

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



AGENDA NO.
21.1
(MT 17370)

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) – APNs: 277-110-040, 277-110-017, 277-110-015. District 2. The Chairman called the matter for hearing.

The following people spoke on the matter:

Lovetta Ward
Jana Walchle
Robin Steele
Brenden Archuleta

On motion of Supervisor Spiegel, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued off calendar.

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 October 19, 2021 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: October 19, 2021
Kecia R. Harper, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: *Miscilla Raso* Deputy

AGENDA NO.
21.1

xc: Planning, COB

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



ITEM: 21.1
(ID # 17370)

MEETING DATE:
Tuesday, October 19, 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: Continue the proposed project off-calendar. APNs: 277-110-040, 277-110-017, 277-110-015. District 2. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONTINUE** the proposed project off-calendar.

ACTION: Policy, Set for Hearing


John Hildebrand, Planning Director 10/7/2021

MINUTES OF THE BOARD OF SUPERVISORS

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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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: N/A	
			For Fiscal Year: 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). On September 28, 2021, the Board of Supervisors (Board) voted 5-0 in favor of continuing the item to October 19, 2021. The applicant now requests to continue the item off-calendar in order to process a variance for the project. Once the Planning Commission makes a recommendation on the project, the Board may approve, modify, or disapprove the recommendation of the Commission.

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.

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.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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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 added a second adjacent site (APN 277-110-105) to accommodate the proposed additional parking, for a total of three adjoining sites and seeks to apply for a variance to allow a shorter distance between the project and the school, not less than the State law minimum allowed 600 feet. 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.

Development Agreement

A development agreement is only required if the associated conditional use permit and variance request are 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,

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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which would be used for additional public safety services, infrastructure improvements or community enhancement programs.

Environmental

The project had been considered exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15270 (Projects Which Are Disapproved) because the Planning Commission recommended the Board of Supervisors deny Conditional Use Permit No. 190010 and Development Agreement No. 1900006. With the addition of the variance, an environmental assessment will occur to make the appropriate recommendation prior to Commission recommendation.

Impact on Citizens and Businesses

The impacts of this project will be 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.



Jason Farin, Principal Management Analyst

10/13/2021



Gregory L. Priamos, Director County Counsel

10/7/2021

Robert Washam
19780 Temescal Canyon Road
El Cerrito, California 92881
(951) 531-7205

Karen Spiegel
Riverside County Supervisor, District 2
4080 Lemon Street
Riverside, CA 92502

Re: **Opposition to Conditional Use Permit No. 190010 for a Dispensary at 19700 Temescal Canyon Road**

Dear Ms. Spiegel:

My family and I just learned about Mr. Catalano's Conditional Use Permit No. 190010 at 19700 Temescal Canyon Road, El Cerrito and we are totally against it. The area, especially in front of my house, is already a dangerous place to walk and drive due to the current traffic situation which has increased over the time I have lived here and we know that traffic will only increase and become more dangerous if the CUP is approved. Marijuana dispensaries draw a lot of business and this one will be no different. There has been a lot of development in this area that has impacted the traffic on Temescal Canyon Road and the street is used as relief from the traffic on 15 Interstate. The Dispensary will draw a lot of people in cars from early in the morning to late at night, and Temescal Canyon Road will be even more congested than it is right now. It will be especially congested at peak times, when it is bumper to bumper traffic for hours at a time.

I speak from first-hand experience when it comes to how dangerous Temescal Canyon Road is in the area of my residence and Mr. Catalano's property. I have lived 4 doors down from what is now Mr. Catalano's used-car lot for over ten years. On November 21, 2017, at approximately 6:15 pm, my long-time girlfriend of 27 years, Lorrie Danley, was struck and killed by a vehicle traveling northbound on Temescal Canyon Road as she was walking to the bus stop. The driver of the car, who remained at the scene, stated that he simply did not see Lorrie walking along the side of the road prior to striking her. According to the police report of the accident, speeding, drugs and alcohol were not a factor in the crash.

I feel that the accident was caused by the conditions of Temescal Canyon Road which is a very narrow road with one lane of travel in each direction, and no curbs or sidewalks. The accident occurred as it was getting dark. There are no street lights for blocks up and down either side of the street. If there had been a sidewalk Lorrie would have used it and maybe she would not have been killed. If the Conditional Use Permit is approved and a dispensary is open for business at 19700 Temescal Canyon Road, traffic will increase, more accidents will happen, and more people will be senselessly killed, which was the case with Lorrie.

Lorrie was 62 years old at the time of her death. We had lived together for over 27 years. We were committed to each other and had every intention of spending the rest of our lives together. Her death

10/19/21

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caused an unexpected shock to my life and in some ways I may never recover completely. My family feels the same and we miss her every day.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Washam". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Robert Washam

Cindy Jones
19780 Temescal Canyon Road
El Cerrito, California 92881
(951) 531-3851

Karen Spiegel
Riverside County Supervisor, District 2
4080 Lemon Street
Riverside, CA 92502

Re: **Opposition to Conditional Use Permit No. 190010 for a Dispensary at 19700 Temescal Canyon Road**

Dear Ms. Spiegel:

My family and I just learned about Mr. Catalano's Conditional Use Permit No. 190010 at 19700 Temescal Canyon Road, El Cerrito and we are totally against it. The area, especially in front of my house, is already a dangerous place to walk and drive due to the current traffic situation which has increased over the time I have lived here and we know that traffic will only increase and become more dangerous if the CUP is approved. Marijuana dispensaries draw a lot of business and this one will be no different. There has been a lot of development in this area that has impacted the traffic on Temescal Canyon Road and the street is used as relief from the traffic on 15 Interstate. The Dispensary will draw a lot of people in cars from early in the morning to late at night, and Temescal Canyon Road will be even more congested than it is right now. It will be especially congested at peak times, when it is bumper to bumper traffic for hours at a time.

I speak from first-hand experience when it comes to how dangerous Temescal Canyon Road is in the area of my residence and Mr. Catalano's property. I have lived 4 doors down from what is now Mr. Catalano's used-car lot for many years. On November 21, 2017, at approximately 6:15 pm, my good friend and brother's girlfriend of 27 years, Lorrie Danley, was struck and killed by a vehicle traveling northbound on Temescal Canyon Road as she was walking to the bus stop. Her body was dragged by the vehicle that struck her. The driver of the car, who remained at the scene, stated that he simply did not see Lorrie walking along the side of the road prior to striking her. According to the police report of the accident, speeding, drugs and alcohol were not a factor in the crash.

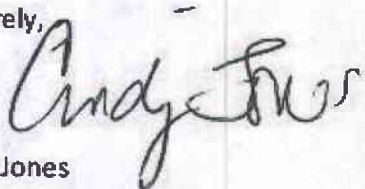
I feel that the accident was caused by the conditions of Temescal Canyon Road which is a very narrow road with just one lane of travel in each direction, and no curbs, sidewalks or cross walks. The accident occurred as it was getting dark. There are no street lights for blocks up and down either side of the street. If there had been a sidewalk or curbs Lorrie would have used it and she probably would not have been killed. If the Conditional Use Permit is approved and a dispensary open for business, traffic will increase, more accidents will happen, and more people will be senselessly killed, which is what happened with Lorrie.

It was traumatic for all of us to see Lorrie's body lying in the street after she had been dragged and it was hard to see my brother witness the death of his girlfriend and struggle with losing her. Lorrie was

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62 years old at the time of her death. She and my brother had lived together for over 27 years and she was an important part of our family. Lorrie and I were like sisters and we loved and cared about each other. She was a big support to me and my children and grandchildren. Her death caused an unexpected shock to our lives and our family will never be the same. We miss her every day and will remember with love always.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Jones". The signature is written in black ink and is positioned to the right of the typed name.

Cindy Jones

Marilyn Matheny
19731 Jolora
El Cerrito, California 92881
(951) 531-3851

Karen Spiegel
Riverside County Supervisor, District 2
4080 Lemon Street
Riverside, CA 92502

Re: **Opposition to Conditional Use Permit No. 190010 for a Dispensary at 19700 Temescal Canyon Road**

Dear Ms. Spiegel:

My family and I recently learned about Mr. Catalano's Conditional Use Permit No. 190010 at 19700 Temescal Canyon Road, El Cerrito and we are totally against it. The area, especially in front of son and daughter's house which is on Temescal Canyon Road, is already a dangerous place to walk and drive due to the current traffic situation which has increased over the time I have lived here and we know that traffic will only increase and become more dangerous if the CUP is approved. Marijuana dispensaries draw a lot of business and this one will be no different. There has been a lot of development in this area that has impacted the traffic on Temescal Canyon Road and the street is used as relief from the traffic on 15 Interstate. The Dispensary will draw a lot of people in cars from early in the morning to late at night, and Temescal Canyon Road will be even more congested than it is right now. It will be especially congested at peak times, when it is bumper to bumper traffic for hours at a time.

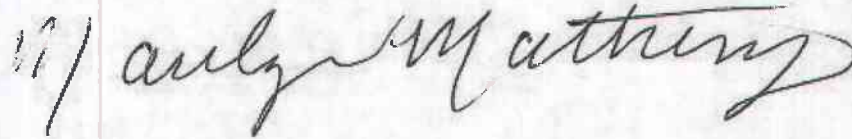
I speak from first-hand experience when it comes to how dangerous Temescal Canyon Road is in the area of my residence and Mr. Catalano's property. My house is just around the corner from Temescal Canyon Road. My property is joined with my children's house, which is 4 doors down from what is now Mr. Catalano's used-car lot. I have lived here for over 30 years. On November 21, 2017, at approximately 6:15 pm, my friend and son's girlfriend of 27 years, Lorrie Danley, was struck and killed by a vehicle traveling northbound on Temescal Canyon Road as she was walking to the bus stop. Her body was dragged by the vehicle that struck her. The driver of the car, who remained at the scene, stated that he simply did not see Lorrie walking along the side of the road prior to striking her. According to the police report of the accident, speeding, drugs and alcohol were not a factor in the crash.

I feel that the accident was caused by the conditions of Temescal Canyon Road which is a very narrow road with just one lane of travel in each direction, and no curbs, sidewalks or cross walks. The accident occurred as it was getting dark. There are no street lights for blocks up and down either side of the street. If there had been a sidewalk or curbs Lorrie would have used it and she probably would not have been killed. If the Conditional Use Permit is approved and a dispensary open for business, traffic will increase, more accidents will happen, and more people will be senselessly killed, which is what happened with Lorrie.

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It was traumatic for all of us to see Lorrie's body lying in the street after she had been dragged and it has been heartbreaking my son struggle with the death of his girlfriend. Lorrie was 62 years old at the time of her death. She and my son had lived together for over 27 years and she was an important part of our family. She loved and cared for my grandchildren and we loved and cared for one another. Lorrie was also a big support to me as I was getting older. Her death caused an unexpected shock to our lives and our family will never be the same. We miss her every day and will remember her always.

Sincerely,

A handwritten signature in cursive script that reads "Marilyn Matheny". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Marilyn Matheny

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: Loretta Ward

Address: 7580 Marilyn

City: Corona Zip: 92881

Phone #: 951-847-4779

Date: _____ 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:

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

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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.

11:51

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: JANA WALCHLE

Address: 18863 Consuldrk.

City: Corona Zip: 92824

Phone #: 951-515-6235

Date: 10-19-21 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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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Zipporah Watt

Address: 8120 Arcadia St.

City: Corona Zip: 92881

Phone #: 951-768-0682

Date: 10/19/21 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: Jana Walchke

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+ 7 mins
time 11:55

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: 19701 Camelota Ave

City: CORONA Zip: 92781

Phone #: 951 265 7309

Date: 10/19/21 Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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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: JOE OLIVERA

Address: 8190 Arceuth

City: Corona Zip: 92881

Phone #: 951 741 5072

Date: 10/15/21 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: Robin Steele

BOARD RULES

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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: Friedrich Brainerd

Address: 8160 Paradise St

City: Corone Zip: 92881

Phone #: 951-255 3660

Date: 10/19/21 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: Robine Steele

15
Pramat

15
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Not here 11:59

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 Ballenger

Address: 19818 Carmelita Ave.

City: CORONA Zip: 92881

Phone #: 951-203-0445

Date: 10/19/21 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: Robin Steele

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+ 2 = 9 mins. 11:59

Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Brenden Archuleta

Address: 19750 Franciscan Ave.

City: Corona Zip: 92981

Phone #: 951 310-6149

Date: 10/19/21 Agenda # 2/d

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:

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I give my 3 minutes to: _____

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SPEAKER'S NAME: Barbara Snyder

Address: 19760 Francesca Ave.

City: Corona Zip: 92881

Phone #: 951 7354158

Date: 10/19/21 Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

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

 Support X Oppose Neutral

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 Support Oppose Neutral

I give my 3 minutes to: Brendan Archuleta

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Riverside County Board of Supervisors Request to Speak

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SPEAKER'S NAME: Jade Talavera

Address: 19760 Francisca Ave.

City: Corona Zip: 92881

Phone #: 951-642-2433

Date: 10/19/21 Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

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I give my 3 minutes to: Brendon Archuleta

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Maxwell, Sue

From: Jade Talavera <jadetalavera@yahoo.com>
Sent: Monday, October 18, 2021 8:17 PM
To: COB
Subject: Opposition of Dispensary at Temescal Canyon Road

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.

10/18/21

To riverside county board members

Re: CUP 190010
Opposition of Dispensary on Temecal Canyon Road

Jade Talavera
19760 Francisca ave
Corona ca 92881

Dear Board Memembers,

As a resident of El Cerrito I am opposed due to the extreme traffic with just a two lane road.

Sincerely
Jade Talavera

Sent from Yahoo Mail for iPhone

Maxwell, Sue

From: cob@rivco.org
Sent: Sunday, October 17, 2021 2:39 PM
To: COB; sandmanhill@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: Travis
Last Name: Hill
Address (Street, City and Zip): 19912 Carmelita Ave, Corona, CA 92881
Phone: 5624125048
Email: sandmanhill@gmail.com
Agenda Date: 10/19/2021
Agenda Item # or Public Comment: 21.1
State your position below: Oppose
Comments: See letter attached.
Attachments (Must be .pdf, .doc, or .docx): [Letter-to-Board-Members-10-14-2021.pdf](#) (Duplicate)
Sue
COB

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 20211019. 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.

From: Travis Hill <sandmanhill@gmail.com>

Sent: Thursday, October 14, 2021 1:23 PM

To: District2 <District2@Rivco.org>

Cc: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; District3 <District3@Rivco.org>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>; COB <COB@RIVCO.ORG>

Subject: Opposition to CUP190010 and DA1900006

Good Day,

Please see the email below and the attached letters/exhibits in opposition to the proposed Cannabis Retailer at 19700 Temescal Canyon Rd.

My name is Travis Hill. I am a resident and land owner (multiple properties) in the El Cerrito neighborhood. My properties are within a block of the proposed business and will be directly affected by the business. I am writing this letter in opposition to CUP 190010 and DA1900006. I have been in opposition from the beginning with my appearance at the initial Planning commission meeting that occurred on May 19, 2021. Yes we have been fighting this for almost 5 months as the planning commission keeps on trying to slip this approval under the communities noses. There are several reasons why this CUP and DA should not be approved but I want to hit on three reasons that are of growing concerns.

1. This property and existing structure does not meet the required specifications as set fourth in Ordinance 348.
2. The amount and type of traffic this business will bring to our community will be detrimental to our safety and the safety of everybody who travels Temescal Canyon.
3. This business will bring unwanted attention and people into our neighborhood.

Per ordinance 348, the minimum rear setback dimension for this type of business is to be a minimum of 40 feet from a residential parcel/property. The current building is only between 10 to 20 feet from the zoned residential parcel that is directly behind it. In my opinion, no variance or change in the ordinance is warranted for this measurement and that alone should have had the applicant and planning department rethink this proposal.

This type of business will increase traffic on Temescal Canyon. Hundreds of people and hundreds of cars a day will be utilizing this business. The small two lane road that is Temescal Canyon will be even more of a nightmare and growingly dangerous. Other than widening the road, providing a left turn lane, installing sidewalks, and having street lighting this project is not feasible. Putting a superficial band aid to help with traffic, such as placing a no left turn sign, is not acceptable. The no left turn will simply bring traffic to the next intersection and then onto our neighborhood streets where our families live and property owners personally pay to maintain (not to mention some of them are unpaved and not lighted). Car accidents will occur and increase, dead stop traffic will increase, and any pedestrian/ bike traffic in the area would be even more dangerous than it already is.

The people that will frequent this business will likely use our mostly quiet and dark streets to use the product. As a neighborhood we have seen this before with other cannabis retailers that were in locations nearby. Users will park on my private drive or off to the side of a one lane road. This causes access issues to our homes, trash in our streets, and greater potential for crime. This will all happen with no help from the county or sheriff. We have little to no sheriff presence in our community.

My neighbors and myself do not understand why this CUP is still being pursued. Meeting after meeting we come with the same facts and our same experiences with not any of them being properly addressed. The only thing that seems to be discussed is how this property, CUP, and ordinance can be modified to fit the bill. Even with changes to the ordinance, the traffic and people drawn to such a business will be detrimental to our safety. Temescal needs to be improved as described and more sheriff presence is necessary for this to probable.

If you have any questions or would like to discuss any of my concerns, my contact information is below and I am available most of the time. Thank you for you time.

Regards,

Travis Hill

562-412-5048

[Sandmanhill@gmail.com](mailto:sandmanhill@gmail.com)

Sent from [Mail](#) for Windows

10/19/21 21.1

Good Morning,

My name is Travis Hill. I am a land owner in the community that would be impacted by the approval of the CUP and Development Agreement.

I am here today to express that I am against the approval of the CUP and Development Agreement.

I have three main reasons why the cannabis retailer at that location is not good and how it would have a detrimental effect on the community.

The location of the proposed cannabis retailer is on a heavily trafficked street, Temescal Canyon. The traffic on Temescal Canyon is almost always busy and at extremely busy hours gridlocked. This proposed location will attract many users and customers. The additional traffic that this will bring to the roadway is going to make the traffic in the area even worse. Additionally, you will be have many customers parking in nearby empty lots, crossing streets, and impeding traffic so that they can go to the cannabis retailer. The increased traffic and increased activity will make it even harder for the community members to drive anywhere or even access there neighborhood. Additionally, due to the increase in traffic on Temescal it is likely that more people will try alternative routes around it and filter into our small community roads.

The location will attract people that are from outside of our community. The proposed location is very close and very visible from the surrounding homes and residential area. I believe the increase in people outside of our community that may come to the cannabis retailer leaves our community at risk of their actions. Speeding around our streets, possible increase in crime, and loitering inside of our neighborhood.

The location is very close to a residential area and our community. Although, the intended location is zoned for commercial use the property around it and directly behind it is zoned residential. To be exact Parcel 277-110-021 which is directly behind the proposed location is zoned R-A-1. Per the Ordinance No. 348.4913, Article XIXh, Section 19.519, Subsection B, Paragraph 1- the proposed location does not meet the minimum setback of 40 feet from a residential lot line.

Besides the parcel directly behind the location being residential, the area around it is also residential and has growing families such as mine living in the neighborhood. This store will bring crime and attract people outside of the community. This has been a problem with the select illegal dispensaries that had been operating very close to this location. With the previous illegal operations I have had people park and block my street/access to my house while they used the cannabis.

The location will cause substantial traffic problems, potentially endanger the community members (as well as the patrons of the proposed site), and make our community less desirable to live in.

On top of my reasons above, I have a few inconsistencies that I would like to argue on the CUP and development agreement.

First the purpose and intent of the article in the Ordinance

As mentioned in several of the Planning departments approvals and reports, one of the main reasons you are approving this project is stated that it will not have a detrimental effect on the surrounding community. This is false and it will. The development plan that is to be approved even states, and I quote..... This is clearly not a good argument to have this CUP approved.

I have was not able to find any approval for use of the existing septic system for this CUP. These are to come from the Department of Environmental Health and the water quality control board.

The application for the CUP and DA was only signed and submitted by one owner of the property. It appears that the application were not complete.

The staff report provided had many inconsistencies when compared to the application and proposed property. 1. The staff report states that the property I vacant. This is not true as currently, this is a seemingly thriving used car dealership. 2. The staff report states the no delivery services were proposed at this location. This is not true as the application states "Commercial cannabis retail storefront with delivery." Which is it? And again it is noted that there is no expectation that the proposal will be detrimental to the community or properties.

With the discrepancies above, it appears that the approval of this site has been rushed along and in truth, not much thought or review has been put into how this project will impact the community around it.

Again, I am against the approval of the CUP and development agreement. Thank you for your time.

Good Morning,

My name is Travis Hill and I am a home owner in the El Cerrito Community. I am against the approval of the CUP190010 and DA1900006. I agree and can provide more insight to how my neighbors have responded to this CUP but instead would like to direct your attention to technical planning concerns. There are four findings that must be validated prior to approval of this CUP. And two of them cannot be thoroughly validated. These are:

- "The permit (must) complies with the development standards for the zoning classification in which the Commercial Cannabis Activity is located."

- "The permit will not be detrimental to the public health, safety or general welfare."

It is the intention of Ordinance 348 to set fourth planning requirements to maintain consistency in building standards and to provide sort of "protection" for the community/ land owners. The existing building does not meet the minimum setback dimension as described in the Ordinance for a cannabis related activity and as a surrounding land owner it was my understanding that this building was never intended by the ordinance to house such a business. The Directors approval of the setback adjustment from 40' to 10' is questionable and despite the conclusion of his findings, IT will have a detrimental effect on the adjacent residential property and community. (how could it not)

The approval of this CUP and DA will have a detrimental effect on the communities health, safety and general welfare. Per the development agreement, it states that the effects of the CUP will "detrimentally affect" the public. As a community we will have more "strangers" frequent our local streets and potentially park on our streets to partake in the cannabis they bought. We will likely see decreases in home values, an increase in crime, etc. All of these examples will be reality and will effect the people in the community. Our community knows this as fact, because of the experiences we have had. And what proof or statistics do you have to say that it won't have a detrimental effect?

Besides the above I have determined a few inconsistencies that support more of the communities concerns.

Ordinance 348 states, that an "Applicant providing false or misleading information in the permitting process will result in rejection of the application or nullification or revocation of any permit granted." The permit application appears to be incomplete as not all owners of the property signed nor initiated the application and the agreements it contains. (Dana Catalano is not on the permit application). This should be enough for the permit to be rejected.

The staff report provided is inconsistent with the CUP and DA. The staff report provided discusses 11 off street parking spots while the plot plan provided only includes 8 off street park spots.

The staff report and plot plan discusses using an adjacent lot for additional parking. If this is the case, all lots utilized for the cannabis activity should be a part of the CUP and DA. This includes the parking lot.

It appears that this is not the case and again was not part of the application.

The staff report states that the surrounding property is predominately vacant. Depending on your definition of surrounding property, this is quite a narrow minded statement. Other than a select vacant properties with potential for new homes and new commercial buildings, the surrounding properties are mainly residential and homes for families of the community. In reality, many of the surrounding properties are either zoned for residential or are commercial properties that are currently being used as single-family homes.

The staff report states that the applicant provided information to the community and listened to concerns from the community. To my knowledge this did not occur.

Previous staff reports and CUP state that the existing building is vacant. This is not true, as a used car dealership is at this location and is utilizing the surrounding lots. From a discussion with one of the owners, this has become a very lucrative business for him (applicant).

With the building not complying with the setback dimensions (except as manipulated by the Director), as well as knowing that this type of business will have a detrimental effect on the public's safety and wellbeing, I would not find it acceptable for this CUP or DA to be approved.

Regards,

Travis Hill

19912 Carmelita Ave.

Corona, CA 92881

sandmanthill@gmail.com

562-412-5048

Please see Map below.

Map of immediate area around proposed location.

The map below shows the proposed cannabis location highlighted in red. The map below shows the proposed parking lot highlighted in black. All property highlighted in blue are residential properties or properties being utilized as homes.



From: FBRAINARD@ca.rr.com <FBRAINARD@ca.rr.com>

Sent: Wednesday, October 13, 2021 5:57 PM

To: COB <COB@RIVCO.ORG>

Cc: Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; District3 Information <D3Email@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>; District2 <District2@Rivco.org>

Subject: Objection to the Opening and Operation of a Marijuana Dispensary at 19700 Temescal Canyon Road, Corona, CA 92881 (CUP #190010) and Development Agreement (D #1900006)

Dear Riverside County Board of Supervisors

Hi, my name is Friedhild Brainard. My late husband and I moved to El Cerrito 42 years ago to escape the hassle and bustle from Los Angeles. Little did we know that this area would develop into another Los Angeles or Orange County. I know development is important and can't be overlooked, but, needless to say, the Riverside County has neglected to keep up and support our area (El Cerrito), especially, Temescal Canyon Rd.

Traffic: Since opening and failing of the I-15 and I-91, Temescal Canyon Rd. (a narrow 2 lane road) has been an escape route for motorist avoiding the failing freeways. Traffic on this road has been a nightmare to accommodate the traffic overload.

For opening and operating a Marijuana Dispensary at 19700 Temescal Canyon Rd. an application has been filed by Derek Catalano. As a concerned resident of El Cerrito, I oppose to this opening due to the steady/constant increase in traffic on Temescal Canyon Rd. until such time as there can be sufficient widening of the road to accommodate the additional traffic that will be generated by high volume traffic, to include a marijuana dispensary.

It seems that you haven't investigated/researched the stretch of Temescal Canyon Road, between Tom Barnes and El Cerrito Rd., lately, relative to public health, safety, traffic and welfare of the community. The areal picture provided by Riverside County doesn't show the current traffic.

I live on Arcadia, have to use Coronita to go to Corona or Dos Lagos. Have to sit at the end of Coronita for some time until the street clears or depending on the mercy of drivers on Temescal Canyon Rd. to get on my way. Very dangerous if I want to go to Dos Lagos, making a left turn, not able to see what's coming from the right.

This community is build on/with private roads. We, the residents, have to maintain our roads. Riverside County will not maintain. Impatient drivers from Temescal Canyon Rd. cutting through Coronita and Arcadia in high speeds to get ahead of drivers on Temescal Canyon Rd. ruining the paving some residents put in with their own money.

Off-street Parking: In the past, applicant has been parking/displaying some of his for sale automobiles on the vacant lot across from his establishment. I'm sure, his future clientele will do the same if unable to get to the parking spaces around his establishment; jaywalk across Temescal Canyon Rd. to reach his store, creating a more dangerous traffic situation/congestion already present. Knowing drivers, will also park on the existing dirt road or drive around cars stuck in the traffic jam.

As mentioned before, the opening and operating the Dispensary at this place, will have an additional impact on heavy traffic, accidents, crime. There are no sidewalks, school children using the dirt embankment along side Temescal Canyon Rd. going to and coming back from schools

Operating Hours: As you already know, Temescal Canyon Rd. is and has been very busy. Image the people trying to get to work at 6:00 a.m. Instate taking the I-15 to the I-91, drivers from Temescal Valley, Lake Elsinore, Temecula have been using Temescal Canyon Rd. since the failing of I-15. That has been and will be disastrous by opening and operating the Dispensary.

Access to Property from Temescal Canyon Road: There is an incline at the entrance of the property making it difficult to easily make a right turn coming from the south without backing-up followed drivers. The same pertains coming from the north and the same pertains exiting the property. Example: Driver A wants to access the property, driver B also wants to access the property, however, driver C wants to exit the property. Thus, creating additional impact on Temescal Canyon Rd. and hinder the flow of the street.

Child Care, Public Park, etc: Schools, Child Care facilities, public parks are present.

Summary: I oppose the above referenced application until such time as there can be sufficient widening of the road to accommodate the current and future high-volume traffic, to include the Marijuana Dispensary.

Thank you to attend to my/our concerns.

Friedhild Brainard
8160 Arcadia Street
Corona, CA 92881
fbrainard@ca.rr.com
951-255-3660

10/19/21 21.1

Maxwell, Sue

From: Barbara Talavera <barbietalavera@yahoo.com>
Sent: Friday, October 15, 2021 2:49 PM
To: Supervisor Jeffries - 1st District; District2; District3; District 4 Supervisor V. Manuel Perez; District5; COB
Subject: Opposition of Dispensary at Temescal Canyon Road, El Cerrito /CUP 190010
Attachments: opposition of dispensary.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 Afternoon,

Please take a moment to read my attached letter of opposition for the dispensary on Temescal Canyon Road in El Cerrito.

I appreciate your time.

Sincerely,

Barbara A. Snyder

October 15, 2021

Barbara A. Snyder
19760 Francisca Ave
Corona CA 92881

Boards of Supervisors
Riverside County

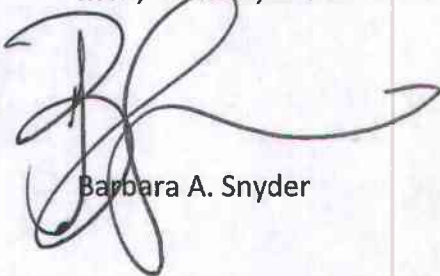
RE: CUP 190010 / Opposition of Dispensary on Temescal Canyon Road

Dear Council Members,

As a concerned El Cerrito citizen, I am disappointed to hear that the unanimous vote by the planning commission of Five to Zero denying the project due to traffic is still being heavily pushed through by Karen Speigel.

Traffic in this area is extreme, both directions. Temescal Canyon Road is a two lane road with no sidewalks, no street lights and gets all the traffic overflow from the congested I15 freeway. This has become a regular side road route for people getting from Temescal Valley, even Lake Elsinore to cut through to avoid the freeway. When Temescal is backed up they cut even further into the neighborhood roads. For the ones that live here and have to actually stop and signal to turn into our neighborhood we risk getting rear ended daily! We worry about our teen drivers or elderly parents just simply turning into our neighborhood to go home. We have to signal and wait until it's clear with a long line of cars forming behind us, several passing off to the right side onto the dirt and back onto the street. There have been numerous accidents (too many to count) in this very location, even a woman struck and killed in front of her own home. Vehicles traveling both directions are either rushing to work, trying to get their kids to School or on their way home. Adding a dispensary with the constant in and out traffic would be detrimental in this area. I believe this should be in an industrial center, certainly not on an already congested two lane road. Now is not the time. Temescal Canyon Road widening project isn't planned for several years, which is why the planning committee voted against this Five to Zero and was set to revisit the proposal once Roads were completed.

This is about excessive traffic congestion, vehicles cutting through neighborhoods, safety of Men, Women, and Children. We live here. This is our Home.



Barbara A. Snyder

From: Jones, Steven <SJones@Rivco.org>
Sent: Monday, October 18, 2021 2:48 PM
To: COB <COB@RIVCO.ORG>
Subject: FW: CUP 190010

Not sure if this was added to tomorrow's item #17370. Please update the public comments. Thanks!

From: Hildebrand, John <JHildebr@RIVCO.ORG>
Sent: Friday, October 15, 2021 2:01 PM
To: Jones, Steven <SJones@Rivco.org>
Subject: Fwd: CUP 190010

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From: Robin Steele <robbo75us@gmail.com>
Sent: Friday, October 15, 2021 1:57:09 PM
To: Hildebrand, John <JHildebr@RIVCO.ORG>
Subject: CUP 190010

Dear Mr. Hildebrand:

I am a part of a growing group of residents in El Cerrito who are gaining knowledge of Derek Catalano's CUP 190010, which seeks approval to open a marijuana dispensary at 19700 Temescal Canyon Road in El Cerrito. We saw on the Agenda for Tuesday's Board of Supervisors meeting that our item, Item No. 21.1 was continued due to a Request for Continuance. We have some questions that we would like answered in advance of Tuesday's hearing, as follows:

1. Who asked for the Continuance? Was it the Applicant? Or Karen Spiegel herself?
2. Is the requested Continuance because the matter was sent back to the Planning Department seeking some type of variance for the project, and if so, what is the variance for? The proximity to the church/school (pursuant to Riverside County Ordinance 348)? Or the parking? Or some other reason?
3. If for some reason the Planning Department grants the Applicant's request for a variance, does that mean there would be an opportunity for the Planning Department to vote again and overturn its unanimous denial of Catalano's Conditional Use Permit? Or is the Planning Department standing by its Denial?
4. Do you know when CUP 190010 will be back on the Agenda for a public hearing? If the variance is granted, does the Applicant have to request another CUP?

Even if the Applicant is granted the variance it does nothing to mitigate the traffic. The traffic that the dispensary will generate if allowed to open is the main objection by the community and the objection continues to grow as the community is informed.

Also, Mr. Catalano's statement that most of the people in the community do not care if he puts in a marijuana dispensary is simply not true. It may be that many in the community do not care about having a dispensary in their neighborhood, however, most if not all of the people to whom we have spoken about having a dispensary at that location, on the 2-lane highway, where traffic, which is already the community's nightmare, are opposed to it and we will continue to be so, even if Karen or Mr. Catalano goes through the motions of obtaining a variance.

10/19/21 21.1

Though we do not know why, exactly, it is clear to us that Karen Spiegel wants this project to go through and she will do anything, bend any ordinance, rule or statute to get it approved. She will take the side of one property owner over the strong and totally valid objection of the El Cerrito community. The first thing she said at the BOS meeting on September 28, 2021, as to this project is that, "too much money had been spent". It is not our fault if money was spent in an effort to open a dispensary on a road that obviously cannot take any more traffic due to the surrounding developments, shopping centers, hotels and other businesses that are open and have not yet opened because they are still in development but when they are will create even more traffic on our little 2-lane road, that will not be widened for, at the minimum, five years !! The Transportation Commission hasn't even voted on funding the widening of the road, it has merely engaged the services of an engineering firm who it seems will finally start doing EIR's and other mandatory studies.

Though Karen Spiegel continued our issue at the September 28, 2021 BOS meeting to October 19, 2021, so she could obtain traffic accident reports, as of a couple days ago, according to Steven Jones, no one had even asked for the accident reports. It is clear to us that Ms. Spiegel is just using stalling tactics, to what end we do not know, and the variance issue is just another one. And we also feel that Ms. Spiegel is advising Mr. Catalano, personally.

You yourself denied the project on June 16, 2021, and recommended that it be denied by the BOS and yet presented it at the BOS meeting on September 28, 2021, in glowing terms - like it was a great idea full of promise for the community. And upon your presentation, you never even mentioned that it had been unanimously denied by the Planning Department or that the recommendation by the Planning Department to the BOS was to deny it.

The way this project has progressed is very confusing to us. We feel we have no representation whatsoever from Karen Spiegel or anyone on the Planning Department or BOS. The community has grown up all around us yet our area is sadly lacking in every area. We have received nothing from the County. We have two lanes barely big enough for the cars that travel down it, no lighting (it's completely dark at night from El Cerrito Road to Tom Barnes Road), sidewalks or curbs. I don't know if you're aware, but in 2017, a 62 year old woman was killed by a vehicle when she stepped outside her door on Temescal Canyon Road, 4 doors down from Catalano's used car lot, on her way to a bus stop. No drugs, alcohol or speeding was involved in the crash. The driver of the vehicle simply did not see the woman and he ran her down and killed her. The accident occurred at around 6:30 PM, in November, so it was almost dark when it happened. She died at the scene. And we have the statement of the woman's boyfriend with whom she lived for 27 years, his mother and sister to present in writing and when we are able to speak about it at a public hearing. And we have many other objections to this project. We had another fatality on Temescal Canyon Road at Tom Barnes Road in 2020. There is a memorial for that 53 year old man at the scene that is still up over a year later because his three children maintain it to this day.

Another thing I'll mention is that I myself was rear ended on Temescal Canyon Road in 2018, after dark, making a left turn at Jolora Rd, where I turn to go home. The road as usual was completely dark. I can barely see where the road is after dark, and in fact, sometimes I miss it and have to go all the way to Tom Barnes Road and turn around. The accident, not in any way my fault, caused me to have a fractured wrist. I stayed by the side of the road with a fractured wrist waiting for the CHP to arrive for 2 and a half hours. I did so because I felt I needed a report for insurance reasons. We have absolutely no services in El Cerrito. If we call the Sheriff to report a crime it can take hours for someone to show up.

I have more to say but I'll save it for my formal objection. I just would request that you answer my questions, above.

Thank you for your time.

Sincerely,
Robin Steele
Carmelita Avenue
El Cerrito, CA
951/265-7309

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 9/9/2021

MINUTES OF THE BOARD OF SUPERVISORS

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: 100% Applicant Funded			Budget Adjustment: N/A	
			For Fiscal Year: 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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STATE OF CALIFORNIA**

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.

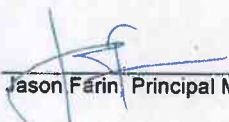
SUPPLEMENTAL:

Additional Fiscal Information

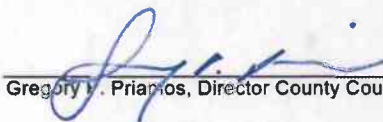
All fees are paid by the applicant; there is no General Fund obligation.

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 V. Priamos, Director County Counsel 9/16/2021

Boydd, April

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

9-28-2021
21.1

Joe Duffle
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.

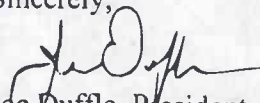
The Shryne Group Inc. shares our vision of empowering employees by creating a professional workforce. UFCW proudly represents employees in multiple of their locations across California. Locally, UFCW 1167 represents employees at the Shryne Group Inc.'s cannabis retail store, Authentic 909, this is the 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,



Joe Duffle, 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
Gloria F	[REDACTED]	29	[Signature]
Vanna Lindor	[REDACTED] 12893	13	[Signature]
Lina Ruvallcaba	[REDACTED] #4	23	[Signature]
Jamie Johnson	[REDACTED] Ave.	4	[Signature]
Brad Peterson	[REDACTED] #612	29	[Signature]
Amber Abshire	[REDACTED] A	18	[Signature]
Patrick Haven	[REDACTED]	11	[Signature]
Delaney George	[REDACTED]	17	[Signature]
Sue Bermudez	[REDACTED] +	22	[Signature]
Amanda Enriquez	[REDACTED] +	20	[Signature]
Romelito Macalina	[REDACTED]	6	[Signature]
April Hicks	[REDACTED]	43	[Signature]
Arshelie Mon	[REDACTED]	4	[Signature]
Ethan McCloud	[REDACTED]	18	[Signature]
Michal Mias	[REDACTED]	10	[Signature]

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

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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]
EISU Mendez	[REDACTED] st	20 yrs	Eisa Mendez
Joe Cantu	[REDACTED] st	7 yrs	Joe Cantu
Yichelle Silva	[REDACTED]	20 yrs	Yichelle Silva
Rodrig Diaz	[REDACTED]	10 yrs	[Signature]
Johnny Youhann	[REDACTED]	10 years	[Signature]
Sandra Walker	[REDACTED]	25 years	Sandra Walker
Jesus Alarcon	[REDACTED] CA 92583	15 years	Jesus Alarcon
Erik Valdivia	[REDACTED] 92582	9 years	Erik Valdivia
D. W. [REDACTED]	[REDACTED]		[Signature]
Maryam Chaudhry	[REDACTED] 92585	18	Maryam Chaudhry
Christy Alarcon	[REDACTED]	3	Christy Alarcon
Janetia Serrano	[REDACTED]	5	[Signature]
Heather Gill	[REDACTED] 92533	13 years	Heather Gill
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 92881	5	Madison Lively
Dawn Johnston	[Redacted] 92530 St	14	Dawn Johnston
Diana Miller	[Redacted] 92587	5	Diana Miller
Ann-Rene Berman	[Redacted] 92883	2	Ann-Rene Berman
WIKKI GELTON	[Redacted] 92881	5	WIKKI GELTON
Daniel Peña	[Redacted] 92881	19	Daniel Peña
Barbara Holy	Tomball St 92879	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
Devon Solario	[Redacted]	18	Devon Solario

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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
Kristal Salazar	[REDACTED]	20	[Signature]
Kristal Andrew	[REDACTED]	30	[Signature]
Alicia Moyer	[REDACTED]	20	[Signature]
[REDACTED]	[REDACTED]	21	[Signature]
Laura Kropko	[REDACTED]	18	Laura Kropko
Destiny Swope	[REDACTED]	21	Destiny Swope
Natalie Vera	[REDACTED]	5	Natalie Vera
Steven Tan	[REDACTED] st	5	Steven Tan
Octavio Aguirre	[REDACTED]	6	[Signature]
Line Amoco	[REDACTED] st	21	[Signature]
Brianna Galvan	[REDACTED] st	12	[Signature]
Mitchell Larkins	[REDACTED] rd #26	28	Mitchell Larkins
John Mansfield	[REDACTED]	30	[Signature]
Gregory Rodriguez	[REDACTED] st	21	[Signature]
Anthony Bucari	[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: _____

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Power Point Presentations/Printed Material:

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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

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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 Carmelite Ave

City: CORONA Zip: 92781

Phone #: 951 265 7309

Date: 9/27 2021 Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

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

 Support Oppose Neutral

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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:

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Received @ 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: 14818 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:

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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.

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 7ST.

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

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.

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Maxwell, Sue

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

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](#)

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.



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 • Website: 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.

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](#)

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.

CUP NO. 190010 / DA NO. 1900006

APPLICANT: Dana and Derek Catalano

OPERATOR: Shryne Group Inc.



SHRYNE
GROUP
INC.

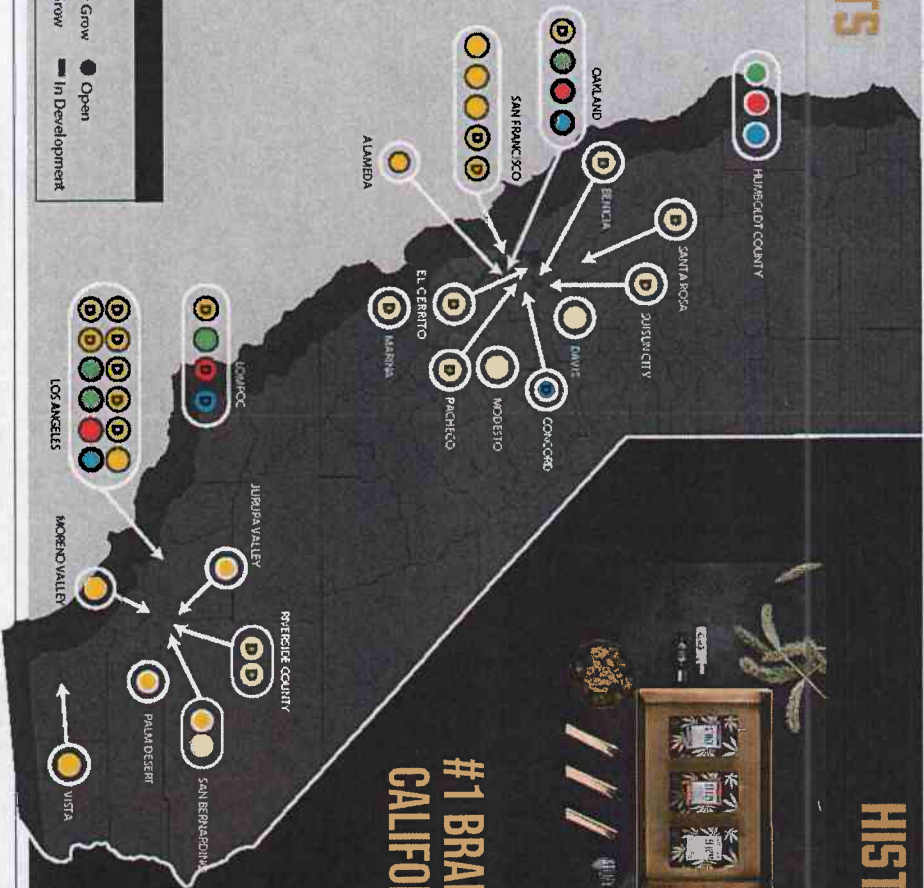
BUSINESS PLAN - OPERATIONAL EXPERIENCE

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

LEGEND

- Manufacturing
- Cultivation
- Distribution
- Retail Open
- Retail In Development
- Outdoor Grow
- Indoor Grow
- Open
- In Development

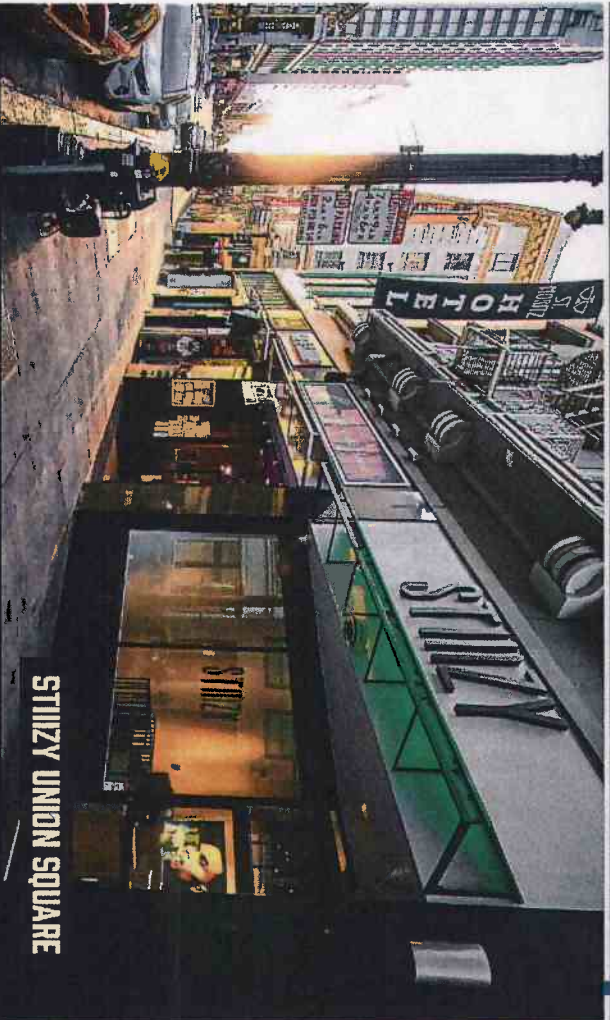


#1 BRAND IN CALIFORNIA

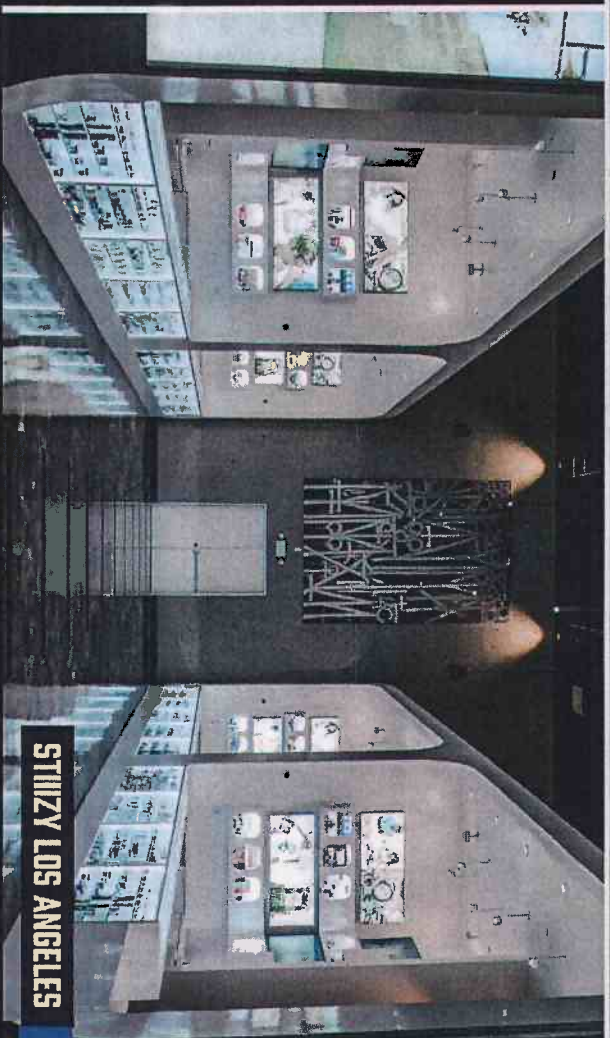
HISTORY OF SUCCESS



WORLDCLASS EXPERIENCE



STILZY UNION SQUARE



STILZY 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



SHRYNE
GROUP
INC.

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


UFCW
BUILDING A BETTER LIFE

**UNIONIZED WITH THE
UFCW**



EMPLOYEE EDUCATION AND DEVELOPMENT

PROMOTE FROM WITHIN

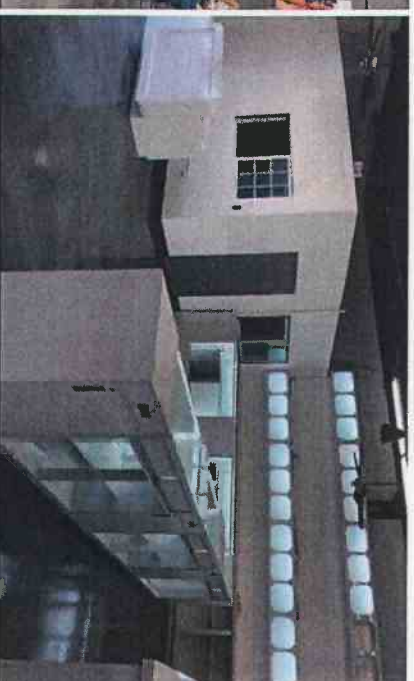
22 CURRENT HQ CORPORATE EMPLOYEES BEGAN AS RETAIL ASSOCIATES



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

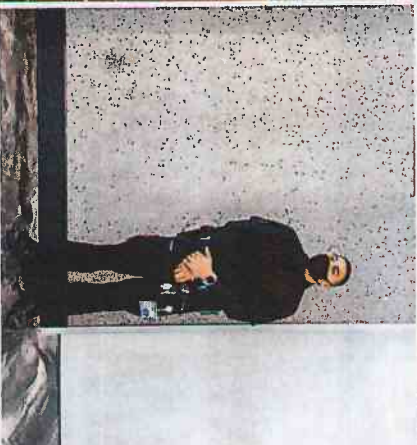


24/7 VIDEO MONITORING

Camera 01



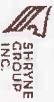
TRAINED, PROFESSIONAL SECURITY STAFF



CCTV INSIDE STORE

0

BREAK-INS
OR ROBBERIES AT ALL LOCATIONS
DESPITE CIVIL UNREST



SIRRYNE
INC.

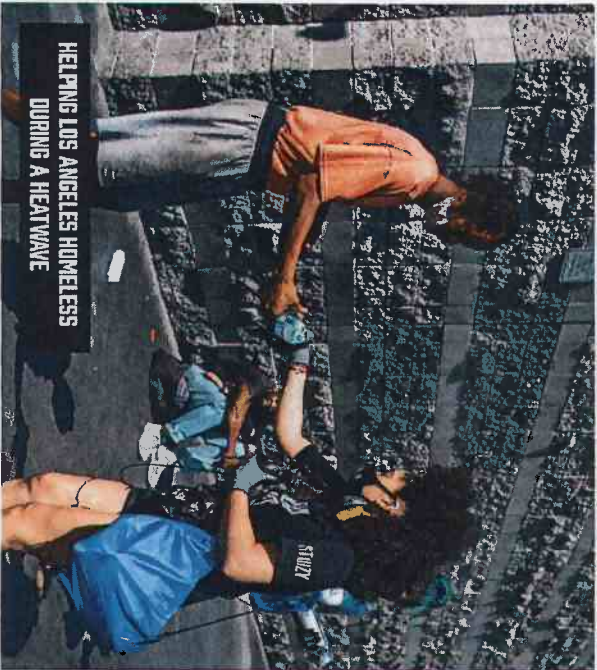
HISTORY OF COMMUNITY BENEFITS



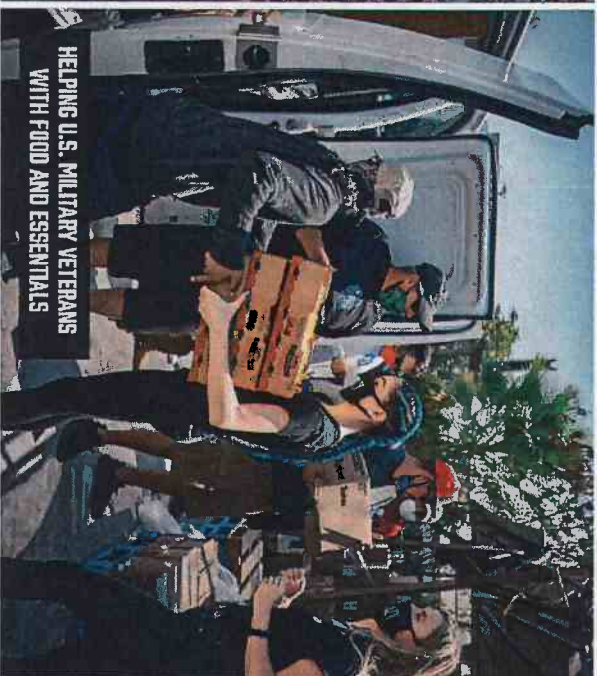
BOYS & GIRLS CLUBS



OXIGEN



HELPING LOS ANGELES HOMELESS DURING A HEATWAVE

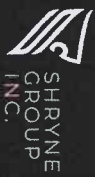


HELPING U.S. MILITARY VETERANS WITH FOOD AND ESSENTIALS



HELPING ESSENTIAL WORKERS WITH HAND SANITIZER AND FOOD

THANK YOU



WWW.SHRYNEGROUP.COM

October 6, 2021

2021 OCT 13 AM 10:51

4080 Lemon St.
Riverside, CA 92501

Re: Agenda Item #190010 – conditional use permit for cannabis store

Board of Supervisors:

I am writing because I was recently made aware a conditional use permit being filed for a **cannabis store within 1,000 feet of our facility**. Additionally, this proposed Cannabis Store would be **near El Cerrito Middle School** which is directly next door to us.

We, as a church and member of the community, are **strongly opposed** to this conditional use permit for the safety of our children, care of our community, and the traffic hazards such a facility creates. These types of facilities tend to bring people from outside of the area with little regard for traffic and child safety.

The immediate neighborhood, the 1,158 students attending El Cerrito Middle School, and our church families need to have a safe neighborhood! Our neighborhood is already struggling with homelessness (many struggling with drug addiction). To place a retail cannabis store within this community seems inconsiderate and not beneficial to the prosperity and wellbeing of the community.

I appreciate your consideration on this matter and hope that this application will be turned down for the sake of our neighborhood. Let's do our best to be considerate and not to create an environment that will make our neighborhoods any less safe than it already is – especially because our county has a shortage of police officers to respond to emergencies in a timely manner.

Thank you!



Erik Lozolla
Executive Director & CFO

10/19/21 2:1



obcc.church
7702 El Cerrito Road
Corona, CA 92881

SANTA ANA, CA 926
7 OCT 2021 PM 3 L

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2021 OCT 13 AM 10: 52

Riverside County Board of Supervisors
4080 Lemon St
Riverside, CA 92501



92501-367999

