material:**

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

## **Individual Speaker Limits:**

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

## **Group/Organized Presentations:**

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

## **Addressing the Board & Acknowledgement by Chairman:**

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

11:42

# 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: Lovetta Ward

Address: 7580 Marilyn Dr

City: Corona Zip: 92881

Phone #: 951-847-4779

Date: 9/20/21 Agenda # 21.1

### PLEASE STATE YOUR POSITION BELOW:

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

       Support        X   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        X   Oppose             Neutral

I give my 3 minutes to: \_\_\_\_\_

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11:45

# 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: Robin Steele

Address: 19801 Carmelita Ave

City: Corona Zip: 92881

Phone #: 951 265 7309

Date: 9/27 2021 Agenda # 26.1

### PLEASE STATE YOUR POSITION BELOW:

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

Support       Oppose       Neutral

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

Support       Oppose       Neutral

I give my 3 minutes to: \_\_\_\_\_

# BOARD RULES

## **Requests to Address Board on "Agenda" Items:**

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

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11:48

# 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: Robert Snyder

Address: 19740 Carmelita ave

City: Corona Zip: 92881

Phone #: 951 371-0539

Date: 9-28-21 Agenda # 21.1

### 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: \_\_\_\_\_

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Rec'd @ 11:30 a.m.

# 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: Andrew Ballenge

Address: 14518 Carmelita Ave.

City: CORONA Zip: 92881

Phone #: 951-203-0445

Date: 9-28-21 Agenda # 21.1

### PLEASE STATE YOUR POSITION BELOW:

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

       Support      X   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      X   Oppose           Neutral

I give my 3 minutes to: \_\_\_\_\_

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Received @ 11:35

## 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: Jesse Ramirez

Address: 610 E 7th

City: Corona Zip: 92879

Phone #: 951 8082448

Date: 9/28/2021 Agenda # 21-1

PLEASE STATE YOUR POSITION BELOW:

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

Support       Oppose       Neutral

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I give my 3 minutes to: \_\_\_\_\_

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## Maxwell, Sue

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**From:** cob@rivco.org  
**Sent:** Monday, September 27, 2021 9:45 PM  
**To:** COB; derekcat26@gmail.com  
**Subject:** Board comments web submission

**CAUTION:** This email originated externally from the **Riverside County** email system.  
**DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.



First Name: Derek  
Last Name: Catalano  
Address (Street, City and Zip): 19594 Temescal Canyon Rd Corona Ca 92881  
Phone: 951 415 0064  
Email: derekcat26@gmail.com  
Agenda Date: 09/29/2021  
Agenda Item # or Public Comment: Dispensary  
State your position below: Support  
Comments: I would like to inform the general public that we are committed to public safety and helping with the funding and also mention the large majority of existing business support in El Cerrito.  
Thank You

**Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID #864 4411 6015 . Password is 20210928. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.**



## Maxwell, Sue

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**From:** cob@rivco.org  
**Sent:** Monday, September 27, 2021 12:48 PM  
**To:** COB; Ricardo Cisneros  
**Subject:** Board comments web submission

**CAUTION:** This email originated externally from the **Riverside County** email system.  
**DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.



First Name: Ricardo  
Last Name: Cisneros  
Address (Street, City and Zip): 16536 Century St, Moreno Valley, 92551  
Phone: 9513339657  
Email: rcisneros@ielabor.org  
Agenda Date: 09/28/2021  
Agenda Item # or Public Comment: #21.1  
State your position below: Oppose  
Attachments (Must be .pdf, .doc, or .docx): [IELC-UFCW-Support-RIVCO.pdf](#)

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I N L A N D E M P I R E  
**LABOR COUNCIL**  
W E A R E O N E M O V E M E N T

1074 East La Cadena Drive, Suite 1 • Riverside, CA 92507  
Ph (909) 825-7871 • FAX (909) 825-0110  
E-mail: [ielc@ielabor.org](mailto:ielc@ielabor.org) • Website: [www.ielabor.org](http://www.ielabor.org)

**RICARDO CISNEROS**  
*Executive Secretary-Treasurer*

September 28, 2021

County of Riverside Board of Supervisors  
County Administrative Center, 1st. Floor - Board Chambers  
4080 Lemon Street  
Riverside, California 92501

Re: Agenda Item #21.1 Oppose Denial of Conditional Use Permit No. 190010

Dear Riverside County Board of Supervisors,

On behalf of the Inland Empire Labor Council AFL-CIO and the over 300,000 union working families in San Bernardino and Riverside Counties, I am writing in support of in support of the Shryne Group Inc.'s application for Conditional Use Permit No. 190010.

The Inland Empire region has a long history of seeing the transformation of our economy from agricultural to logistics. This transformation has not necessarily resulted in establishing good jobs with benefits where residents from our community can live, work, and retire here. The legal cannabis industry is a newly regulated market that can change that in our region by providing good jobs that have strong wages and benefits that can't be outsourced. The legal cannabis industry provides workers with transferable skills that are cutting edge in other industries. This is vital to diversifying our economy and lifting families out of poverty.

The legal cannabis industry has employers, like the Shryne Group Inc, that are leading the way as to what a good employer model is. The Shryne Group Inc provides their workers with paid holidays, paid vacation days, wage increases, and worker representation in the workplace. This kind of leadership has proven to be critical especially during this COVID-19 pandemic and our continued recovery. These are the kind of employers that our region needs and should attract to thrive.

The Inland Empire Labor Council, AFL-CIO, representing working families from the Public, Private, and Building Trades sectors, OPPOSES the denial of Conditional Use Permit No. 190010 and request that you support the approval of the Shryne Group Inc's application for a dispensary.

Sincerely,

Ricardo Cisneros  
Executive Secretary-Treasurer  
Inland Empire Labor Council, AFL-CIO

**Maxwell, Sue**

---

**From:** cob@rivco.org  
**Sent:** Monday, September 27, 2021 8:37 PM  
**To:** COB; brendenarchuleta87@gmail.com  
**Subject:** Board comments web submission

**CAUTION:** This email originated externally from the **Riverside County** email system.  
**DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.



First Name: Brenden  
Last Name: Archuleta  
Address (Street, City and Zip): 19750 francisca Ave. corona ca 92881  
Phone: 95103106149  
Email: brendenarchuleta87@gmail.com  
Agenda Date: 09/28/2021  
Agenda Item # or Public Comment: 1900010  
State your position below: Oppose

**Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID #864 4411 6015 . Password is 20210928. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.**

9/28/21 211

## Maxwell, Sue

---

**From:** cob@rivco.org  
**Sent:** Monday, September 27, 2021 6:38 PM  
**To:** COB; eric.lightman@shrynegroup.com  
**Subject:** Board comments web submission

**CAUTION:** This email originated externally from the **Riverside County** email system.  
**DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.



First Name: Eric  
Last Name: Lightman  
Address (Street, City and Zip): 728 E Commercial St  
Phone: 215-582-7666  
Email: eric.lightman@shrynegroup.com  
Agenda Item # or Public Comment: 1  
State your position below: Support  
Comments: I will be presenting on behalf of the applicant. I have a short powerpoint I plan to share.  
Attachments (Must be .pdf, .doc, or .docx): [Shryne-Group-Riverside-current.pdf](#)

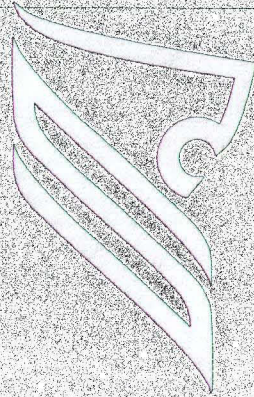
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CUP NO. 190010 / DA NO. 1900006

APPLICANT: Dana and Derek Catalano

OPERATOR: Shryne Group Inc.



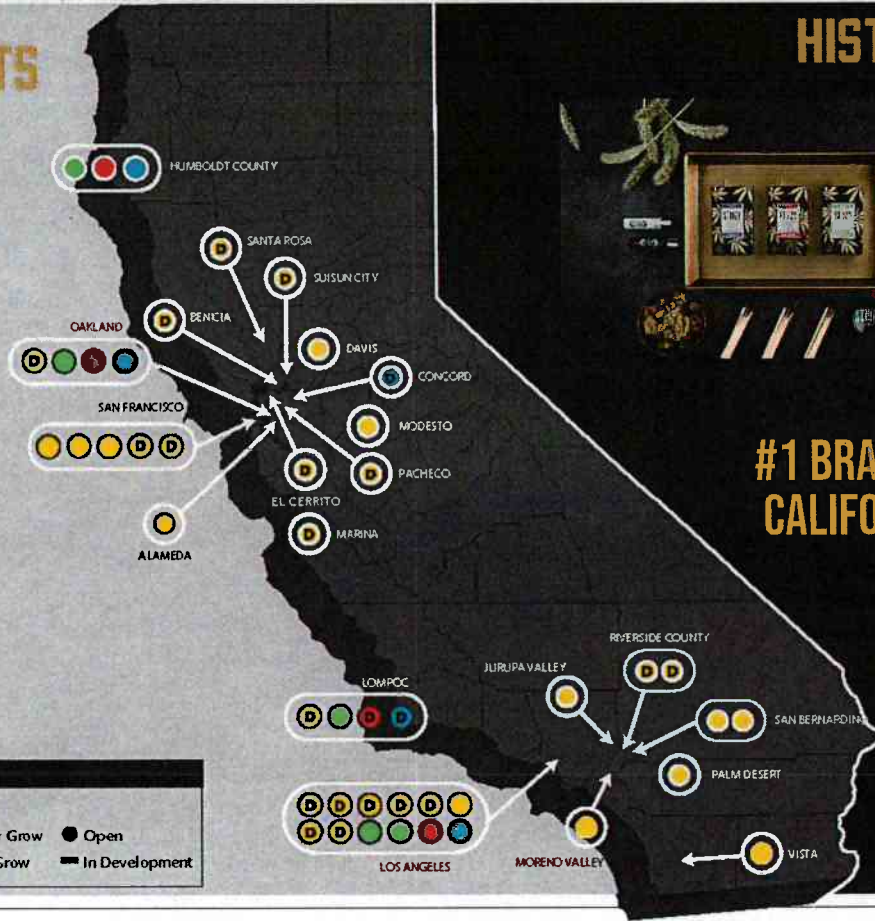
SHRYNE  
GROUP  
INC.



# BUSINESS PLAN – OPERATIONAL EXPERIENCE

## SHRYNE GROUP ASSETS

- CULTIVATION**
  - Humboldt County
  - Los Angeles One
  - Oakland
    - Los Angeles Two
    - Lompoc
- MANUFACTURING**
  - Humboldt County
  - Los Angeles
  - Oakland
  - Lompoc
- DISTRIBUTION**
  - Humboldt County
  - Los Angeles
  - Oakland
  - Concord
  - Lompoc
- RETAIL**
  - Alameda
  - Davis
  - Jurupa Valley
  - Modesto
  - Moreno Valley
  - Los Angeles
  - Palm Desert
  - San Bernardino (2)
  - San Francisco (3)
  - Vista
    - Benicia
    - El Cerrito
    - Lompoc
    - Los Angeles (7)
    - Marina
    - Oakland
    - Pacheco
    - Riverside County (2)
    - San Francisco (2)
    - Santa Rosa
    - Suisun City



## HISTORY OF SUCCESS

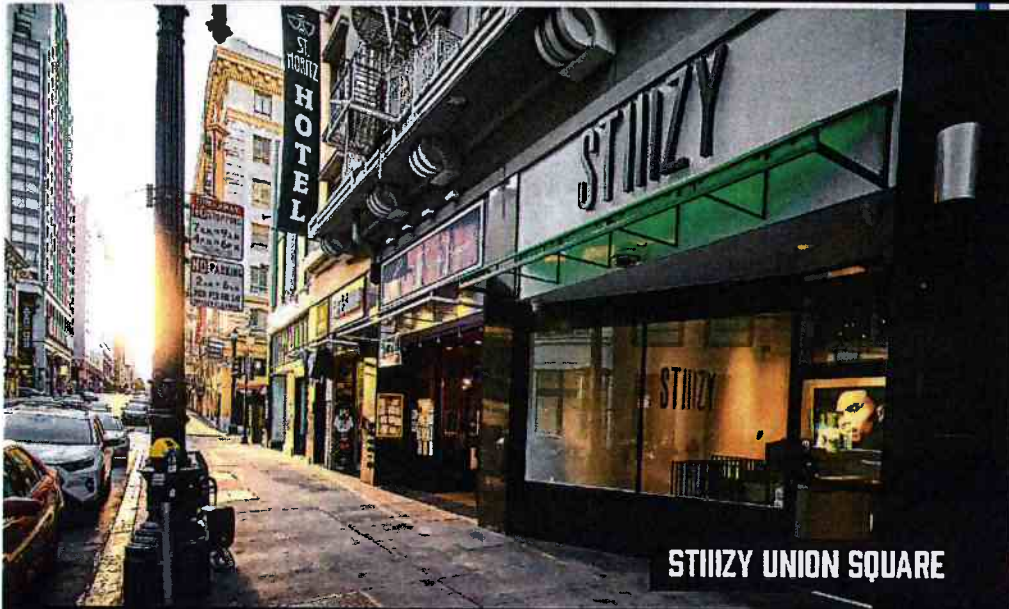


**#1 BRAND IN CALIFORNIA**





# WORLDCLASS EXPERIENCE



STIIZY UNION SQUARE



STIIZY LOS ANGELES

OVER 60 SOPS FOR EACH RETAIL STORE  
= 0 COMPLIANCE INFRACTIONS

VERTICAL INTEGRATION  
= HIGH QUALITY PRODUCTS AT AFFORDABLE PRICES

**NO. 1**  
BRAND IN THE COUNTRY

LUXURY SHOPPING EXPERIENCE

CA BEST \$18M ANNUAL REVENUE PER STORE

## LABOR AND EMPLOYMENT PLAN

### SHRYNE GROUP OFFERS GREAT BENEFITS

72 HOURS OF PTO PER YEAR, MEDICAL/DENTAL  
BENEFITS & PENSION PLAN

**\$50K TO \$70K**  
MANAGERS ANNUAL SALARY

**40-50**  
AVAILABLE JOBS

**\$17.50 TO \$24.50**  
HOURLY RATE RETAIL EMPLOYEES EARN

**85%**  
LOCALLY HIRED

**JOB OPPORTUNITIES AVAILABLE AT CORPORATE OFFICES**



**UNIONIZED WITH THE  
UFCW**



# EMPLOYEE EDUCATION AND DEVELOPMENT

## PROMOTE FROM WITHIN

22 CURRENT HQ CORPORATE EMPLOYEES BEGAN AS RETAIL ASSOCIATES



MINIMUM 80 HOURS OF TRAINING  
FROM OUR TRAINING FACILITY



SAFE USAGE, SCIENCE OF CANNABIS,  
AND COMPLIANCE EMPHASIZED



STATE OF THE ART TRAINING FACILITY  
WITH MOCK STORES

# SAFETY IS PRIORITY #1



0

**BREAK-INS**

OR ROBBERIES AT ALL LOCATIONS  
DESPITE CIVIL UNREST



# HISTORY OF COMMUNITY BENEFITS



HELPING LOS ANGELES HOMELESS DURING A HEATWAVE



HELPING U.S. MILITARY VETERANS WITH FOOD AND ESSENTIALS



HELPING ESSENTIAL WORKERS WITH HAND SANITIZER AND FOOD



THANK YOU



[WWW.SHRYNEGROUP.COM](http://WWW.SHRYNEGROUP.COM)

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND DEVELOPMENT AGREEMENT IN THE TEMESCAL CANYON 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 Chamber, Riverside County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 28, 2021 at 10 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommendation to **disapprove Conditional Use Permit No. 190010 and Development Agreement No. 1900006.** Conditional Use Permit No. 190010 proposed a project to occupy an existing 1,625 sq. ft. building as a retail cannabis storefront on a 0.26-acre lot with a parking lot and landscaping. Development Agreement No. 1900006 proposed that the applicant enter into a development agreement with the County consistent with Board of Supervisors' Policy B-9 to grant the applicant vesting rights in accordance with the terms of Development Agreement No. 1900006 for a term of 10 years and would provide community benefits to the Highgrove area. This proposed project is located northerly of Jolora Avenue, easterly of Temescal Canyon Road, southerly of El Cerrito Road, and westerly of Arcadia Street in the Second Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **Find** that action on the project is **EXEMPT** from the **California Environmental Quality Act (CEQA)** and **disapprove Conditional Use Permit No. 190010 and Development Agreement No. 1900006.**

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT STEVEN JONES, PRINCIPAL PLANNER, AT (951) 955-0314 OR EMAIL [SJONES@RIVCO.ORG](mailto:SJONES@RIVCO.ORG).

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

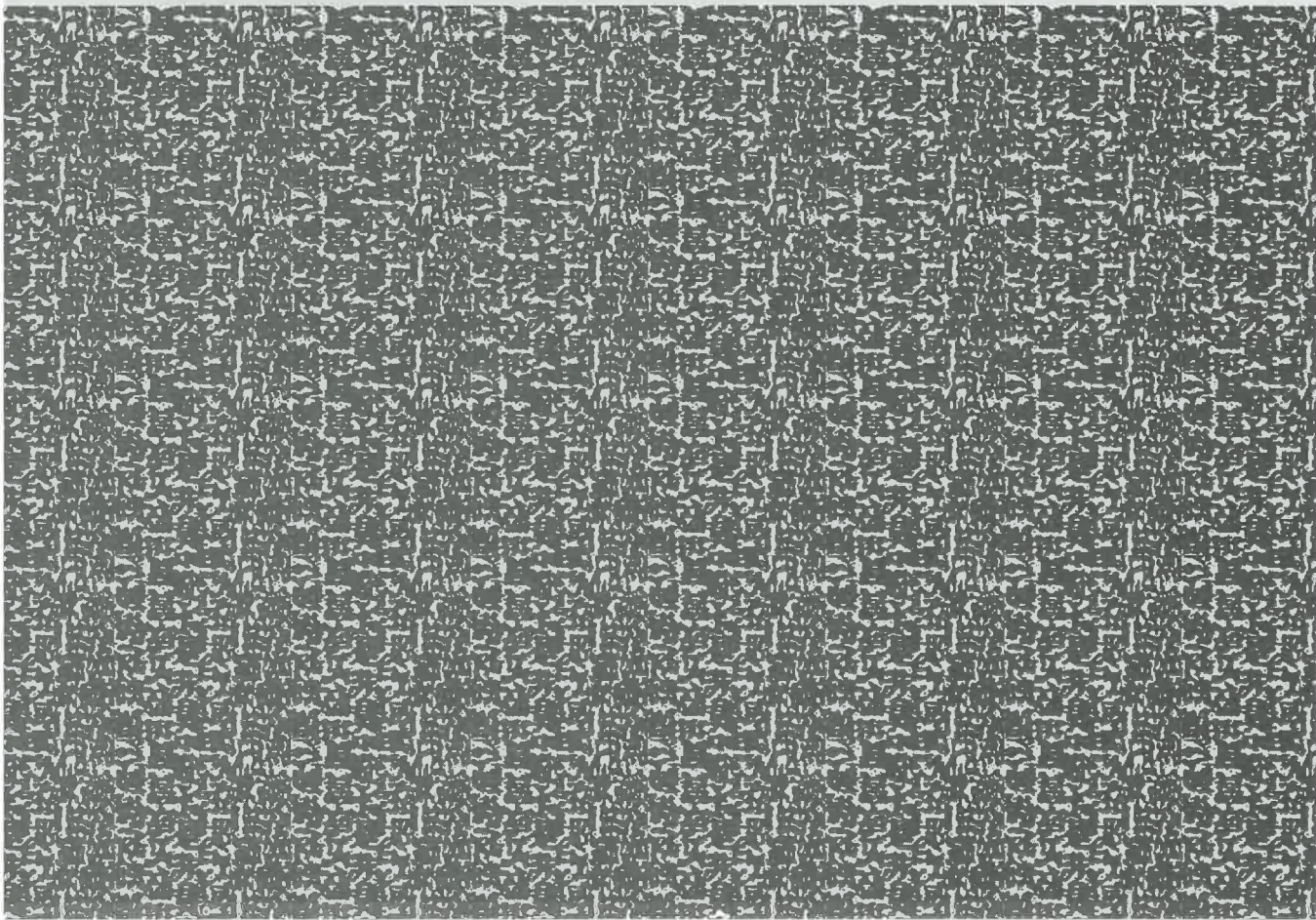
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, and Post Office Box 1147, Riverside, CA 92502-1147 or email [cob@rivco.org](mailto:cob@rivco.org)

Dated: September 14, 2021

Kecia R. Harper, Clerk of the Board  
By: Zuly Martinez, Board Assistant

Planning 9/28/21 Item 2





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

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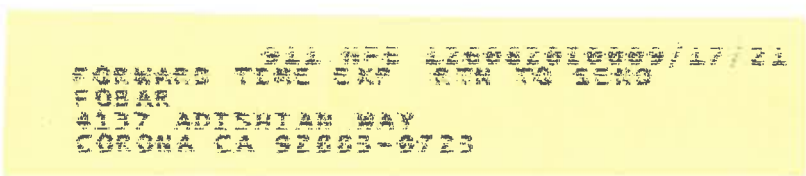


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**PUBLIC HEARING NOTICE**  
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2021 SEP 20 AM 11:29  
 COUNTY OF SUPERVISORS

277110053  
 CHRISTOPHER MICHAEL FOBAR  
 19576 ARCADIA ST  
 CORONA CA 92881





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

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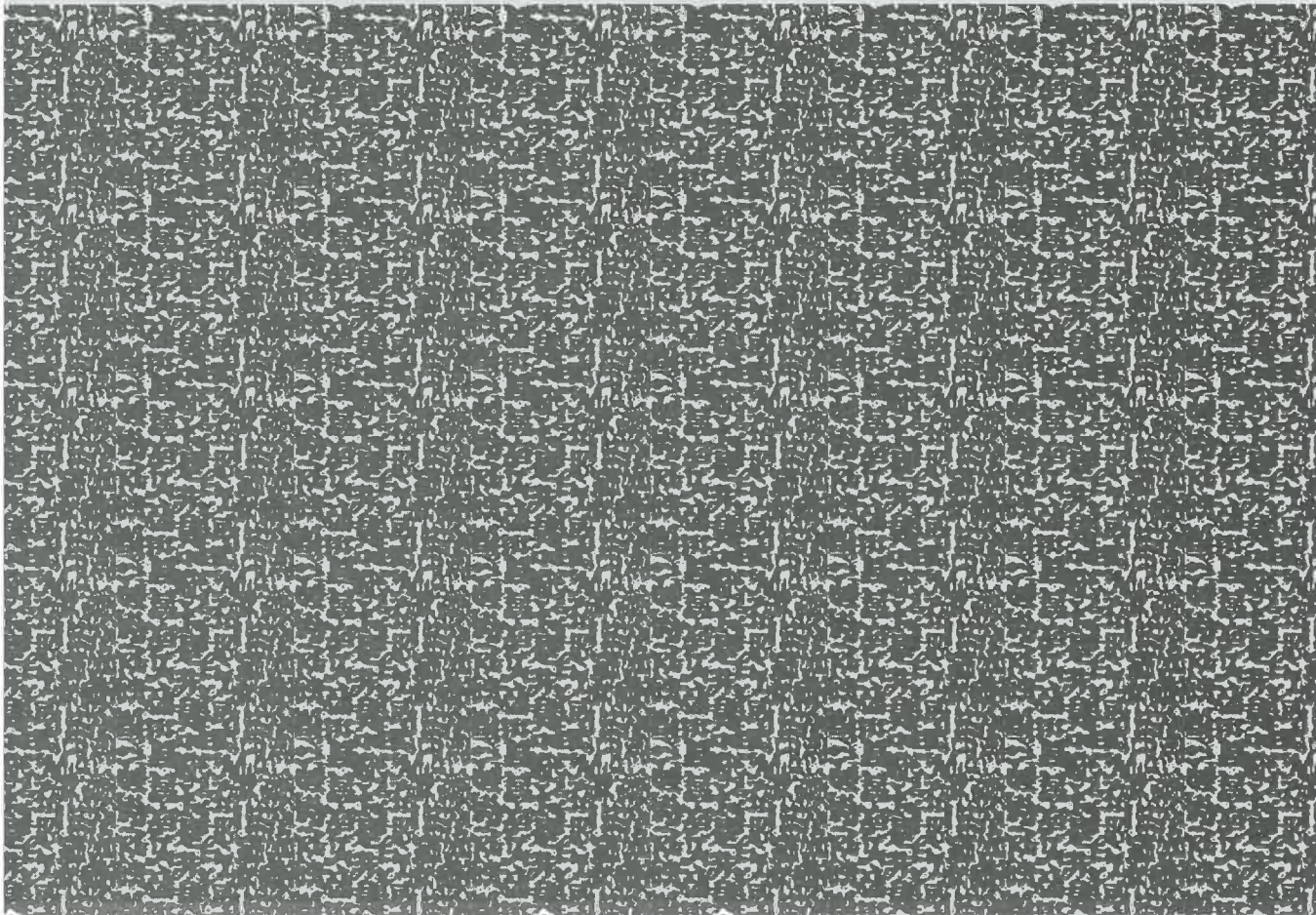
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Dated: September 14, 2021

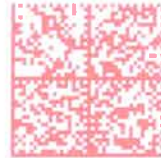
Kecia R. Harper, Clerk of the Board  
By: Zuly Martinez, Board Assistant

*planning 9/28/21 item 2*



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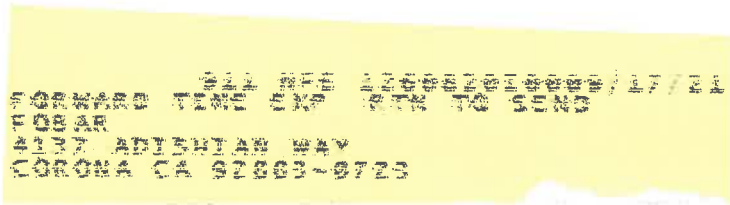


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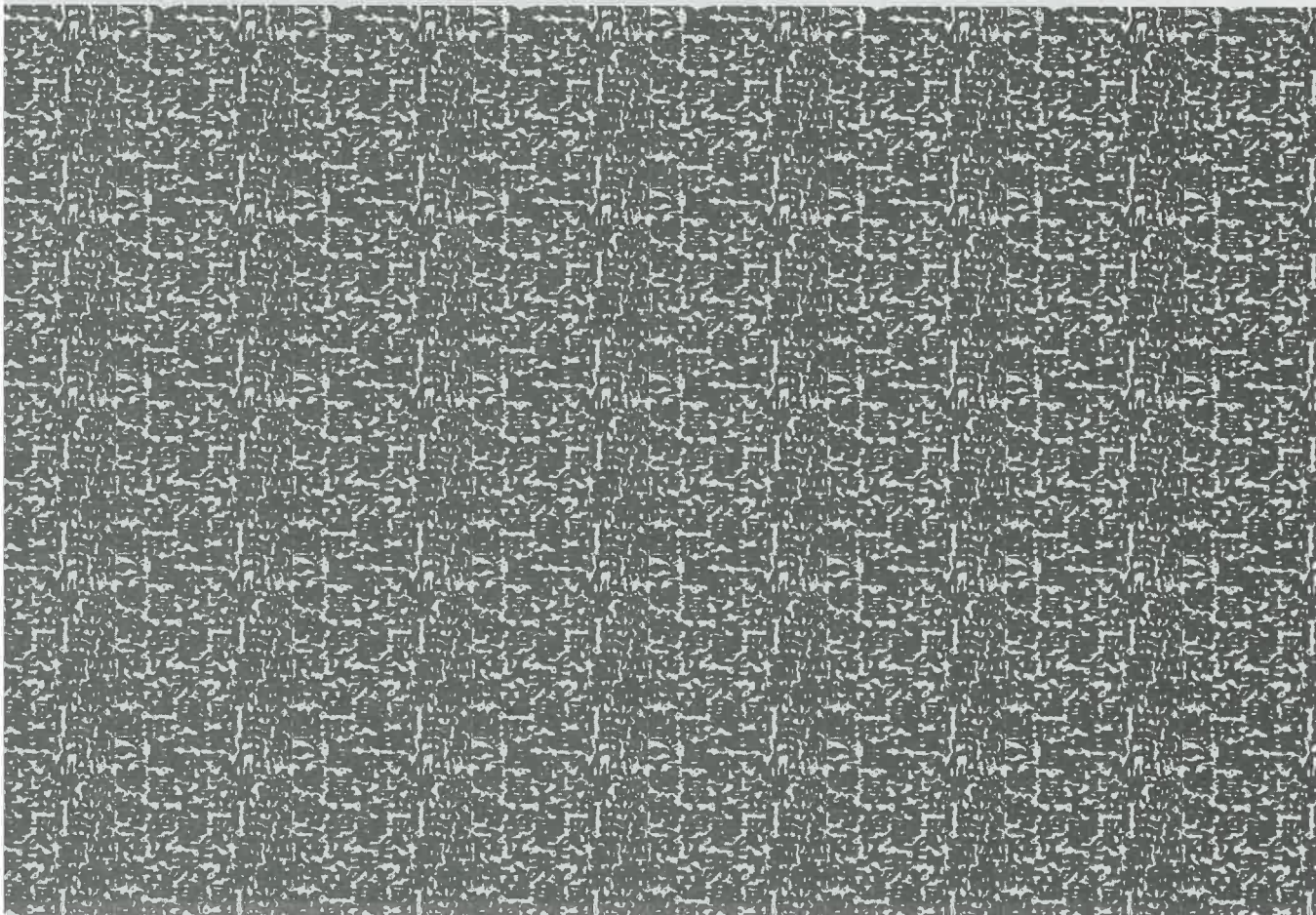
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By: Zuly Martinez, Board Assistant

planning 9/28/21 item 2





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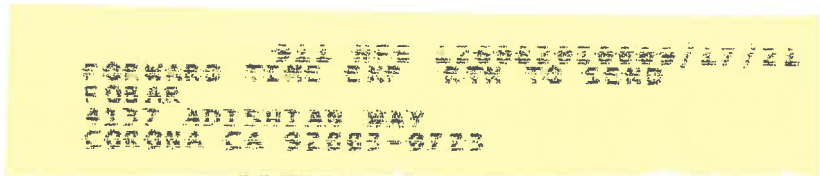
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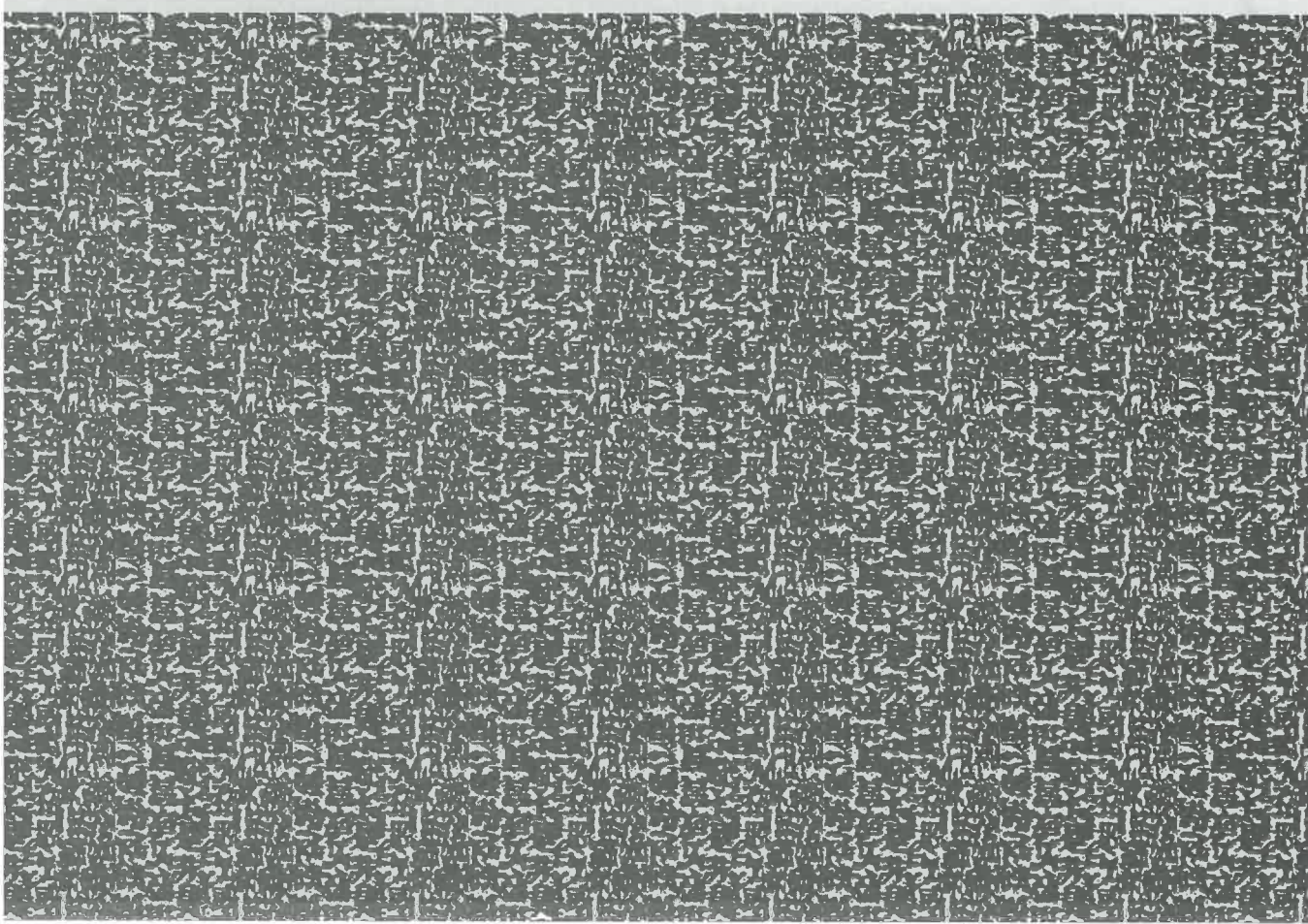
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Planning 9/28/21 11



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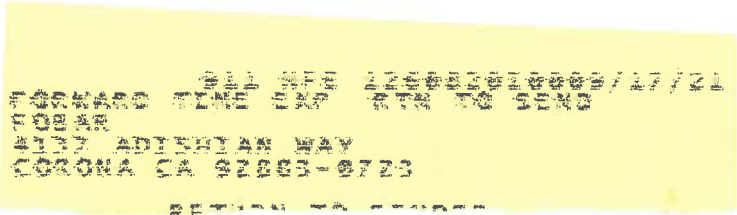


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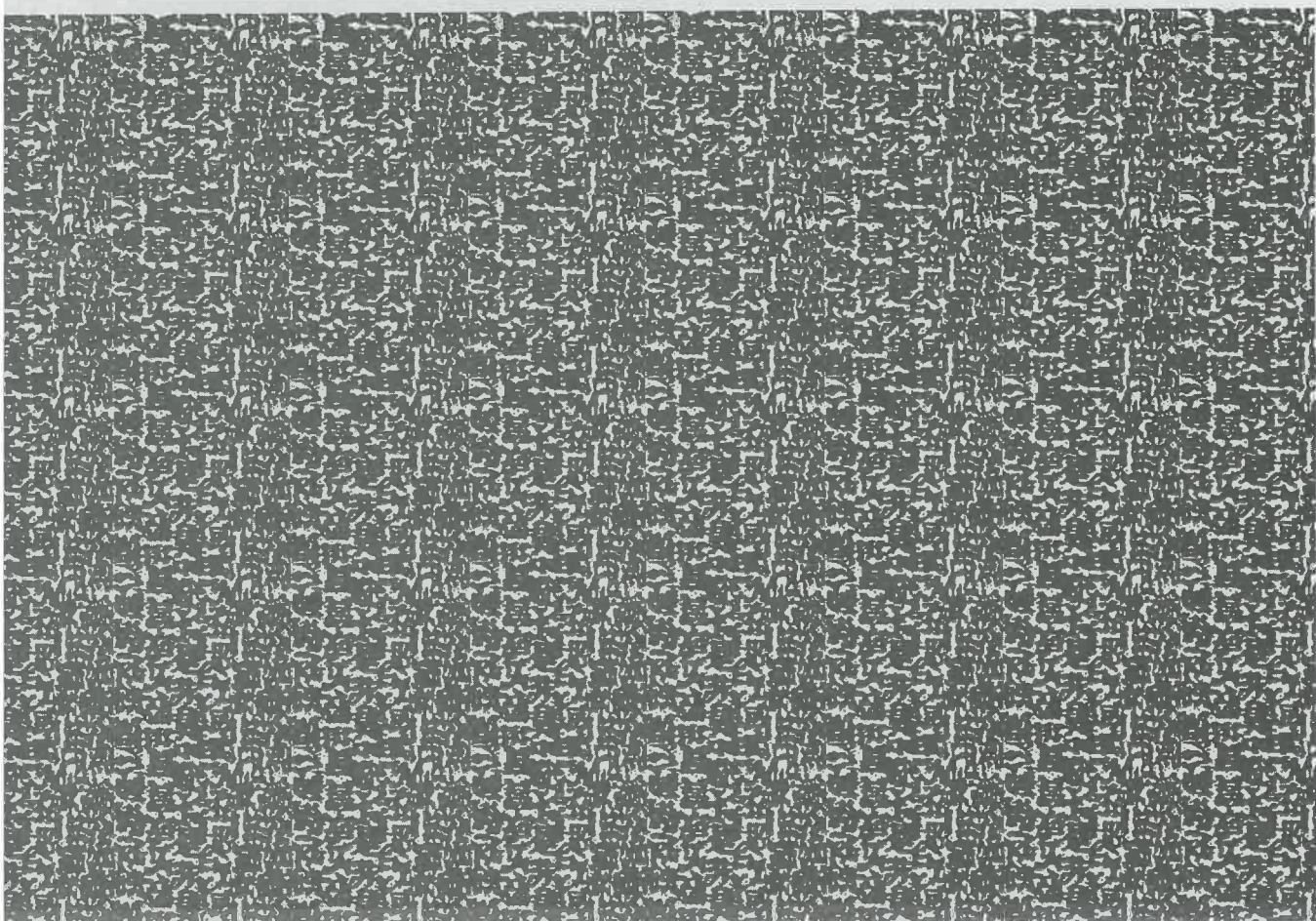
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Planning 9/28/21 item





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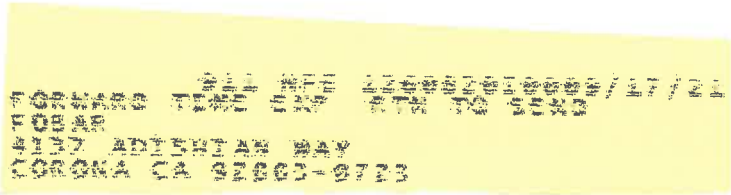


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277110004  
ROGELIO WENCES  
6724 MORRILL AVE  
WHITTIER CA 90606

277110021  
FORREST LYNN JENSEN  
7486 SMERBER RD  
CORONA CA 92881

277110034  
FRANK J. BARTOLINI  
19660 ARCADIA ST  
CORONA CA 92881

277110050  
DENNIS WOODLAND  
19760 TEMESCAL CANYON RD  
CORONA CA 92881

277110054  
MARILYN A. MATHENY  
19731 JOLORA AVE  
CORONA CA 92881

277110064  
ALIX D. SINGH  
19600 ARCADIA ST  
CORONA CA 92881

277110001  
LAWRENCE HAYDEN  
7891 MINNESOTA RD  
CORONA CA 92881

277110022  
MARK F. SAUER  
19720 TEMESCAL CANYON RD  
CORONA CA 92881

277110036  
MICHAEL V. CRUZ  
19650 ARCADIA ST  
CORONA CA 92881

277110053  
CHRISTOPHER MICHAEL FOBAR  
19576 ARCADIA ST  
CORONA CA 92881

277151001  
RICHARD FLYNN  
19540 CARMELITA AVE  
CORONA CA 92881

277151012  
J & D REAL ESTATE HOLDINGS  
1164 KINDRICK CT  
CORONA CA 92883

277151014  
KRISTIAN GARCIA  
7834 MARILYN DR  
CORONA CA 92881

277152007  
CYNTHIA M. RODARTE  
7901 MARILYN DR  
CORONA CA 92881

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Planning 9/28/21 Item 21-1

# 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.: NOTICE OF PUBLIC HEARING: CUP190010 /

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:

09/18/2021

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

Date: September 18, 2021  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011488593-01

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

Dated: September 14, 2021

Kecia R. Harper, Clerk of the Board  
By: Zuly Martinez, Board Assistant  
Press-Enterprise: 9/18

Planning  
Item 21.1  
9/28/21

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

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
2021 SEP 27 PM 1:17

Receipt #: 21-443654

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

Lead Agency: CLERK OF THE BOARD OF SUPERVISORS Date: 09/14/2021

County Agency of Filing: RIVERSIDE Document No: E-202100971

Project Title: CONDITIONAL USE PERMIT NO. 190010 AND DEVELOPMENT AGREEMENT NO. 1900006

Project Applicant Name: CLERK OF THE BOARD OF SUPERVISORS Phone Number: (951) 955-0314

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:





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

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202100971  
09/14/2021 04:25 PM Fee: \$ 0.00  
Page 1 of 2

Removed 9/20/21 By: *Lizzy Swager* Deputy



(SPACE FOR CLERK'S USE)

Project Title

CONDITIONAL USE PERMIT NO. 190010 AND  
DEVELOPMENT AGREEMENT NO. 1900006

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND DEVELOPMENT AGREEMENT IN THE TEMESCAL CANYON AREA PLAN, SECOND SUPERVISORIAL DISTRICT

Notes

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT AND DEVELOPMENT AGREEMENT IN THE TEMESCAL CANYON 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, September 28, 2021 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommendation to disapprove **Conditional Use Permit No. 190010 and Development Agreement No. 1900006**. Conditional Use Permit No. 190010 proposed a project to occupy an existing 1,625 sq. ft. building as a retail cannabis storefront on a 0.26-acre lot with a parking lot and landscaping. Development Agreement No. 1900006 proposed that the applicant enter into a development agreement with the County consistent with Board of Supervisors' Policy B-9 to grant the applicant vesting rights in accordance with the terms of Development Agreement No. 1900006 for a term of 10 years and would provide community benefits to the Highgrove area. This proposed project is located northerly of Jolora Avenue, easterly of Temescal Canyon Road, southerly of El Cerrito Road, and westerly of Arcadia Street in the Second Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors Find that action on the project is **EXEMPT** from the **California Environmental Quality Act (CEQA)** and disapprove **Conditional Use Permit No. 190010 and Development Agreement No. 1900006**.

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

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT STEVEN JONES, PRINCIPAL PLANNER, AT (951) 955-0314 OR EMAIL [SJONES@RIVCO.ORG](mailto:SJONES@RIVCO.ORG).

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

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

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Dated: September 14, 2021

Kecia R. Harper, Clerk of the Board  
By: Zuly Martinez, Board Assistant