

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



**ITEM: 21.2
(ID # 18097)**

MEETING DATE:

Tuesday, January 25, 2022

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on Conditional Use Permit No. 190032, Development Agreement No. 1900020, Ordinance No. 664.88, Change of Zone No. 1900035, Ordinance No. 348.4976, Change of Zone No. 2100007, Ordinance No. 348.4977 – CEQA EXEMPT - Applicant: CPR - Winchester, LLC – Representative: Elliot Lewis – Third Supervisorial District – Winchester Area – Harvest Valley/Winchester Area Plan – Community Development: Commercial Retail (CD:CR) (0.25-0.35 FAR) – Zoning: Manufacturing – Service Commercial (M-SC) – 0.31 Acres – Location: The site is located North of Taylor Street, East of Winchester Road, South of Wesley Street, and West of Whittier Ave, specifically located at 28384 Winchester Road - REQUEST: Conditional Use Permit No. 190032 (CUP190032) is a proposal to utilize an existing building to establish and operate a 900 square foot cannabis retail facility with delivery on a 0.31 acre lot. Change of Zone No. 1900035 proposes a change of zone from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). Change of Zone No. 2100007 is a text amendment to Ordinance No. 348 to clarify the distance measurement in Section 19.519.A.3 for the distance from Cannabis Retailers to smoke shops or similar facilities. The hours of operation for the retail cannabis business will be from Monday through Sunday 6 am to 10 pm. Deliveries will operate daily during normal business hours, seven days per week. Development Agreement No. 1900020 (DA1900020) has a term of 10 years and grants the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900020 and CUP No. 190032 and will provide community benefits to the Winchester Area. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b) (3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report;

Continued on page 2

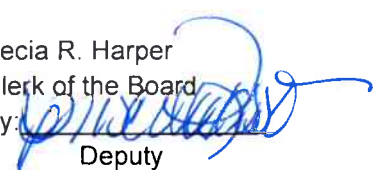
ACTION:Policy


John Hildebrand, Planning Director 1/19/2022

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended; that the above Ordinance is approved as introduced with a waiver of reading; Ordinance 348.4976 and Ordinance 348.4977 were adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: January 25, 2022
xc: Planning, Co.Co., MC/COBAb

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. **APPROVE Change of Zone No. 1900035**, to change the zoning classification for the subject property from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S) based upon the findings and conclusions provided in this staff report;
3. **ADOPT Ordinance No. 348.4976** changing the zoning classification for the subject property from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S), based upon the findings and conclusions provided in this staff report
4. **ADOPT Ordinance No. 348.4977** associated with **Change of Zone No. 2100007**, to modify the text of Ordinance No. 348 Section 19.519.A.3, based upon the findings and conclusions provided in this staff report;
5. **APPROVE Conditional Use Permit No. 190032**, subject to the attached Advisory Notification Document and Conditions of Approval, based upon the findings and conclusions provided in the staff report, and subject to adoption of Ordinance No. 664.88; and
6. **INTRODUCE, READ TITLE and WAIVE FURTHER READING OF, and ADOPT** on successive weeks **ORDINANCE NO. 664.88**, an ordinance of the County of Riverside approving Development Agreement No. 1900020, based upon the findings in the staff report.

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

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

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.

Project Details

The proposed project will occupy an approximately 900 square-foot building to be used as a storefront for a retail cannabis business on a 0.31 acre lot with parking and landscaping. The project includes nine (9) off-street parking spaces which consists of eight (8) standard parking spaces, and one (1) accessible parking space, exceeding the off-street requirement for retail cannabis at 1 stall per 200 square-feet that requires a minimum of five (5) parking spaces. In addition, two (2) of the standard parking spaces will be dedicated for the delivery vehicles. The project is not required to provide electrical vehicle parking, as the project is only required to provide a minimum of five parking spaces. The site also includes a trash at the northeast corner of the property. Furthermore, landscaping and internal walkways are proposed throughout the site. The property is accessed from Winchester Road.

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

The existing structure is a single story log cabin style building with a composition pitched roof. The structure has a log cabin finish siding installed along all elevations of the building with glass windows, and exterior doors.

The interior of the proposed suite area consists of areas for retail sales, reception and waiting area, and other spaces that include restrooms, and delivery hub/storage.

The business will operate between the hours of 6am to 10pm daily in accordance with the County of Riverside Ordinance No. 348 Section 19.505 (I). Deliveries will operate daily during normal business hours, seven days per week.

Development Agreement

The applicant proposed entering into the attached development agreement (DA) with the County for the Project. The DA is consistent with the General Plan and with Board Policy B-9. Additionally, the Advisory Notification Document, Conditions of Approval, and entitlement approvals are incorporated in the exhibits of the DA and will ensure that the Project is developed in a way that would not conflict with the public's health, safety or general welfare. The DA has a term of 10 years (with the option for a 5-year extension subject to mutual approval) and will grant the applicant vesting rights to develop the Project in accordance with the terms of the DA. In exchange, the DA provides certain public benefits that go beyond the basic requirements of the County including annual public benefit payments, which will be used for additional public safety services, infrastructure improvements or community enhancement programs.

Development Agreement No. 1900020 requires the applicant to make the following payments:

- 1) An initial deposit-based fee of \$5,000 for annual inspections and the administration of the development agreement program.
- 2) A baseline Public Benefits payment of \$14,400, which will be increased 2% per year. The baseline payment amount shall be allocated 45% to the Code Enforcement Department, and the remaining 55% will be transferred to the Executive Office for deposit into the General Fund, to be allocated as part of the annual budget process and generally spent on cannabis regulatory activity performed by the District Attorney's Cannabis Regulation Task Force, the Sheriff's Office, Public Health, County Counsel, and the Agricultural Commissioner's office. The percentages above are based on the expected regulatory costs that were used to establish the baseline Public Benefits fee, as approved by the Board on January 29, 2019. The Code Enforcement Department will serve as the main regulatory arm of the County in monitoring that the businesses will comply with their conditions of approval and respond to public concerns.

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

- 3) An annual Additional Public Benefit payment of \$57,600 which will increase 3% per year. This payment shall be held by TLMA in an account specifically for the Winchester/Homeland area, to be allocated by the Board of Supervisors to projects and services that benefit the community.

Per state law, a development agreement is a legislative act that must be approved by ordinance. Proposed Ordinance No. 664.88 an ordinance of the County of Riverside Approving Development Agreement No. 1900020, incorporates by reference DA No. 1900020 consistent with Government Code section 65867.5.

Development Agreement No. 1900020 and Conditional Use Permit No. 190032 were submitted to the County of Riverside on October 11, 2019.

On March 24, 2021, the Planning Commission voted 5-0 in favor of recommending approval to the Board of Supervisors, with the conditions to add 24-hour armed security on the premises, increase the wall height adjacent to the residential property, and install additional landscaping on the subject location and in a way to screen the commercial site in question from the adjacent residential property

Impact on Residents and Businesses

The proposed project is categorically exempt under CEQA, which means that it belongs to a class of projects that have been determined to not have a significant effect on the environment. As detailed in the Planning Commission Staff Report, which is attached hereto and incorporated by reference, no exceptions pursuant to State CEQA Guidelines section 15300.2 apply. Accordingly, there will be no impacts on residents or businesses.

SUPPLEMENTAL:

Additional Fiscal Information

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

ATTACHMENTS:

- A. PLANNING COMMISSION MINUTES
- B. PLANNING COMMISSION MEMO
- C. PLANNING COMMISSION STAFF REPORT
- D. ORDINANCE NO. 664.88
- E. DEVELOPMENT AGREEMENT No. 1900020
- F. ORDINANCE NO. 348.4976
- G. ORDINANCE NO. 348.4977
- H. CUP190032 EXHIBITS

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


Jason Farin, Principal Management Analyst 1/20/2022

1 ORDINANCE NO. 348.4977

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE
3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING
4

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

6 Section 1. Subsection A.3. of Section 19.519 of Ordinance No. 348 is amended to read
7 as follows:

8 "3. Cannabis Retailers shall be located more than 500 feet from a smoke shop or
9 similar facility, as measured from the nearest principal point of entry of the
10 Cannabis Retailer to the nearest principal point of entry of the smoke shop
11 or similar facility. The distance shall be measured following the shortest
12 path of travel by either a pedestrian or vehicle."

13 Section 2. This ordinance shall take effect thirty (30) days after its adoption.

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

16 By: 
17 Chair, Board of Supervisors
18 **JEFF HEWITT**


18 ATTEST:

19 Clerk of the Board

20 By: 
21 Deputy

22
23 (SEAL)

24 APPROVED AS TO FORM
25 January 25, 2022

26
27 By: 
28 **STEPHANIE K. NELSON**
Deputy County Counsel

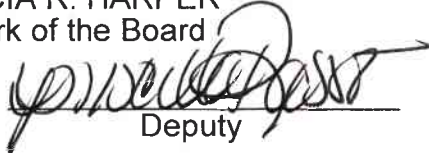
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on January 25, 2022, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

DATE: January 25, 2022

KECIA R. HARPER
Clerk of the Board
BY: 
Deputy

SEAL

Item 21.2

1 ORDINANCE NO. 348.4976

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

6 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
7 amended, are further amended by placing in effect in the Winchester Area, the zone or zones as shown on
8 the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2473,
9 Change of Zone Case No. 1900035" which map is made a part of this ordinance.

10 Section 2. This ordinance shall take effect 30 days after its adoption.

11 BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA

13 By:

Jeff Hewitt
Chair, Board of Supervisors

14 **JEFF HEWITT**

15 ATTEST:
16 KECIA R. HARPER
17 Clerk of the Board

18 By: *[Signature]*

19 (SEAL)

20
21 APPROVED AS TO FORM

22 January 12, 2022

23 By:

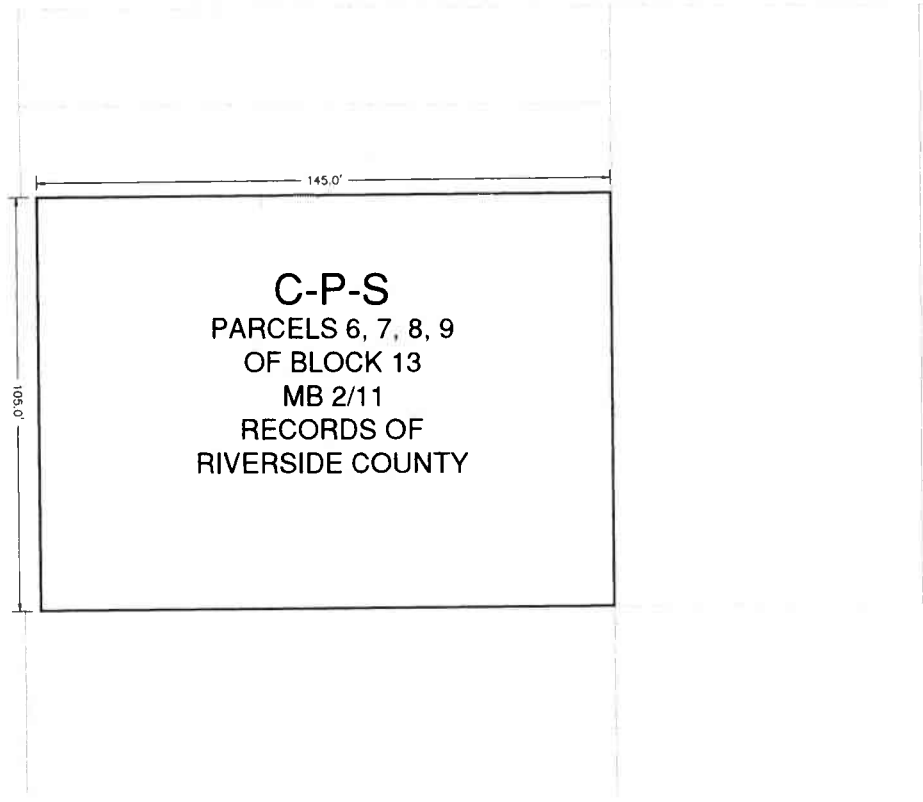
Stephanie K. Nelson
STEPHANIE K. NELSON
Deputy County Counsel

24
25
26
27
28
JAN 25 2022 21.2

WINCHESTER AREA
SEC. 27, T. 5 S.R.2 W., S.B.M.

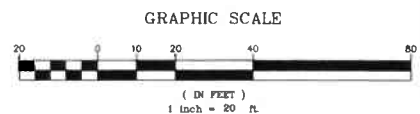
WESLEY ST
⌚

WINCHESTER RD
⌚



C-P-S SCENIC HIGHWAY COMMERCIAL

MAP NO. 2.2473
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 1900035
ADOPTED BY ORDINANCE NO. 348.4976
(DATE): _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS



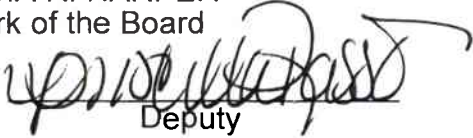
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on January 25, 2022, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

DATE: January 25, 2022

KECIA R. HARPER
Clerk of the Board
BY: 
Deputy

SEAL

Item 21.2

11:50

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.

Deaguitero

SPEAKER'S NAME: JAMES DEAGUILERA

Address: 2068 ORANGE TRL

City: Redland Zip: 72347

Phone #: 909 553-8944

Date: 1/24/2022 Agenda # 21.2

PLEASE STATE YOUR POSITION BELOW:

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

 Support Oppose Neutral

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

 Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

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

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

Power Point Presentations/Printed Material:

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

Individual Speaker Limits:

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

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chairman:

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

Hearing Date: January 25, 2022

To: Clerk of the Board of Supervisors

From: Planning Department – Riverside (Planner: Russell Brady)

MinuteTraq #: 18097

Project Description:

TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on Conditional Use Permit No. 190032, Development Agreement No. 1900020, Ordinance No. 664.88, Change of Zone No. 1900035, Ordinance No. 348.4976, Change of Zone No. 2100007, Ordinance No. 348.4977 – CEQA EXEMPT - Applicant: CPR - Winchester, LLC – Representative: Elliot Lewis – Third Supervisorial District – Winchester Area – Harvest Valley/Winchester Area Plan – Community Development: Commercial Retail (CD:CR) (0.25-0.35 FAR) – Zoning: Manufacturing – Service Commercial (M-SC) – 0.31 Acres – Location: The site is located North of Taylor Street, East of Winchester Road, South of Wesley Street, and West of Whittier Ave, specifically located at 28384 Winchester Road - REQUEST: Conditional Use Permit No. 190032 (CUP190032) is a proposal to utilize an existing building to establish and operate a 900 square foot cannabis retail facility with delivery on a 0.31 acre lot. Change of Zone No. 1900035 proposes a change of zone from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). Change of Zone No. 2100007 is a text amendment to Ordinance No. 348 to clarify the distance measurement in Section 19.519.A.3 for the distance from Cannabis Retailers to smoke shops or similar facilities. The hours of operation for the retail cannabis business will be from Monday through Sunday 6 am to 10 pm. Deliveries will operate daily during normal business hours, seven days per week. Development Agreement No. 1900020 (DA1900020) has a term of 10 years and grants the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900020 and CUP No. 190032 and will provide community benefits to the Winchester Area. District 3. [Applicant Fees 100%]

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

- Place on Administrative Action
- Receive & File
- EOT
- Labels provided If Set For Hearing
 - 10 Day
 - 20 Day
 - 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (3rd Dist) Press Enterprise
- CEQA Exempt
 - 10 Day
 - 20 Day
 - 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

Designate Newspaper used by Planning Department for Notice of Hearing:

(3rd Dist) Press Enterprise

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

1/25/22 planning item 21.2

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



ITEM:
(ID # 18097)

MEETING DATE:
Tuesday, January 25, 2022

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on Conditional Use Permit No. 190032, Development Agreement No. 1900020, Ordinance No. 664.88, Change of Zone No. 1900035, Ordinance No. 348.4976, Change of Zone No. 2100007, Ordinance No. 348.4977 – CEQA EXEMPT - Applicant: CPR - Winchester, LLC – Representative: Elliot Lewis – Third Supervisorial District – Winchester Area – Harvest Valley/Winchester Area Plan – Community Development: Commercial Retail (CD:CR) (0.25-0.35 FAR) – Zoning: Manufacturing – Service Commercial (M-SC) – 0.31 Acres – Location: The site is located North of Taylor Street, East of Winchester Road, South of Wesley Street, and West of Whittier Ave, specifically located at 28384 Winchester Road - REQUEST: Conditional Use Permit No. 190032 (CUP190032) is a proposal to utilize an existing building to establish and operate a 900 square foot cannabis retail facility with delivery on a 0.31 acre lot. Change of Zone No. 1900035 proposes a change of zone from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). Change of Zone No. 2100007 is a text amendment to Ordinance No. 348 to clarify the distance measurement in Section 19.519.A.3 for the distance from Cannabis Retailers to smoke shops or similar facilities. The hours of operation for the retail cannabis business will be from Monday through Sunday 6 am to 10 pm. Deliveries will operate daily during normal business hours, seven days per week. Development Agreement No. 1900020 (DA1900020) has a term of 10 years and grants the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900020 and CUP No. 190032 and will provide community benefits to the Winchester Area. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b) (3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,
2. **ADOPT Ordinance No. 348.4976** associated with **Change of Zone No. 1900035**, to change the zoning classification for the subject property from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S), based upon the findings and conclusions provided in this staff report; and,
3. **ADOPT Ordinance No. 348.4977** associated with **Change of Zone No. 2100007**, to modify the text of Ordinance No. 348 Section 19.519.A.3, based upon the findings and conclusions provided in this staff report; and,

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

4. **TENTATIVELY APPROVE** **Change of Zone No. 1900035**, to change the zoning classification for the subject property from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S) based upon the findings and conclusions provided in this staff report, and pending adoption of the zoning ordinance by the Board of Supervisors; and,
5. **APPROVE Conditional Use Permit No. 190032**, subject to the attached Advisory Notification Document and Conditions of Approval, based upon the findings and conclusions provided in the staff report, and subject to adoption of Ordinance No. 664.88; and
6. **INTRODUCE, READ TITLE and WAIVE FURTHER READING OF, and ADOPT** on successive weeks **ORDINANCE NO. 664.88**, an ordinance of the County of Riverside approving Development Agreement No. 1900020, based upon the findings in the staff report.

ACTION:

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

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

BACKGROUND:

Summary

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.

Project Details

The proposed project will occupy an approximately 900 square-foot building to be used as a storefront for a retail cannabis business on a 0.31 acre lot with parking and landscaping. The project includes nine (9) off-street parking spaces which consists of eight (8) standard parking spaces, and one (1) accessible parking space, exceeding the off-street requirement for retail cannabis at 1 stall per 200 square-feet that requires a minimum of five (5) parking spaces. In addition, two (2) of the standard parking spaces will be dedicated for the delivery vehicles. The project is not required to provide electrical vehicle parking, as the project is only required to provide a minimum of five parking spaces. The site also includes a trash at the northeast corner of the property. Furthermore, landscaping and internal walkways are proposed throughout the site. The property is accessed from Winchester Road.

The existing structure is a single story log cabin style building with a composition pitched roof. The structure has a log cabin finish siding installed along all elevations of the building with glass windows, and exterior doors.

The interior of the proposed suite area consists of areas for retail sales, reception and waiting area, and other spaces that include restrooms, and delivery hub/storage.

The business will operate between the hours of 6am to 10pm daily in accordance with the County of Riverside Ordinance No. 348 Section 19.505 (I). Deliveries will operate daily during normal business hours, seven days per week.

Development Agreement

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

The applicant proposed entering into the attached development agreement (DA) with the County for the Project. The DA is consistent with the General Plan and with Board Policy B-9. Additionally, the Advisory Notification Document, Conditions of Approval, and entitlement approvals are incorporated in the exhibits of the DA and will ensure that the Project is developed in a way that would not conflict with the public's health, safety or general welfare. The DA has a term of 10 years (with the option for a 5-year extension subject to mutual approval) and will grant the applicant vesting rights to develop the Project in accordance with the terms of the DA. In exchange, the DA provides certain public benefits that go beyond the basic requirements of the County including annual public benefit payments, which will be used for additional public safety services, infrastructure improvements or community enhancement programs.

Development Agreement No. 1900020 requires the applicant to make the following payments:

- 1) An initial deposit-based fee of \$5,000 for annual inspections and the administration of the development agreement program.
- 2) A baseline Public Benefits payment of \$14,400, which will be increased 2% per year. The baseline payment amount shall be allocated 45% to the Code Enforcement Department, and the remaining 55% will be transferred to the Executive Office for deposit into the General Fund, to be allocated as part of the annual budget process and generally spent on cannabis regulatory activity performed by the District Attorney's Cannabis Regulation Task Force, the Sheriff's Office, Public Health, County Counsel, and the Agricultural Commissioner's office. The percentages above are based on the expected regulatory costs that were used to establish the baseline Public Benefits fee, as approved by the Board on January 29, 2019. The Code Enforcement Department will serve as the main regulatory arm of the County in monitoring that the businesses will comply with their conditions of approval and respond to public concerns.
- 3) An annual Additional Public Benefit payment of \$57,600 which will increase 3% per year. This payment shall be held by TLMA in an account specifically for the Winchester/Homeland area, to be allocated by the Board of Supervisors to projects and services that benefit the community.

Per state law, a development agreement is a legislative act that must be approved by ordinance. Proposed Ordinance No. 664.88 an ordinance of the County of Riverside Approving Development Agreement No. 1900020, incorporates by reference DA No. 1900020 consistent with Government Code section 65867.5.

Development Agreement No. 1900020 and Conditional Use Permit No. 190032 were submitted to the County of Riverside on October 11, 2019.

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

On March 24, 2021, the Planning Commission voted 5-0 in favor of recommending approval to the Board of Supervisors, with the conditions to add 24-hour armed security on the premises, increase the wall height adjacent to the residential property, and install additional landscaping on the subject location and in a way to screen the commercial site in question from the adjacent residential property

Impact on Residents and Businesses

The proposed project is categorically exempt under CEQA, which means that it belongs to a class of projects that have been determined to not have a significant effect on the environment. As detailed in the Planning Commission Staff Report, which is attached hereto and incorporated by reference, no exceptions pursuant to State CEQA Guidelines section 15300.2 apply. Accordingly, there will be no impacts on residents or businesses.

SUPPLEMENTAL:

Additional Fiscal Information

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

ATTACHMENTS:

- A. PLANNING COMMISSION MINUTES
- B. PLANNING COMMISSION MEMO
- C. PLANNING COMMISSION STAFF REPORT
- D. ORDINANCE NO. 664.88
- E. DEVELOPMENT AGREEMENT No. 1900020
- F. ORDINANCE NO. 348.4976
- G. ORDINANCE NO. 348.4977
- H. CUP190032 EXHIBITS

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 08, 2020,

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

APN (s) or case numbers CZ1900035 / CUP190032 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

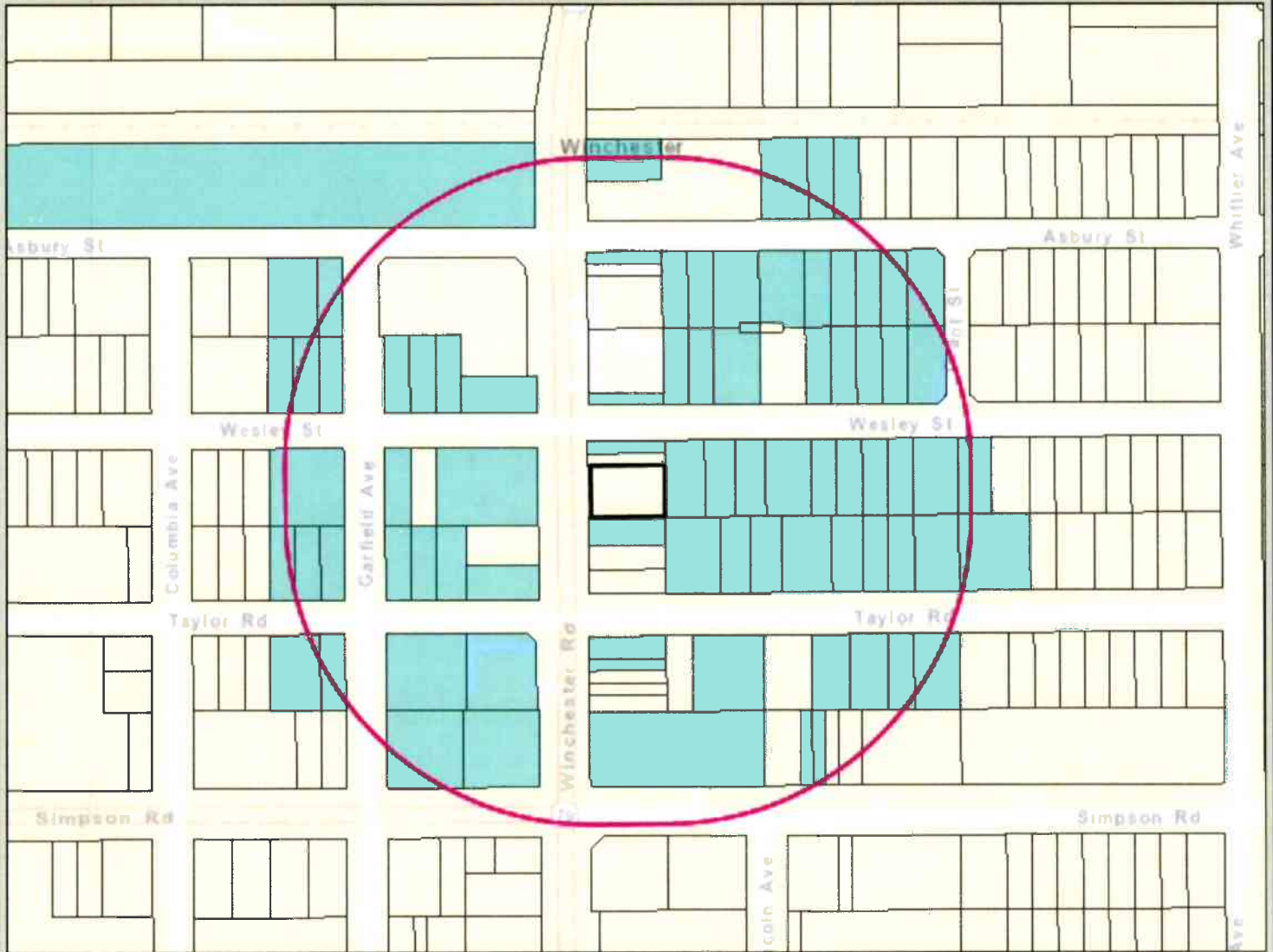
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ1900035 / CUP190032 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 376 752 Feet

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

REPORT PRINTED ON... 10/8/2020 2:58:55 PM

© Riverside County RCIT



5162®

Easy Peel® Address Labels |
Bend along line to expose Pop-up Edge® |Go to avery.com/templates |
Use Avery Template 5162 |

462154003
ALICIA RIGAS
26347 MEADOW CREEK LN
WILDOMAR CA 92595

462163029
RONALD HETZNER
20121 AMAPOLA AVE
ORANGE CA 92869

462166007
BELKNAP KATY SEPARATE PROPERTY TRUST
680 MEADOW OAK DR
ARROYO GRANDE CA 93420

463076006
WANDA ORTIZ
P O BOX 463
WINCHESTER CA 92596

463076020
ELADIO SANTILLANES
P O BOX 26
WINCHESTER CA 92598

463117046
RONALD DIPIERRO
33076 TAYLOR ST
WINCHESTER CA 92596

463117057
MIMI KO
38781 VIA LAS FLORES
MURRIETA CA 92563

463118001
WINCHESTER COMM UNITED METHODIST
P O BOX 186
WINCHESTER CA 92586

463118009
CLARA A. REDFIELD
16229 MONTBROOK ST
LA PUENTE CA 91744

463076001
28314 WINCHESTER
4108 THE STRAND
MANHATTAN BCH CA 90266

463076023
HOME EXPO FINANCIAL INC
23580 ALESSANDRO NO 9818
MORENO VALLEY CA 92552

463076025
ELBERT GARCIADEALBA
P O BOX 411
WINCHESTER CA 92596

463077001
H O E INV INC
23905 CLINTON KEITH RD
WILDOMAR CA 92595

463117017
WILLIAMSON MARTHA K ESTATE OF
P O BOX 731
WINCHESTER CA 92596

463117018
LAZARO CONDE
33162 TAYLOR ST
WINCHESTER CA 92596

462153004
GREGORIO SANCHEZ
28900 MEMORY LN
WINCHESTER CA 92596

463118002
WINCHESTER COMM UNITED METHODIST
P O BOX 186
WINCHESTER CA 92596

463118008
LITTLE FAMILY LIMITED PARTNERSHIP
PO BOX 181
WINCHESTER CA 92596

462153009
DENNISON DIGGES
32925 ASBURY ST
WINCHESTER CA 92596

462154007
JOSE R. GONZALEZ
P O BOX 900
WINCHESTER CA 92596

462162004
MAXIMILIANO KOSTERLYTZKY
P O BOX 791
WINCHESTER CA 92596

462163006
HOWARD DEE HUNTER
P O BOX 562
WINCHESTER CA 92596

462163020
LITTLE
PO BOX 181
WINCHESTER CA 92596

462165010
LINDA L. LEEPER
P O BOX 35
WINCHESTER CA 92596

462166003
SUH FRANK KOON & CHONG CHA H REV LIV
29237 MORAGA ST
MENIFEE CA 92584

462153008
MARY RUTH WATHERN
82905 ASBURY ST
WINCHESTER CA 92596

462162005
SILVIANO MARTINEZ
P O BOX 601
WINCHESTER CA 92596

462162008
ALEJANDRO GUTIERREZ
P O BOX 911
WINCHESTER CA 92596

462154006
ESTEBAN BUCIO
PO BOX 233
WINCHESTER CA 92596

462166005
ALLEAN C. STEWART
32931 TAYLOR ST
WINCHESTER CA 92596

463076024
JESUS MEMBRENO
31089 WESTERN VIEW DR
HOMELAND CA 92548

463077005
MIGUEL VILLAVICENCIO
33100 ASBURY ST
WINCHESTER CA 92596

463117015
JOSE D. HUERTA
P O BOX 245
WINCHESTER CA 92596

463117016
VELASCO JOSE & SERAFINA 2015 TRUST DTD
3515 GROVE CANYON RD
ESCONDIDO CA 92025

463117052
MICHELLE SWANK
21025 RIO LINDA RD
TEMECULA CA 92590

463118006
GURU ARJAN DEV INC
45029 PROMISE RD
LAKE ELSINORE CA 92532

463118025
AL R. ROMAN
P O BOX 465
WINCHESTER CA 92596

463118026
ROBERT STANLEY JACOBS
16179 FIRESTONE LN
CHINO HILLS CA 91709

462151001
RIVERSIDE COUNTY TRANSPORTATION
PO BOX 12008
RIVERSIDE CA 92502

462153005
MAXIMILIANO RAMIREZ MONJE
32920 WESLEY ST
WINCHESTER CA 92596

463117036
PEDRO GONZALEZ REYES
P O BOX 633
WINCHESTER CA 92596

463117037
HONBERGER JACK A
P O BOX 14
WINCHESTER CA 92596

462163001
SHELBA J. MORGAN
P O BOX 492
WINCHESTER CA 92596

462166004
SUH FRANK KOON & CHONG CHA REV LIV
29237 MORAGA ST
MENIFEE CA 92584

463076007
ACE JOSEPH RHYNES
PO BOX 361
WINCHESTER CA 92596

463076011
LUIS ROBERTO GOMEZ
33041 ASBURY ST
WINCHESTER CA 92596

463076015
ISIDRO REYES ZARZA
33061 ASBURY ST
WINCHESTER CA 92596

463117001
EEL HOLDINGS
1900 MAIN ST # 500
IRVINE CA 92614

463117007
ZHARID GIOVANNI CORNEJO
39741 VIA LAS PALMAS
MURRIETA CA 92563

463117035
CRYSTAL MIRELES
33151 WESLEY ST
WINCHESTER CA 92596

463117047
GUADALUPE RAMOS
P O BOX 869
WINCHESTER CA 92596

463118023
JUAN MARTIN RODRIGUEZ
PO BOX 285
WINCHESTER CA 92596

463076005
HARBANS S. HARI
32674 SPUN COTTON DR
WINCHESTER CA 92596

463076021
SALVADOR ALEGRIA
P O BOX 544
WINCHESTER CA 92596

463076022
IE INV
P O BOX 1422
PERRIS CA 92572

463077003
SABRINA AMATO
P O BOX 998
WINCHESTER CA 92596

462162011
ANGELICA GUTIERREZ
31981 CALLE BALLENTINE
TEMECULA CA 92592

462163028
ROWE STEPHEN D & MEGAN R ROWE
PO BOX 507
WINCHESTER CA 92596

463076014
LESLIE NORMAN MACIVER
33050 WESLEY ST
WINCHESTER CA 92596

463076018
FRANCISCO MIRELES
P O BOX 728
WINCHESTER CA 92596

463117045
TAMMI MARIE BRILES
PO BOX 415
WINCHESTER CA 92596

463117010
CHERIE R. SHADDUCK
PO BOX 476
WINCHESTER CA 92596

463117038
GEORGE E. BARBEE
P O BOX 422
WINCHESTER CA 92596

463117039
JOHN R. QUINTANAR
P O BOX 332
WINCHESTER CA 92596

463117044
SERGIO MARTINEZ GARCIA
33128 TAYLOR ST
WINCHESTER CA 92596

463117054
ASHLEY HALLWORTH
33067 WESLEY ST
WINCHESTER CA 92596

463117055
KATE DAVID
33055 WESLEY ST
WINCHESTER CA 92596

463118028
WINCHESTER COMMUNITY CHURCH
P O BOX 186
WINCHESTER CA 92596

462165011
RICARDO ALMEJO
37760 BOREL RD
MURRIETA CA 92563

463076010
LEROY F. LANGFITT
P O BOX 906
WINCHESTER CA 92596

463076016
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

463076028
MARIA ELVA CORNEJO-SAGRERO
33075 ASBURY ST
WINCHESTER CA 92596

463076031
VINCENTE RAMIREZ
P O BOX 236
WINCHESTER CA 92596

463077004
STEVEN BURTNES
P O BOX 142
WINCHESTER CA 92596

463076019
MIRELES JUAN JOSE
P O BOX 573
WINCHESTER CA 92596

463076032
PACO MIRELES
33136 WESLEY ST
WINCHESTER CA 92596

463117034
PACO MIRELES
P O BOX 672
WINCHESTER CA 92596

463118024
ROSA BERNAL
P O BOX 851
HEMET CA 92596

462153003
RAMIRO MADRIGAL SEGUNDO
32900 WESLEY ST
WINCHESTER CA 92596

462154005
MARCELA RODRIGUEZ DEMADRIGAL
24861 LEICESTER ST
MENIFEE CA 92584

462163007
JUAN AVILA
32930 TAYLOR ST
WINCHESTER CA 92596

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, CONDITIONAL USE PERMIT, DEVELOPMENT AGREEMENT, AND ORDINANCE IN THE HARVEST VALLEY/WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 25, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Conditional Use Permit No. 190032, Development Agreement No. 1900020, Change of Zone No. 1900035, and Change of Zone No. 2100007. Conditional Use Permit No. 190032 (CUP190032)** is a proposal to utilize an existing building to establish and operate a 900 square foot cannabis retail facility with delivery on a 0.31 acre lot. **Change of Zone No. 1900035** proposes a change of zone from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). **Change of Zone No. 2100007** is a text amendment to **Ordinance No. 348** to clarify the distance measurement in Section 19.519.A.3 for the distance from Cannabis Retailers to smoke shops or similar facilities. **Development Agreement No. 1900020 (DA1900020)** has a term of 10 years and grants the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900020 and CUP No. 190032 and will provide community benefits to the Winchester Area. This proposed project is located North of Taylor Street, East of Winchester Road, South of Wesley Street, and West of Whittier Ave, specifically located at 28384 Winchester Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **Find** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Adopt Ordinance No. 348.4976, Adopt Ordinance 348.4977, Approve Change of Zone No. 1900035, Approve Change of Zone No. 2100007, Approve Conditional Use Permit No. 190032, and Introduce, Read Title and Waive Further Reading of, and Adopt successive weeks Ordinance No. 664.88 approving Development Agreement No. 1900020.**

On March 24, 2021 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, CONTRACT PLANNER, AT (951) 955-3025 OR EMAIL RBRADY@RIVCO.ORG.

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

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

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

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

Dated: January 10, 2022

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

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: ACR- CUP 190032 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

01/15/2022

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

Date: January 15, 2022
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011512194-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, CONDITIONAL USE PERMIT, DEVELOPMENT AGREEMENT, AND ORDINANCE IN THE HARVEST VALLEY/WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 25, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve Conditional Use Permit No. 190032, Development Agreement No. 1900020, Change of Zone No. 1900035, and Change of Zone No. 2100007. Conditional Use Permit No. 190032 (CUP190032) is a proposal to utilize an existing building to establish and operate a 900 square foot cannabis retail facility with delivery on a 0.31 acre lot. Change of Zone No. 1900035 proposes a change of zone from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). Change of Zone No. 2100007 is a text amendment to Ordinance No. 348 to clarify the distance measurement in Section 19.519.A.3 for the distance from Cannabis Retailers to smoke shops or similar facilities. Development Agreement No. 1900020 (DA1900020) has a term of 10 years and grants the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900020 and CUP No. 190032 and will provide community benefits to the Winchester Area. This proposed project is located North of Taylor Street, East of Winchester Road, South of Wesley Street, and West of Whittier Ave, specifically located at 28384 Winchester Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors Find that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Adopt Ordinance No. 348.4976, Adopt Ordinance 348.4977, Approve Change of Zone No. 1900035, Approve Change of Zone No. 2100007, Approve Conditional Use Permit No. 190032, and Introduce, Read Title and Waive Further Reading of, and Adopt successive weeks Ordinance No. 664.88 approving Development Agreement No. 1900020.**

On March 24, 2021 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, CONTRACT PLANNER, AT (951) 955-3025 OR EMAIL RBRADY@RIVCO.ORG.

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

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

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

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

Dated: January 10, 2022
Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant
Press-Enterprise: 1/15

1/25/22
Planning
Item

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, CONDITIONAL USE PERMIT, DEVELOPMENT AGREEMENT, AND ORDINANCE IN THE HARVEST VALLEY/WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 25, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Conditional Use Permit No. 190032, Development Agreement No. 1900020, Change of Zone No. 1900035, and Change of Zone No. 2100007. Conditional Use Permit No. 190032 (CUP190032)** is a proposal to utilize an existing building to establish and operate a 900 square foot cannabis retail facility with delivery on a 0.31 acre lot. **Change of Zone No. 1900035** proposes a change of zone from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). **Change of Zone No. 2100007** is a text amendment to **Ordinance No. 348** to clarify the distance measurement in Section 19.519.A.3 for the distance from Cannabis Retailers to smoke shops or similar facilities. **Development Agreement No. 1900020 (DA1900020)** has a term of 10 years and grants the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900020 and CUP No. 190032 and will provide community benefits to the Winchester Area. This proposed project is located North of Taylor Street, East of Winchester Road, South of Wesley Street, and West of Whittier Ave, specifically located at 28384 Winchester Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **Find** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Adopt Ordinance No. 348.4976, Adopt Ordinance 348.4977, Approve Change of Zone No. 1900035, Approve Change of Zone No. 2100007, Approve Conditional Use Permit No. 190032, and Ordinance No. 664.88, Read Title and Waive Further Reading of, and Adopt successive weeks Ordinance No. 664.88 and Development Agreement No. 1900020.**

On March 24, 2021 the Planning Commission and staff recommendation to the Board of Supervisors by a vote of 5-0. The Planning Department's comments for the proposed project may be viewed online under the Planning Commission hearing and public hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, CONTRACT PLANNER, AT (951) 955-3000 OR EMAIL [RBRADY@RIVCO.ORG](mailto:rbrady@rivco.org).

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

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

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

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

Dated: January 10, 2022

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

1/25/22 planning item

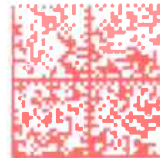


Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE
This may affect your property

463118024
ROSA BERNAL
P O BOX 851
HEMET CA 92596

PRESORTED
FIRST CLASS



U.S. POSTAGE >> PITNEY BOWES



ZIP 92504 \$ 000.4
02 4W
0000348270 JAN 11 20

NIXIE 910 SE 1260 0001/16/22

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 92502114747 *2852-03616-16-11

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, CONDITIONAL USE PERMIT, DEVELOPMENT AGREEMENT, AND ORDINANCE IN THE HARVEST VALLEY/WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 25, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Conditional Use Permit No. 190032, Development Agreement No. 1900020, Change of Zone No. 1900035, and Change of Zone No. 2100007. Conditional Use Permit No. 190032 (CUP190032)** is a proposal to utilize an existing building to establish and operate a 900 square foot cannabis retail facility with delivery on a 0.31 acre lot. **Change of Zone No. 1900035** proposes a change of zone from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). **Change of Zone No. 2100007** is a text amendment to **Ordinance No. 348** to clarify the distance measurement in Section 19.519.A.3 for the distance from Cannabis Retailers to smoke shops or similar facilities. **Development Agreement No. 1900020 (DA1900020)** has a term of 10 years and grants the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900020 and CUP No. 190032 and will provide community benefits to the Winchester Area. This proposed project is located North of Taylor Street, East of Winchester Road, South of Wesley Street, and West of Whittier Ave, specifically located at 28384 Winchester Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **Find** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Adopt Ordinance No. 348.4976, Adopt Ordinance 348.4977, Approve Change of Zone No. 1900035, Approve Change of Zone No. 2100007, Approve Conditional Use Permit No. 190032, and Introduce, Read Title and Waive Further Reading of, and Adopt successive weeks Ordinance No. 664.88 approving Development Agreement No. 1900020.**

On March 24, 2021 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, CONTRACT PLANNER, AT (951) 955-3025 OR EMAIL RBRADY@RIVCO.ORG.

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

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

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

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

Dated: January 10, 2022

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

1/25/22 planning item



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

PUBLIC HEARING NOTICE

This may affect your property

462154007
JOSE R. GONZALEZ
P O BOX 900
WINCHESTER CA 92596

PRESORTED
FIRST CLASS



U.S. POSTAGE PTTNEY BO

ZIP 92504 \$000.4
02 4M
0000348270 JAN 11 20

NIXIE 911 FEB 1 9981/14/22

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTR BC: 92592114747 *2852-88847-14-14

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, CONDITIONAL USE PERMIT, DEVELOPMENT AGREEMENT, AND ORDINANCE IN THE HARVEST VALLEY/WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 25, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Conditional Use Permit No. 190032, Development Agreement No. 1900020, Change of Zone No. 1900035, and Change of Zone No. 2100007. Conditional Use Permit No. 190032 (CUP190032)** is a proposal to utilize an existing building to establish and operate a 900 square foot cannabis retail facility with delivery on a 0.31 acre lot. **Change of Zone No. 1900035** proposes a change of zone from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). **Change of Zone No. 2100007** is a text amendment to **Ordinance No. 348** to clarify the distance measurement in Section 19.519.A.3 for the distance from Cannabis Retailers to smoke shops or similar facilities. **Development Agreement No. 1900020 (DA1900020)** has a term of 10 years and grants the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900020 and CUP No. 190032 and will provide community benefits to the Winchester Area. This proposed project is located North of Taylor Street, East of Winchester Road, South of Wesley Street, and West of Whittier Ave, specifically located at 28384 Winchester Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **Find** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Adopt Ordinance No. 348.4976, Adopt Ordinance 348.4977, Approve Change of Zone No. 1900035, Approve Change of Zone No. 2100007, Approve Conditional Use Permit No. 190032, and Introduce, Read Title and Waive Further Reading of, and Adopt successive weeks Ordinance No. 664.88 approving Development Agreement No. 1900020.**

On March 24, 2021 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, CONTRACT PLANNER, AT (951) 955-3025 OR EMAIL RBRADY@RIVCO.ORG.

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

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

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

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

Dated: January 10, 2022

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

1/25/22 planning item



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

PUBLIC HEARING NOTICE

This may affect your property

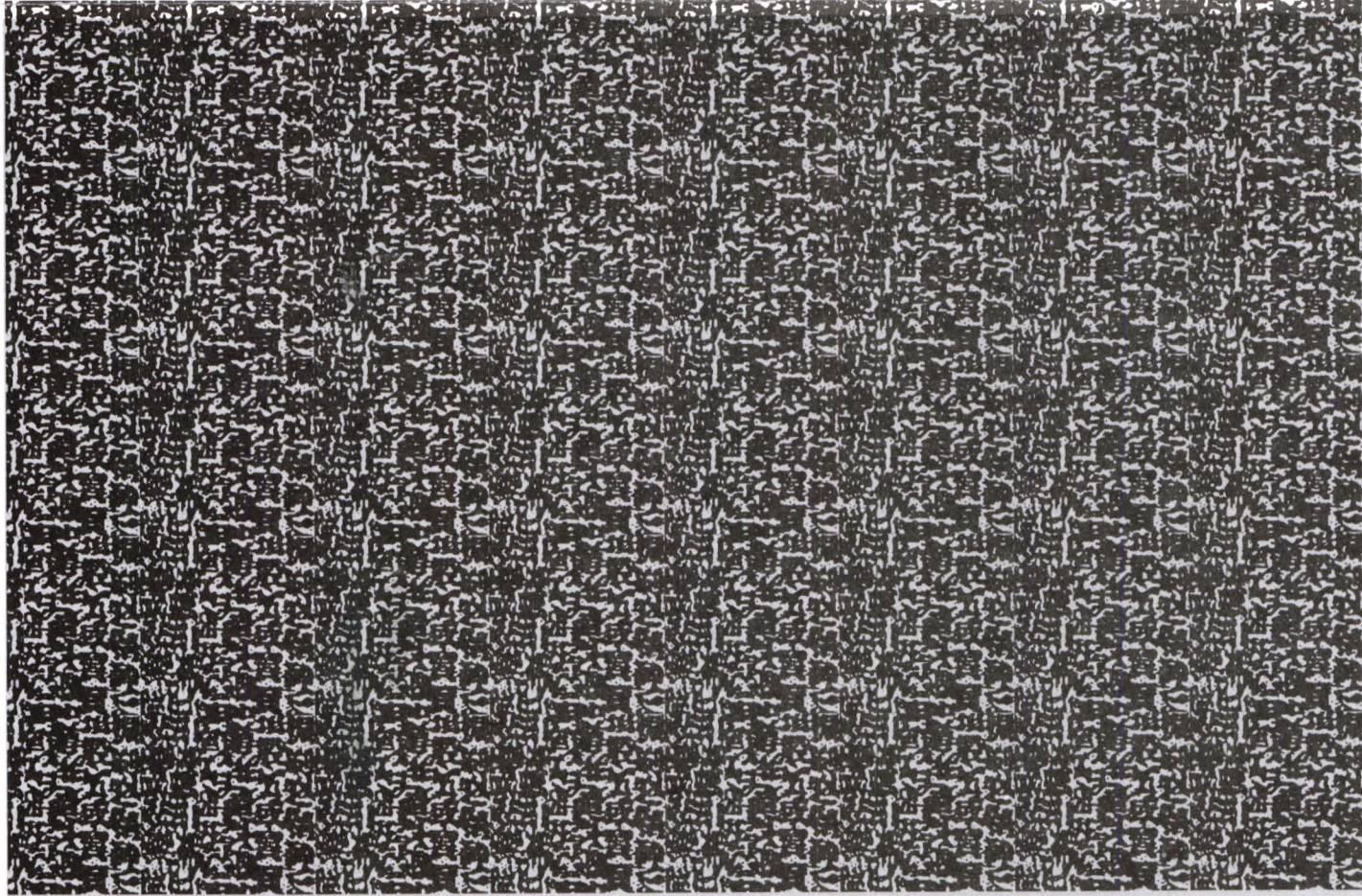
463117037
HONBERGER JACK A
P O BOX 14
WINCHESTER CA 92596



PRESORTED
FIRST CLASS

12 JAN 2022 PM 4

U.S. POSTAGE FITNEY BOWEN
ZIP 92504 \$000.4
02 4M
0000348270 JAN 11 20



RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
92582114747 * 2784-88939-12-35
92582114747 * 2784-88939-12-35

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, CONDITIONAL USE PERMIT, DEVELOPMENT AGREEMENT, AND ORDINANCE IN THE HARVEST VALLEY/WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 25, 2022 at 10:00 A.M.** or as soon as possible thereafter to consider the Planning Commission's recommendation to **approve Conditional Use Permit No. 190032, Development Agreement No. 1900020, Change of Zone No. 1900035, and Change of Zone No. 2100007. Conditional Use Permit No. 190032 (CUP190032)** is a proposal to utilize an existing building to establish and operate a 900 square foot cannabis retail facility with delivery on a 0.31 acre lot. **Change of Zone No. 1900035** proposes a change of zone from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). **Change of Zone No. 2100007** is a text amendment to **Ordinance No. 348** to clarify the distance measurement in Section 19.519.A.3 for the distance from Cannabis Retailers to smoke shops or similar facilities. **Development Agreement No. 1900020 (DA1900020)** has a term of 10 years and grants the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900020 and CUP No. 190032 and will provide community benefits to the Winchester Area. This proposed project is located North of Taylor Street, East of Winchester Road, South of Wesley Street, and West of Whittier Ave, specifically located at 28384 Winchester Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **Find** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Adopt Ordinance No. 348.4976, Adopt Ordinance 348.4977, Approve Change of Zone No. 1900035, Approve Change of Zone No. 2100007, Approve Conditional Use Permit No. 190032, and Introduce, Read Title and Waive Further Reading of, and Adopt successive weeks Ordinance No. 664.88 approving Development Agreement No. 1900020.**

On March 24, 2021 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, CONTRACT PLANNER, AT (951) 955-3025 OR EMAIL RBRADY@RIVCO.ORG.

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

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

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

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

Dated: January 10, 2022

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

1/25/22 planning item 21.2

ALICE YELD RIVER-SIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2022 JAN 18 AM 10: 52

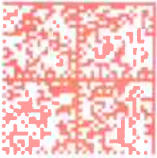
PUBLIC HEARING NOTICE
This may affect your property

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



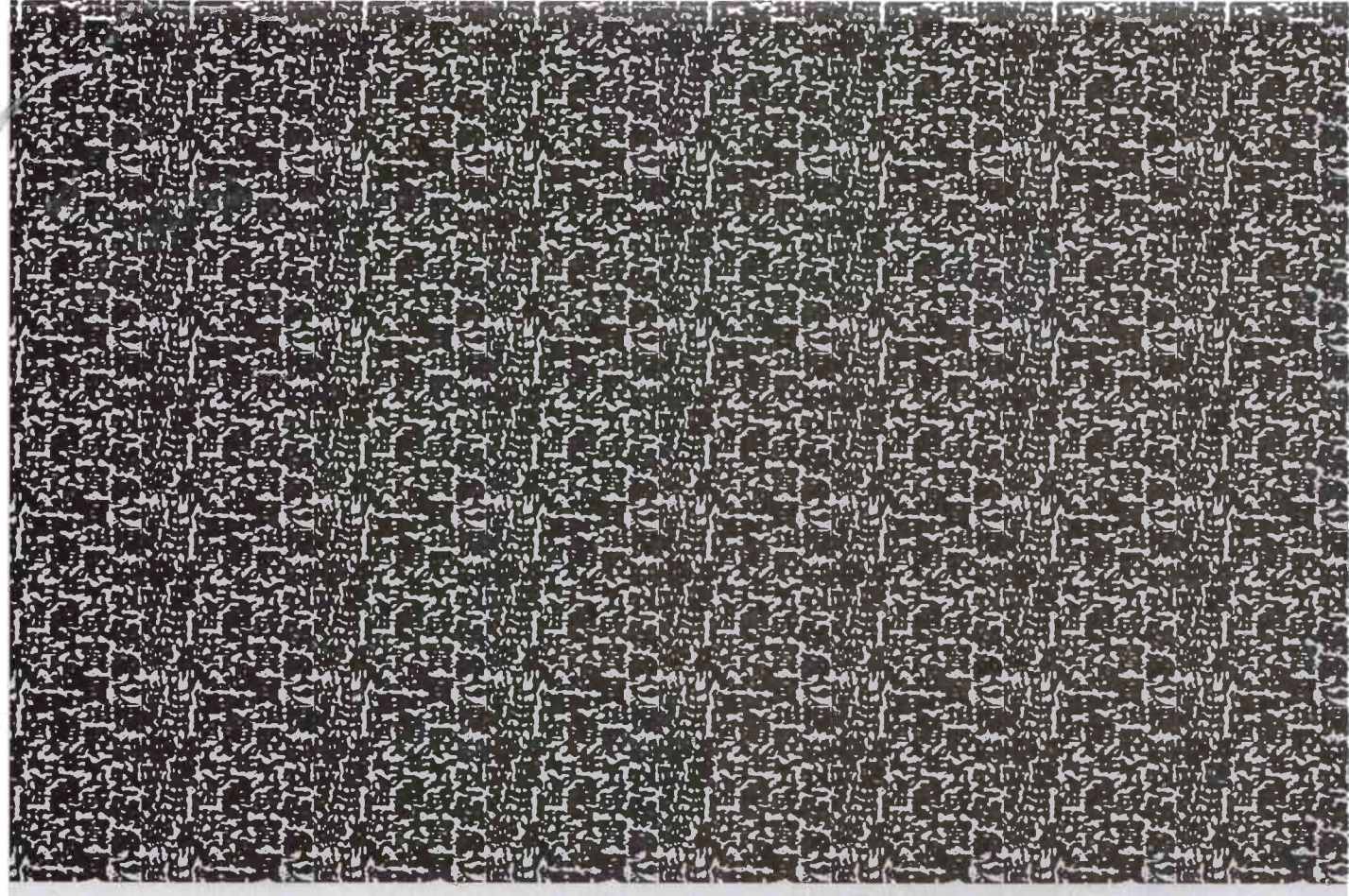
463118009
CLARA A. REDFIELD
16229 MONTBROOK ST
LA PUENTE CA 91744

**PRESORTED
FIRST CLASS**



U.S. POSTAGE PTNEY BO
ZIP 92504 \$ 000.4
02 4M
0000348270 JAN 11 2

2022 JAN 18 AM 10: 52
CLARA A. REDFIELD
16229 MONTBROOK ST
LA PUENTE CA 91744



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, CONDITIONAL USE PERMIT, DEVELOPMENT AGREEMENT, AND ORDINANCE IN THE HARVEST VALLEY/WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 25, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Conditional Use Permit No. 190032, Development Agreement No. 1900020, Change of Zone No. 1900035, and Change of Zone No. 2100007. Conditional Use Permit No. 190032 (CUP190032)** is a proposal to utilize an existing building to establish and operate a 900 square foot cannabis retail facility with delivery on a 0.31 acre lot. **Change of Zone No. 1900035** proposes a change of zone from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). **Change of Zone No. 2100007** is a text amendment to **Ordinance No. 348** to clarify the distance measurement in Section 19.519.A.3 for the distance from Cannabis Retailers to smoke shops or similar facilities. **Development Agreement No. 1900020 (DA1900020)** has a term of 10 years and grants the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900020 and CUP No. 190032 and will provide community benefits to the Winchester Area. This proposed project is located North of Taylor Street, East of Winchester Road, South of Wesley Street, and West of Whittier Ave, specifically located at 28384 Winchester Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **Find** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Adopt Ordinance No. 348.4976, Adopt Ordinance 348.4977, Approve Change of Zone No. 1900035, Approve Change of Zone No. 2100007, Approve Conditional Use Permit No. 190032, and Introduce, Read Title and Waive Further Reading of, and Adopt successive weeks Ordinance No. 664.88 approving Development Agreement No. 1900020.**

On March 24, 2021 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, CONTRACT PLANNER, AT (951) 955-3025 OR EMAIL RBRADY@RIVCO.ORG.

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

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

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

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

Dated: January 10, 2022

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

NIXIE 911 FE 1260 0001/19/22
ATTENTION: DIRECTOR OF THE COUNTY OF RIVERSIDE
CLERK / BOARD OF SUPERVISORS

REC'D RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2022 JAN 21 AM 10:16

463117039
JOHN R. QUINTANAR
P O BOX 332
WINCHESTER CA 92596

PUBLIC HEARING NOTICE
This may affect your property

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

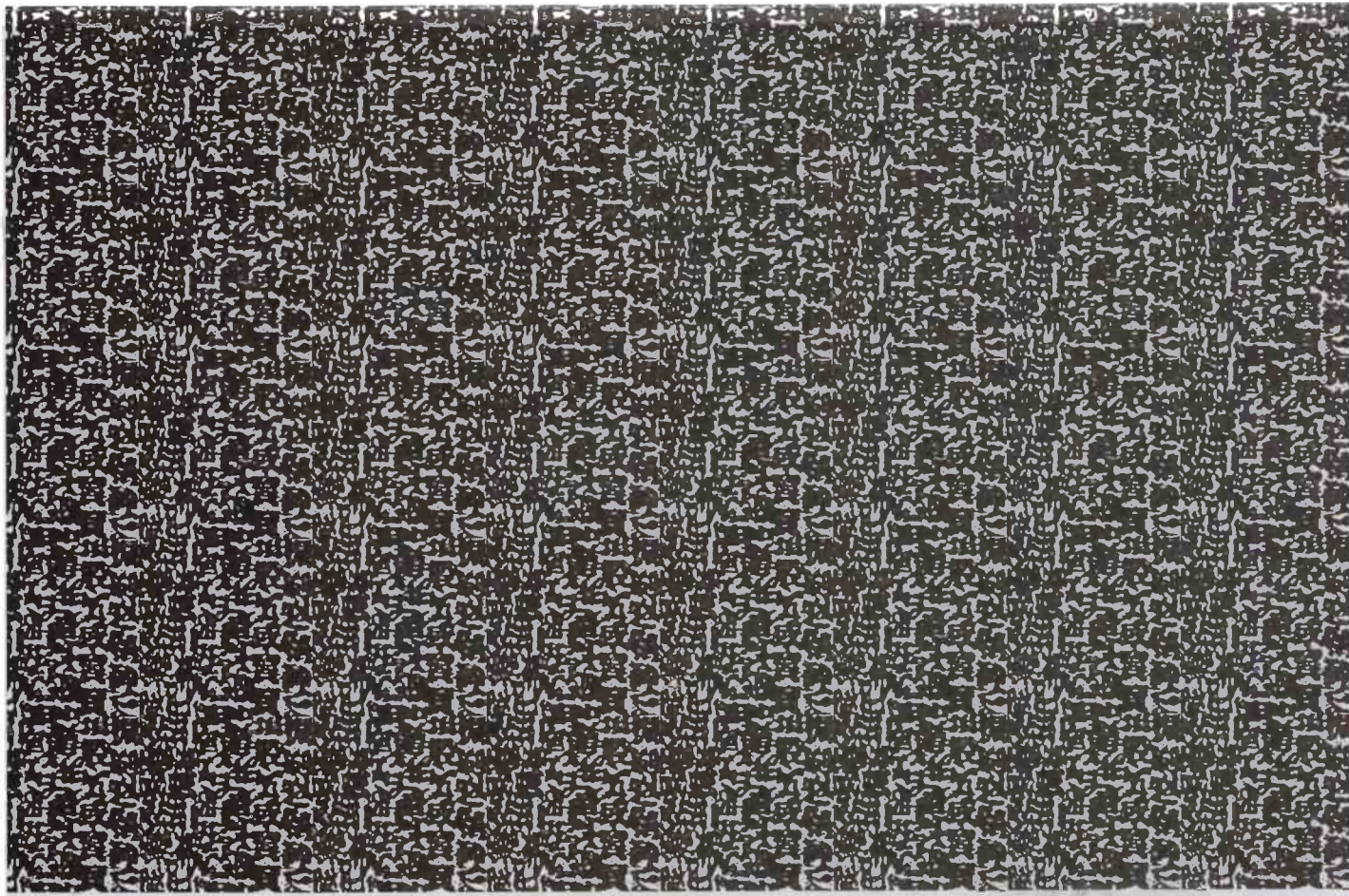


U.S. POSTAGE PITNEY BOWES
ZIP 92504 \$000.4
02 4M
0000348270 JAN 11 2



PRESORTED
FIRST CLASS

15 JAN 2022 11 51



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, CONDITIONAL USE PERMIT, DEVELOPMENT AGREEMENT, AND ORDINANCE IN THE HARVEST VALLEY/WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 25, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Conditional Use Permit No. 190032, Development Agreement No. 1900020, Change of Zone No. 1900035, and Change of Zone No. 2100007. Conditional Use Permit No. 190032 (CUP190032)** is a proposal to utilize an existing building to establish and operate a 900 square foot cannabis retail facility with delivery on a 0.31 acre lot. **Change of Zone No. 1900035** proposes a change of zone from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). **Change of Zone No. 2100007** is a text amendment to **Ordinance No. 348** to clarify the distance measurement in Section 19.519.A.3 for the distance from Cannabis Retailers to smoke shops or similar facilities. **Development Agreement No. 1900020 (DA1900020)** has a term of 10 years and grants the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900020 and CUP No. 190032 and will provide community benefits to the Winchester Area. This proposed project is located North of Taylor Street, East of Winchester Road, South of Wesley Street, and West of Whittier Ave, specifically located at 28384 Winchester Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **Find** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Adopt Ordinance No. 348.4976, Adopt Ordinance 348.4977, Approve Change of Zone No. 1900035, Approve Change of Zone No. 2100007, Approve Conditional Use Permit No. 190032, and Introduce, Read Title and Waive Further Reading of, and Adopt successive weeks Ordinance No. 664.88 approving Development Agreement No. 1900020.**

On March 24, 2021 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, CONTRACT PLANNER, AT (951) 955-3025 OR EMAIL RBRADY@RIVCO.ORG.

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

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

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

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

Dated: January 10, 2022

Kecia R. Harper, Clerk of the Board

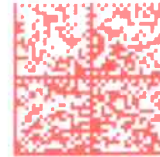
By: Zuly Martinez, Board Assistant

Planning Item 21.2 Jan. 25, 2022



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

PRESORTED
 FIRST CLASS



U.S. POSTAGE >> PITNEY BOWES



ZIP 92504 \$ 000.4
 02 4W
 0000348270 JAN 11 20

PUBLIC HEARING NOTICE
This may affect your property

RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS

2022 JAN 31 AM 10:41

463076032
 PACO MIRELES
 33136 WESLEY ST
 WINCHESTER CA 92596

NIXIE 910 DE 1 0001/27/22

RETURN TO SENDER
 REFUSED
 UNABLE TO FORWARD

REF 501 92502114747 *0704-00750

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, CONDITIONAL USE PERMIT, DEVELOPMENT AGREEMENT, AND ORDINANCE IN THE HARVEST VALLEY/WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 25, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Conditional Use Permit No. 190032, Development Agreement No. 1900020, Change of Zone No. 1900035, and Change of Zone No. 2100007. Conditional Use Permit No. 190032 (CUP190032)** is a proposal to utilize an existing building to establish and operate a 900 square foot cannabis retail facility with delivery on a 0.31 acre lot. **Change of Zone No. 1900035** proposes a change of zone from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). **Change of Zone No. 2100007** is a text amendment to **Ordinance No. 348** to clarify the distance measurement in Section 19.519.A.3 for the distance from Cannabis Retailers to smoke shops or similar facilities. **Development Agreement No. 1900020 (DA1900020)** has a term of 10 years and grants the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900020 and CUP No. 190032 and will provide community benefits to the Winchester Area. This proposed project is located North of Taylor Street, East of Winchester Road, South of Wesley Street, and West of Whittier Ave, specifically located at 28384 Winchester Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **Find** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Adopt Ordinance No. 348.4976, Adopt Ordinance 348.4977, Approve Change of Zone No. 1900035, Approve Change of Zone No. 2100007, Approve Conditional Use Permit No. 190032, and Introduce, Read Title and Waive Further Reading of, and Adopt successive weeks Ordinance No. 664.88 approving Development Agreement No. 1900020.**

On March 24, 2021 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, CONTRACT PLANNER, AT (951) 955-3025 OR EMAIL RBRADY@RIVCO.ORG.

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

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

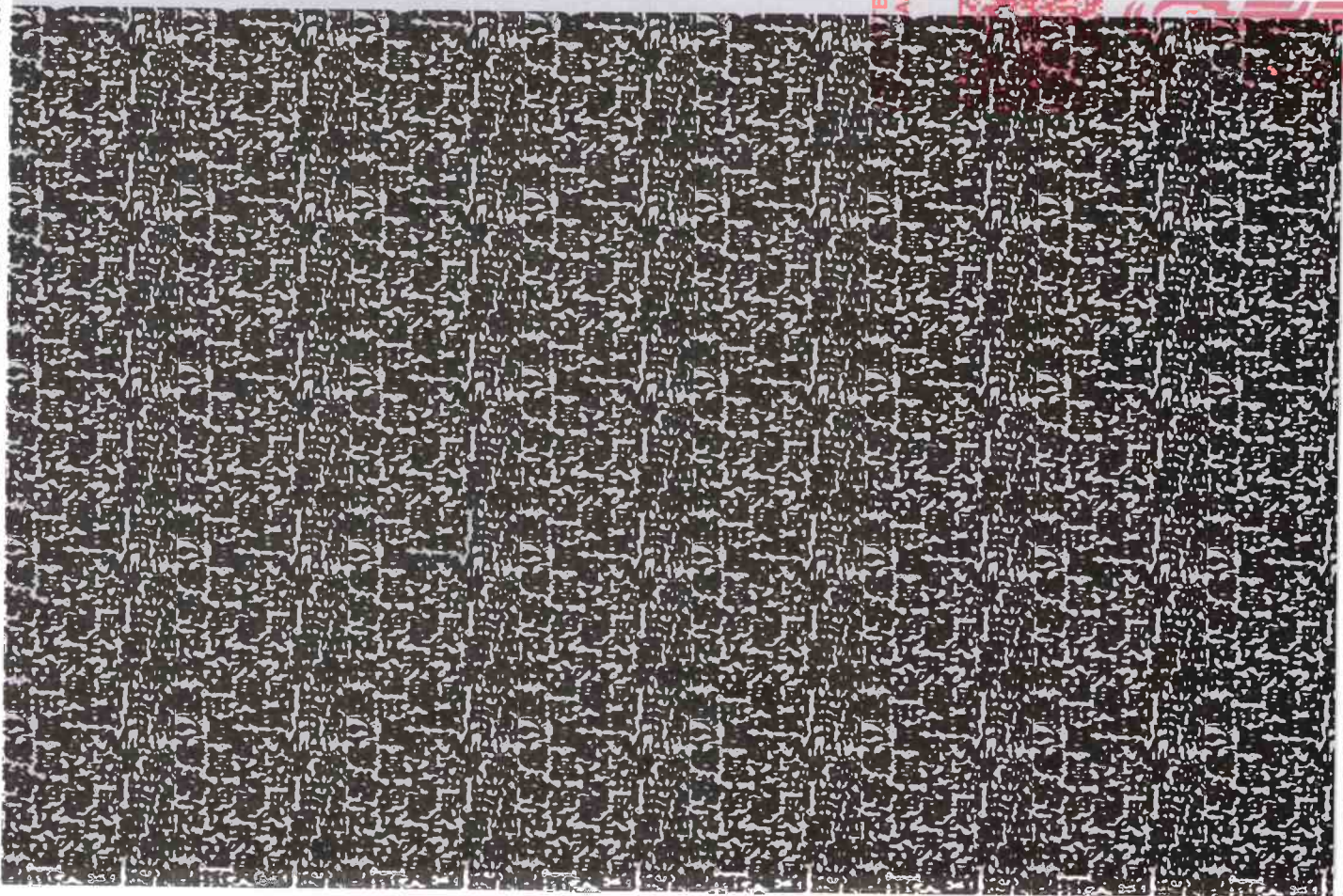
Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

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

Dated: January 10, 2022

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

planning item 2.2 Jan. 25, 2022



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

PRESORTED
FIRST CLASS



U.S. POSTAGE PITNEY BOWERS



ZIP 92504 \$ 000.4
02 4W
0000348270 JAN 11 20

PUBLIC HEARING NOTICE
This may affect your property

RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS

2022 JAN 31 AM 10: 41

462153003
RAMIRO MADRIGAL SEGUNDO
32900 WESLEY ST
WINCHESTER CA 92596

NIXIE 910 DE 1 0001/27/22

RETURN TO SENDER
REFUSED
UNABLE TO FORWARD

REF RC: 92502114747 *0704-00772 11 22

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, CONDITIONAL USE PERMIT, DEVELOPMENT AGREEMENT, AND ORDINANCE IN THE HARVEST VALLEY/WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 25, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Conditional Use Permit No. 190032, Development Agreement No. 1900020, Change of Zone No. 1900035, and Change of Zone No. 2100007. Conditional Use Permit No. 190032 (CUP190032)** is a proposal to utilize an existing building to establish and operate a 900 square foot cannabis retail facility with delivery on a 0.31 acre lot. **Change of Zone No. 1900035** proposes a change of zone from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). **Change of Zone No. 2100007** is a text amendment to **Ordinance No. 348** to clarify the distance measurement in Section 19.519.A.3 for the distance from Cannabis Retailers to smoke shops or similar facilities. **Development Agreement No. 1900020 (DA1900020)** has a term of 10 years and grants the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900020 and CUP No. 190032 and will provide community benefits to the Winchester Area. This proposed project is located North of Taylor Street, East of Winchester Road, South of Wesley Street, and West of Whittier Ave, specifically located at 28384 Winchester Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **Find** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Adopt Ordinance No. 348.4976, Adopt Ordinance 348.4977, Approve Change of Zone No. 1900035, Approve Change of Zone No. 2100007, Approve Conditional Use Permit No. 190032, and Introduce, Read Title and Waive Further Reading of, and Adopt successive weeks Ordinance No. 664.88 approving Development Agreement No. 1900020.**

On March 24, 2021 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, CONTRACT PLANNER, AT (951) 955-3025 OR EMAIL RBRADY@RIVCO.ORG.

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

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

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

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

Dated: January 10, 2022

Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant
Planning Item 21.2 Jan. 25, 2022

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2022 JAN 31 AM 10:41

463117018
LAZARO CONDE
33162 TAYLOR ST
WINCHESTER CA 92596

This may affect your property
PUBLIC HEARING NOTICE



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

**PRESORTED
FIRST CLASS**

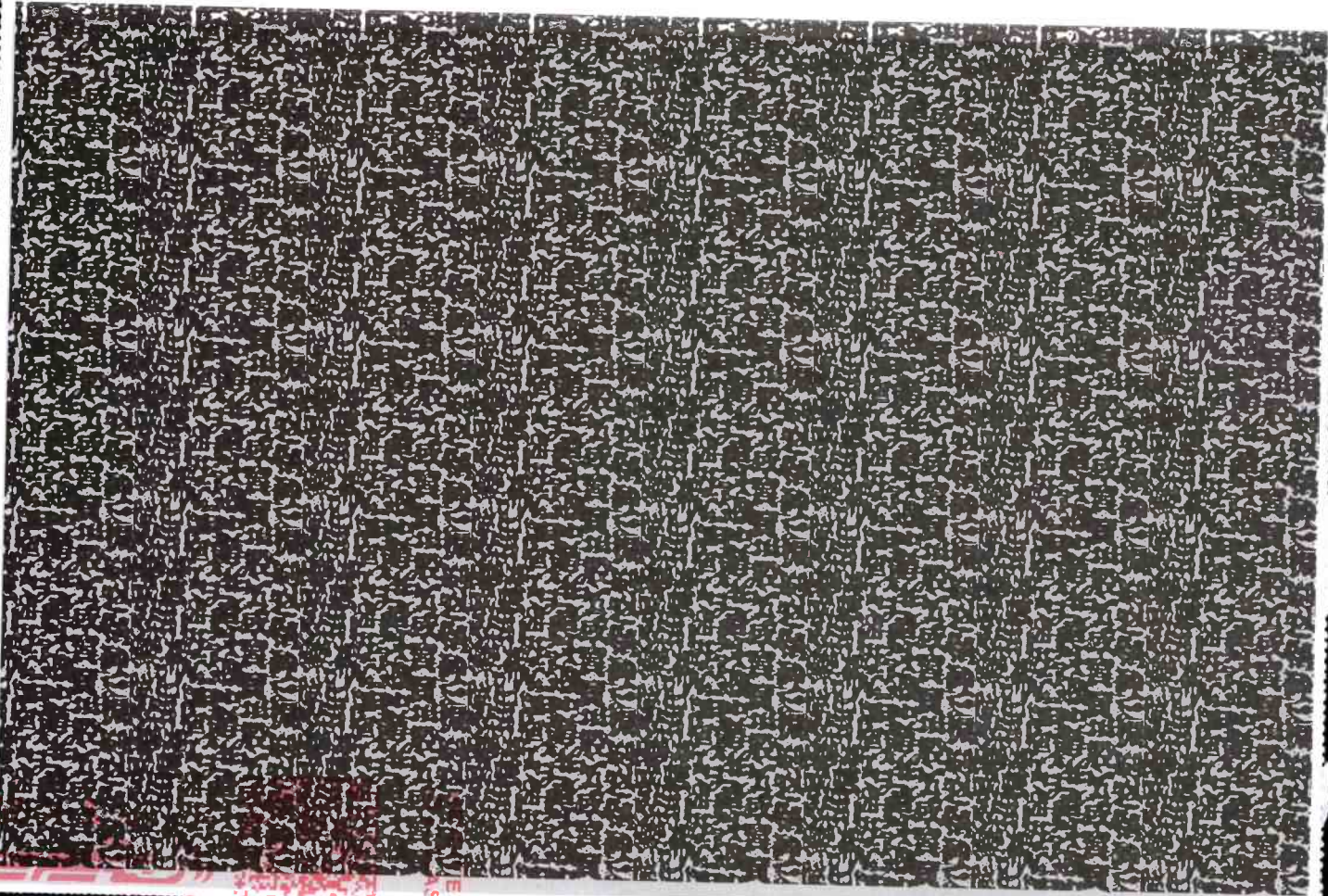


U.S. POSTAGE PITNEY BOWES
ZIP 92504 \$000.40
02 4M
0000348270 JAN 11 2022

NIXM
918 DE 1
9991/27/22

RETURN TO SENDER
REFUSED
UNABLE TO FORWARD

BC: 92502114747 *0704-00764-11-65



ED
SS

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, CONDITIONAL USE PERMIT, DEVELOPMENT AGREEMENT, AND ORDINANCE IN THE HARVEST VALLEY/WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 25, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Conditional Use Permit No. 190032, Development Agreement No. 1900020, Change of Zone No. 1900035, and Change of Zone No. 2100007. Conditional Use Permit No. 190032 (CUP190032)** is a proposal to utilize an existing building to establish and operate a 900 square foot cannabis retail facility with delivery on a 0.31 acre lot. **Change of Zone No. 1900035** proposes a change of zone from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). **Change of Zone No. 2100007** is a text amendment to **Ordinance No. 348** to clarify the distance measurement in Section 19.519.A.3 for the distance from Cannabis Retailers to smoke shops or similar facilities. **Development Agreement No. 1900020 (DA1900020)** has a term of 10 years and grants the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900020 and CUP No. 190032 and will provide community benefits to the Winchester Area. This proposed project is located North of Taylor Street, East of Winchester Road, South of Wesley Street, and West of Whittier Ave, specifically located at 28384 Winchester Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **Find** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Adopt Ordinance No. 348.4976, Adopt Ordinance 348.4977, Approve Change of Zone No. 1900035, Approve Change of Zone No. 2100007, Approve Conditional Use Permit No. 190032, and Introduce, Read Title and Waive Further Reading of, and Adopt successive weeks Ordinance No. 664.88 approving Development Agreement No. 1900020.**

On March 24, 2021 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, CONTRACT PLANNER, AT (951) 955-3025 OR EMAIL RBRADY@RIVCO.ORG.

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

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

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

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

Dated: January 10, 2022

Kecia R. Harper, Clerk of the Board

By: Zuly Martinez, Board Assistant

Planning Item 21.2 Jan. 25, 2022



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

PRESORTED
FIRST CLASS



U.S. POSTAGE PITNEY BOWES

ZIP 92504 \$ 000.4
02 4W
0000348270 JAN 11 2

PUBLIC HEARING NOTICE
This may affect your property

RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS
2022 JAN 31 AM 10:41

463117055
KATE DAVID
33055 WESLEY ST
WINCHESTER CA 92596

NIXIE 918 DE 1 0001/27/22

RETURN TO SENDER
REFUSED
UNABLE TO FORWARD

BC: 92502114747 *2852-01264-27-17

Boydd, April

From: cob@rivco.org
Sent: Friday, January 21, 2022 8:27 AM
To: COB; nic@graphia.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: NIC
Last Name: BUCHOLZ
Address (Street, City and Zip): 100 Gateway Drive, Suite 120
Phone: (916) 606-4307
Email: nic@graphia.com
Agenda Date: 01/25/2022
Agenda Item # or Public Comment: COUNTY LAND USE PUBLOC HEARINGS MEETING 21.2 for WINCHESTER CANNABIS RETAIL
State your position below: Support
Comments: I represent the Architectural/Engineering firm Graphia which has provided the applicant with the needed documentations for the project. Attendance to provide support, no intentions to speak at this time.

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 20220111 . 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.

Boydd, April

From: cob@rivco.org
Sent: Monday, January 24, 2022 10:25 AM
To: COB; Lukas@graphia.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: Lukas
Last Name: Echols
Address (Street, City and Zip): 100 Gateway Drive, Suite120
Phone: 17609988136
Email: Lukas@graphia.com
Agenda Date: 01/25/2022
Agenda Item # or Public Comment: 21.2
State your position below: Support

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 20220111 . 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.

Boydd, April

From: cob@rivco.org
Sent: Monday, January 24, 2022 2:28 PM
To: COB; lukas@graphia.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: Lukas
Last Name: Echols
Address (Street, City and Zip): 100 Gateway Drive, Suite120
Phone: 17609988136
Email: lukas@graphia.com
Agenda Date: 01/25/2022
Agenda Item # or Public Comment: 21.2
State your position below: Support
Comments: (Duplicate) I represent the Architect

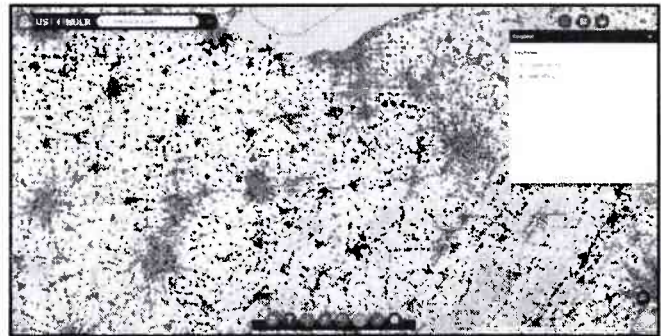
Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID # 864 4411 6015 . Password is 20220111 . You will be muted 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.

Client's Copy

UST Finder: National Underground Storage Tanks And Releases Web Map

What is UST Finder?

The U. S. Environmental Protection Agency (EPA), along with the Association of State and Territorial Solid Waste Management Officials, developed UST Finder, a flexible web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. Using publicly available information, UST Finder provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states as of 2018-2019. UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires. UST Finder can import additional data layers and export UST facility and LUST site information for use by other software programs.



UST Finder interface showing locations of underground storage tank facilities

What is the purpose of UST Finder?

UST Finder allows users to find UST facilities and LUST sites, resulting in better understanding and assessment of vulnerability to human health and the environment. The map and application provide users with geospatial information about UST facilities and LUST sites that may be subject to extreme weather events, such as floods, wildfires, and earthquakes. Information from UST Finder can help regulators, owners, and operators take action to protect UST facilities from extreme weather events; rapidly identify facilities for emergency response personnel to control releases and protect the public; and rapidly identify LUST site cleanups impacted by floods and wildfires and assist in restarting cleanups after these events.

Who are UST Finder users?

UST Finder is publicly available via EPA's GeoPlatform. Users at a national, state, tribal or local level may find it helpful. Some primary users of UST Finder include:

- Underground storage tank implementing partners, such as state, territorial, and tribal UST programs; EPA regional UST programs
- Underground storage tank industry organization partners
- Emergency management personnel, such as EPA's Office of Emergency Management, Department of Homeland Security, National Oceanic and Atmospheric Administration, and state fire marshals
- Water stakeholders, such as EPA's Office of Water, state water programs, and local water utilities
- General public interested in information about UST facilities and LUST sites

Why did EPA develop UST Finder?

EPA developed UST Finder to provide users with a first-ever national picture of UST facilities and LUST sites and their relationship to: populations, potential flooding risks, private domestic wells, and source water areas. UST Finder can help:

11/25/2022

September 2020
James DeAguiar 21.2

- Prioritize site cleanups and inspections
- Triage risk
- Identify sites that may be more likely to have a release based on UST age and substance stored
- Assist in locating UST facilities and responding to emergencies, such as floods, wildfires, and earthquakes
- Identify potential risks to public and private drinking water supplies

Even a small amount of petroleum or hazardous substance leaking from an underground storage tank can contaminate surface water, soil, or groundwater, which is the primary source of drinking water for many people living in the United States. Petroleum releases can also cause vapor intrusion affecting household air quality.

When is UST Finder available? How do I access it?

UST Finder is available via EPA's GeoPlatform <https://gispub.epa.gov/ustfinder>. You can also access it via EPA's UST website.

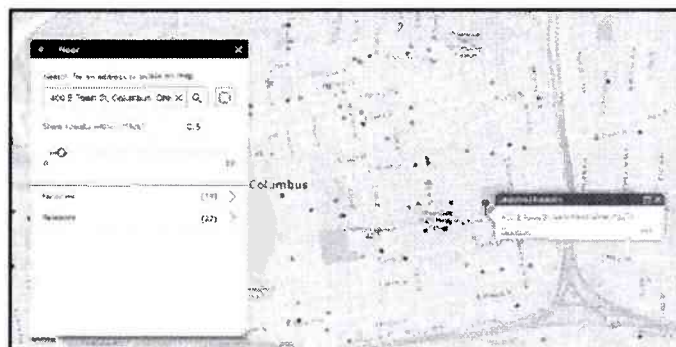
How do I use UST Finder?

UST Finder is user friendly and works on mobile phones, tablets, and computers. EPA developed a user's manual, which provides information on the numerous features and functions of the database and is available in UST Finder.

What information is available in UST Finder?

In addition to location information for UST facilities and LUST sites, UST Finder provides:

- Underground storage tank characteristics—tank status, installation and decommission dates, wall types, and substance stored
- UST facilities—count of active, closed, and temporarily out of service tanks
- LUST sites—release date, cleanup status, and substance released
- Proximity information about UST facilities and LUST sites—people living nearby, land-use type, number of private wells nearby, location within source water protection areas and floodplains, nearby water treatment facilities, and location in 100-year floodplains
- Reporting function for water utilities to determine what UST facilities are in proximity to surface water intakes or groundwater wells; this information could be useful when conducting risk and resilience assessments, as required under America's Water Infrastructure Act
- Trends on LUST releases over time
- Contamination for cross-state boundaries



Near Me tool helps identify UST facilities and LUST sites nearby

Are there limitations to UST Finder?

The UST facility and LUST site data is from 2018-2019; it does not reflect real time data. EPA will continue coordinating with states to incorporate updates about UST facility and LUST site data.

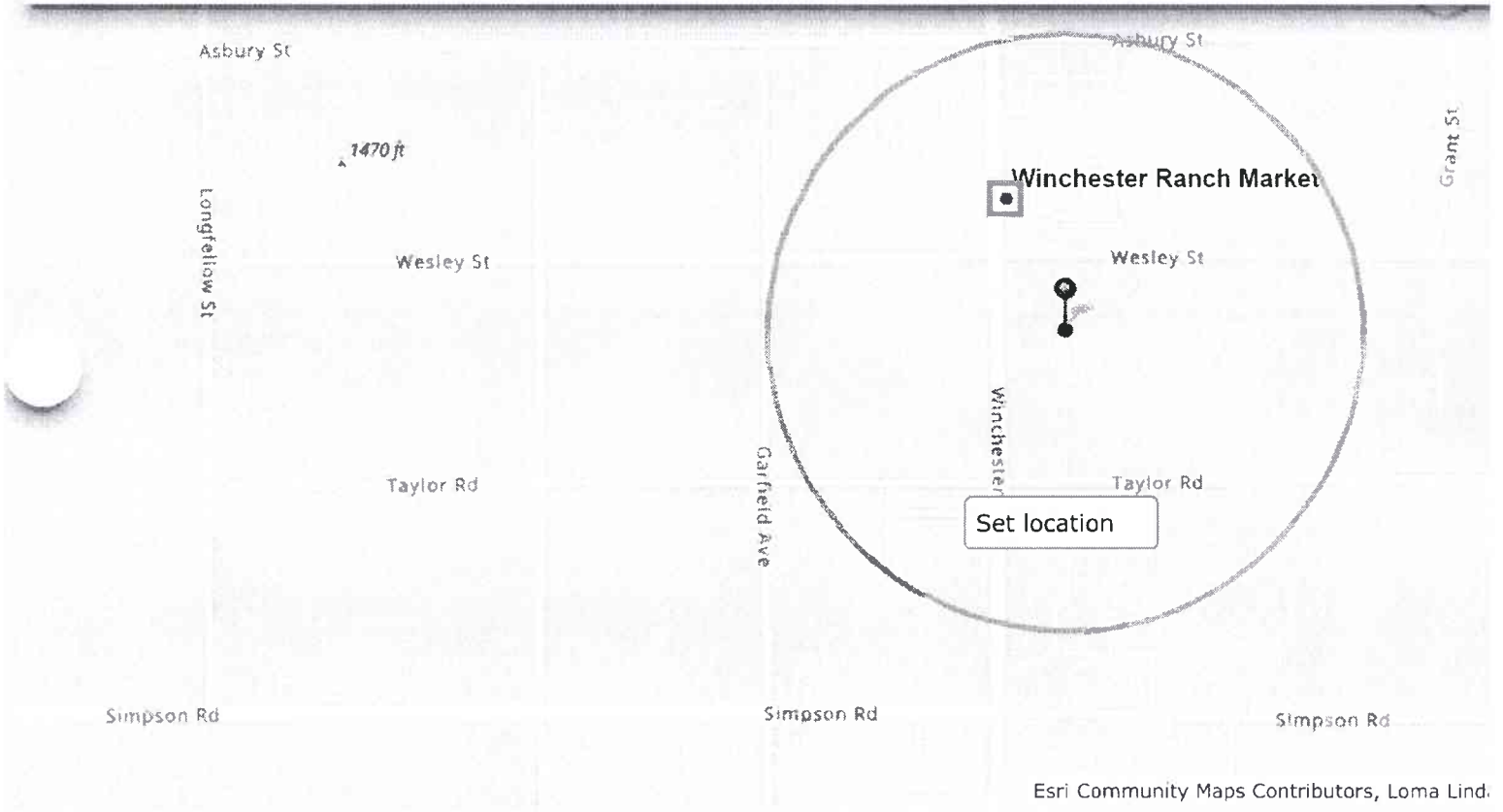
For questions about UST Finder

Contact Alex Hall at USTFinder@epa.gov.

For more information about underground storage tanks

EPA's underground storage tanks website www.epa.gov/ust

Show search results for **28384 Winchester Rd, Winchester, CA, 92596, USA**



300ft



Winchester Ranch Market

Facility ID	CA10317640
Name	Winchester Ranch Market
Address	28340 Hwy 79
City	Winchester
County	
State	California
Zip Code	92596
Latitude	33.7095
Longitude	-117.0849
Coordinate Source	Geocode
Address Match Type	StreetAddress
Open USTs	2
Closed USTs	
Temporarily Out of Service USTs	
Facility Status	Open UST(s)
Land Use	Developed, Medium Intensity
Estimated Population within 1500ft	652
Estimated Private Domestic Wells within 1500ft	0
Within Source Water Protection Area (SPA)	
SPA Public Water System and Facility ID	
SPA Water Type	
SPA Facility Type	
SPA HUC12	
Within Groundwater Wellhead Protection Area (WHPA)	
WHPA Public Water System and Facility ID	
WHPA Water Type	
WHPA Facility Type	
WHPA HUC12	
Within 100-year Floodplain	No

CA10317640-001_A Stand-alone Tank_1

State	California
Facility ID	CA10317640
Tank ID	CA10317640-001_A Stand-alone Tank_1
Tank Status	Open
Installation Date	4/4/1999
Removal Date	
Capacity	10,000
Substances	Regular Unleaded
Tank Wall Type	Double Wall

CA10317640-002_A Stand-alone Tank_1

State	California
Facility ID	CA10317640
Tank ID	CA10317640-002_A Stand-alone Tank_1
Tank Status	Open
Installation Date	4/4/1999
Removal Date	
Capacity	10,000
Substances	Premium Unleaded
Tank Wall Type	Double Wall



BREAZEALE, SACHSE & WILSON, L.L.P.
ATTORNEYS AT LAW

PROFESSIONALS

John B. King

PRACTICE AREAS

Environmental, Energy, and
Natural Resources

Environmental Issues Facing Auto Dealers

September 2011

Automotive dealerships face numerous challenges in the current economic climate. An ongoing challenge, in good times and bad, is ensuring that environmental liability and the associated costs are minimized as much as possible so that capital is not needlessly expended. The risk of liability may be minimized by taking several pro-active steps.

Limiting Liability for Past Contamination

It should not come as a surprise that the owner of an automotive dealership will be held liable for spills and releases of spent solvents, used oil, gasoline, or other pollutants or contaminants into soil, surface water, or groundwater that occur when the owner is in control of the property. Compliance with the regulations and good housekeeping, discussed in greater detail below, may limit the risk of these spills or releases. Unfortunately, however, environmental practices or controls were not as stringent in the past as they are today. Spills and releases of pollutants that occurred many years ago continue to persist today in soil and groundwater at or under the property.

Under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), a purchaser of property may become liable for contamination existing on or in the purchased property. Under CERCLA, then, the purchaser of an automotive dealership may become liable for the acts of his predecessors and contamination that exists upon purchase. This liability includes the costs of remediation of that contamination, which can become quite expensive. While the purchaser may have some recourse against his seller under state law theories, the government has a cause of action against the purchaser for remediation under CERCLA, which imposes strict liability on the owner of contaminated property.

Recognizing that concerns regarding potential liability were inhibiting the sale of real property, Congress provided a defense under CERCLA (called the 'bona fide prospective purchaser' defense) for a purchaser who conformed to strict guidelines before and after the sale.⁴² USCA 9607(b)(3) and 9601(35). EPA published a rule that provided specific guidelines for a purchaser to obtain the protections afforded by the defense.⁴⁰ CFR Part 312; 70 Fed. Reg. 66072 (Nov. 1, 2005). As a result, property may be purchased with knowledge of prior contamination while the new owner protects himself from liability to the government if the purchaser fully and completely follows and fulfills each and every requirement of the rule.

The centerpiece of the defense is the performance of "all appropriate inquiries" (AAI) prior to the purchase. AAI is intended to result in the identification of conditions indicative of releases and threatened releases of pollutants or contaminants on, at, in, or to the subject property. These evaluations and assessments are commonly called 'Phase I Site Assessments.' They must strictly follow the provisions of the rule or certain named industry standards to obtain the protections from liability in CERCLA. The industry standards named in the rule that provide an acceptable alternative to the rule itself are ASTM International Standard E1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" and ASTM International Standard E2247-08, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property."

The Phase I Site Assessment must be conducted by an 'environmental professional' (as defined in the rule). The environmental professional must document his findings in a report. The main tasks to be performed by the environmental professional include interviews with past and present owners, operators, and occupants, searches for recorded environmental cleanup liens, reviews of federal, tribal, state, and local government records, and visual inspections of the facility and of adjoining properties. The "final rule does not require sampling and analysis as part of the all appropriate inquiries investigation." 70 Fed. Reg. 66101 (Nov. 1, 2005). The environmental professional may recommend sampling in the Phase I Site Assessment Report.

During the Phase I Site Assessment, a purchaser has several duties that should be documented in the Phase I Site Assessment Report. The purchaser must communicate any specialized knowledge or

experience that is material to a recognized environmental condition (REC) in connection with the property. The purchaser must communicate any actual knowledge or experience that is material to RECs or activity or use limitation in connection with the property. If the purchase price is too low when compared to market conditions, it may indicate a problem and additional inquiry may be required. Any commonly known or information of which the purchaser is aware that is material to RECs in connection with the property should be communicated to the EP. The EP should interview the purchaser to obtain this information and the purchaser should insist that the results of the interview and/or information obtained from the purchaser be included in the Phase I Site Assessment Report.

After the sale, the purchaser has additional duties that must be fulfilled. The purchaser must provide all legally required notices with respect to the discovery of contamination. Generally, this involves providing the Phase I Site Assessment Report, or a summary, to the appropriate regulatory agency. The purchaser must take appropriate care to stop continuing releases, prevent future releases, and prevent exposure to previously released substances. The purchaser must provide full cooperation to persons conducting response actions, comply with land use restrictions, not impede the effectiveness of institutional controls, and comply with all information requests. The purchaser must not be affiliated with any person who is potentially liable for response costs.

The purchaser should document his compliance with these requirements. All documentation, including a copy of the Phase I Site Assessment Report, should be retained indefinitely so that should a claim be made, the documentation needed to assert the defense is readily available.

As noted above, the purchaser must have acquired the property after the disposal of the pollutant or contaminant and the purchaser is always responsible for his own acts once he occupies the property. However, if all the requirements are strictly followed, and documentation is maintained so that compliance may be established, the purchaser may buy property with knowledge of contamination and possess a viable defense to liability to the government for that contamination.

Environmental Compliance to Reduce Liability

Many automotive dealers also have service centers. Unless properly managed, these 'automotive repair facilities,' as they are known in EPA's jargon, may create a host of potential environmental problems. As noted above, improper management may lead to contamination that could impact a potential sale. It could also lead to environmental violations and citations by the regulatory agency, creating unnecessary costs in dealing with the agency and possibly the payment of penalties.

Automotive repair facilities engage in numerous activities that may subject the facility to regulation. These activities could include waste generation, air emissions, and wastewater discharges.

Generally, the waste materials that are typically generated in a repair facility are spent parts washer solvents, used oil, used batteries, used antifreeze, and even used tires. Once generated, regulations apply to govern the handling of these materials. Space does not permit a full recitation of each and every rule that applies to each of these types of materials. However, some of the requirements associated with common waste materials, spent solvents and used oil, will be discussed.

Solvents are used primarily to clean engine parts or other oily surfaces. When the solvent gets contaminated such that it cannot be used anymore, it may become a hazardous waste, making the repair facility a hazardous waste generator. At that point, certain regulations apply. A notification as a generator must be provided to the regulatory agency. Additionally, the repair facility must label containers of the spent solvents as a 'Hazardous Waste' and send those containers off-site within ninety days, with a hazardous waste manifest, to a permitted treatment or disposal facility. While on-site, the facility must ensure that the spent solvent is in containers that are in good condition and that there are no spills or releases.

Some facilities use special types of solvents that, when spent, are not listed or characteristic hazardous waste. Also, many facilities utilize solvent supply and recycling services that routinely deliver clean solvent and pick up any spent solvent. The solvent supply service usually provides a parts washing tray in which parts washing occurs and the material is contained.

Used oil from oil changes must also be specially handled. As a used oil generator, the facility must ensure that the used oil is stored in containers that are in good condition and that there are no spills or releases. The containers must be labeled with the words "Used Oil." Usually, used oil is stored in drums or other containers and routinely picked up by a used oil recycler.

The regulations are generally aimed at ensuring good housekeeping practices at the facility, which in turn serve to minimize spills or releases into the environment. Most facilities contain these types of materials in drums and provide adequate containment for the drums so that any spills or releases are prevented from reaching the environment. These types of practices, and conformance with the rules,

will assist in satisfying the regulatory agency conducting an inspection, minimizing current liability, and preserving the defense noted above.

Volatile organic compound (VOC) emissions may result from painting or paint storage. These air emissions may be regulated through a requirement to obtain a permit and maintain records of the VOC content of the paints used. Most states have a de minimis emissions limit under which a permit is not required. However, calculations should be performed and retained on site to determine whether air emissions are under de minimis levels.

Some dealers may also conduct painting or have a collision repair shop. If so, they need to be aware that the so-called '6H Rule' (named after the citation of the rule, 40 CFR Part 63, Subpart HHHHHH) is now in effect. The rule is an attempt to lower the emissions of certain hazardous air emissions, such as lead, manganese, cadmium, and chromium, from paint stripping and miscellaneous surface coating operations.

Requirements must have been met by January 10, 2011, with a final notification due on March 11, 2011. Generally, spray painting must be done in a spray booth or prep station; the spray booth exhaust systems must have filters with a 98% efficiency; high volume, low pressure spray guns must be used; and painter training is required.

Finally, some facilities may wash down their service areas, thereby picking up oils, absorbents, and other pollutants which may make their way into waterways or a municipal storm water system. If so, a permit to discharge to 'waters of the United States' or a local permit to discharge to a publicly owned treatment works may be required.

Environmental regulation of automotive repair facilities is extensive and intrusive. Even within the areas briefly touched on above, numerous other regulations may apply. For a more in-depth review, consult EPA's Consolidated Screening Checklist for Automotive Repair Facilities Guidebook, October, 2003. The Guidebook also contains a checklist that may be used to understand the applicability of most environmental regulations.

John B. King is a partner with Breazeale, Sachse & Wilson, LLP, in Baton Rouge, Louisiana. His practice relates mainly to environmental regulatory permitting and compliance. Prior to joining the firm in 2003, he served as Chief Attorney for Enforcement for the Louisiana Department of Environmental Quality. He may be contacted at jbk@bswllp.com.



Help



Log In Sign Up

This Office Property is no longer advertised on LoopNet.com.

28384 Winchester Rd Winchester, CA 92596

Office Property For Sale

[Office Space](#) / [California](#) / [Winchester](#) /
28384 Winchester Rd, Winchester, CA 92596



INVESTMENT HIGHLIGHTS

Great visibility

Stand alone building

PROPERTY FACTS

Property Type **Office**

Property Subtype **Industrial Live/Work Unit**

Building Size **1,200 SF**

- far from the 215 frwy, shopping and close to other businesses, there is tons of opportunity here! Currently a used car and boat lot, but works great for a contractor. There are two adjacent lots that can also be negotiated if interested!

PROPERTY TAXES

Parcel Number	463-117-049	Improvements Assessment	\$90,932
Land Assessment	\$226,320	Total Assessment	\$317,252

YOU MAY ALSO LIKE

750 N Diamond Bar Blvd - Primior Medic...
\$12,499,000

570 Glenneyre St - For Sale
\$11,185,000

The [Winchester-San Jacinto Office Property](#) at 28384 Winchester Rd, [Winchester, CA 92596](#) is no longer being advertised on LoopNet.com. Contact the broker for information on availability.

Building Class	C
Year Built	1988
Tenancy	Single
Building Height	1 Story
Typical Floor Size	1,200 SF
Slab To Slab	10'
Building FAR	0.09
Land Acres	0.30 AC
Zoning	MSC
Parking	10 Spaces (10 Spaces per 1,000 SF
Opportunity Zone	Leased)
	No

AMENITIES

Signage

Listing ID: 15158792

Date Created: 2/12/2019

Last Updated: 5/13/2019

Address: 28384 Winchester Rd, Winchester, CA

ABOUT 28384 WINCHESTER RD WINCHESTER, CA 92596

Great location and Priced to Sell. This newly renovated Commercial building has all new EVERYTHING - flooring, paint, windows, AC EVERYTHING!! Bring your business and open shop. This large lot is completely fenced and the building is an approx. 1000 square foot office with bathroom. Located on Winchester road not

Google Maps 33046 Wesley St



Google

Image capture: Apr 2018 © 2022 Google

Winchester, California

Google

Street View - Apr 2018



ADVERTISEMENT

[RETURN TO ISSUE](#)**GLOBAL PERSPECTIVE** [NEXT >](#)* **ADDITION / CORRECTION** This article has been corrected. [View the correction.](#)[Get e-Alerts](#)

Cannabis and the Environment: What Science Tells Us and What We Still Need to Know

Ariani C. Wartenberg*, Patricia A. Holden, Hekia Bodwitch, Phoebe Parker-Shames, Thomas Novotny, Thomas C. Harmon, Stephen C. Hart, Marc Beutel, Michelle Gilmore, Eunha Hoh, and Van Butsic

Cite this: *Environ. Sci. Technol. Lett.* 2021, 8, 2, 98–107

Publication Date: January 4, 2021

<https://doi.org/10.1021/acs.estlett.0c00844>

Copyright © 2021 American Chemical Society

[RIGHTS & PERMISSIONS](#)

Article Views

Altmetric

Citations

23791

74

10

[LEARN ABOUT THESE METRICS](#)

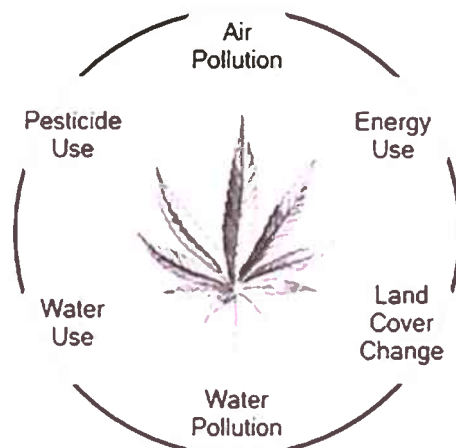
Share Add to Export



PDF (3 MB)

S1 Supporting Info (2) *

Documented Environmental Impact Pathways of Cannabis



Riding the global waves of decriminalization, medical or recreational use of cannabis (*Cannabis sativa* spp.) is now legal in more than 50 countries and U.S. states. As governments regulate this formerly illegal crop, there is an urgent need to understand how cannabis may impact the environment. Due to the challenges of researching quasi-legal commodities, peer-reviewed studies documenting environmental impacts of cannabis are limited, slowing the development of policies and agricultural extension guidelines needed to minimize adverse environmental outcomes. Here we review peer-reviewed research on relationships between cannabis and environmental outcomes, and identify six documented impact pathways from cannabis cultivation (land-cover change, water use, pesticide use, energy use, and air pollution) and consumption (water pollution). On the basis of reviewed findings, we suggest policy directions for these pathways. We further highlight the need to formalize existing traditional and gray literature knowledge, expand research partnerships with cannabis cultivators, and ease research restrictions on cannabis. Finally, we discuss how science might contribute to minimize environmental risks and inform the development of regulations for a growing global cannabis industry.

Introduction

[Jump To](#)

The past two decades have seen increases in worldwide legalization of medical and recreational cannabis cultivation and consumption. (1) As of October 2020, cannabis is legal for recreational use in Uruguay, Canada, and 12 states in the United States and for medical use in 36 countries. (2) We use the word “cannabis” here to refer to *Cannabis* spp. (subspecies “sativa” or “indica”) with a high dry weight tetrahydrocannabinol (THC) content of >0.3% (3–5)

consumption in new ways.

The combined economic values of legal and illicit global cannabis markets have been estimated at \$214–344 billion. (3,4) Legal markets are projected to grow significantly by 2025. (5) Still, today's global markets remain dominated by illicit channels. While accurate estimates of cultivation area and production quantities are not feasible due to a lack of empirical data, (6) cannabis cultivation has been reported in 151 countries for the period of 2010–2018, highlighting the broad geographical scope of production activities. Today, most cultivation appears to be outdoors; however, there have been indications of recent increases in indoor cultivation, particularly in the United States, Canada, Chile, Uruguay, Colombia, and Ecuador. (6)

Early stages of legalization offer policy makers a unique opportunity to anticipate and manage adverse environmental outcomes of the cannabis industry. (7) Environmental concerns are already being incorporated into the design of some regulations (e.g., in California and Canada). (8,9) Research interest in the environmental impacts of cannabis is also growing, partly fueled by increasing public concerns and news coverage of the topic (Figure 1a). Due to cannabis' quasi-legal status in many countries and to persistent societal stigma, researchers investigating cannabis and the environment have faced logistical and regulatory hurdles. (10) However, as legal permissions to conduct research on cannabis increase, a new body of peer-reviewed literature around cannabis and environmental impacts is emerging.

Figure 1



Figure 1. (a) Published global news articles based on a Lexisnexis Academic Database search and (b) published research studies identified in our literature review for the period from January 1992 to October 2020, covering the environmental impacts of cannabis.

consumption; therefore, an aggregated analysis of these studies is now possible. The goal of this review is to examine our current understanding of cannabis and the environment and to identify knowledge gaps. Specifically, we (i) review existing peer-reviewed literature documenting relationships among cannabis cultivation, consumption, and environmental outcomes, (ii) identify significant research findings and knowledge gaps, and (iii) propose policy recommendations for regulating the legal cannabis industry. Our aim is to create a resource that provides science-based guidance for policy makers and identifies pressing research needs.

A Brief Background on Cultivation Systems

We recognize three primary typologies of legal cannabis cultivation systems based on existing regulations: indoor, mixed-light, and outdoor. (8) These three production systems may impact the environment through different pathways (Figure 2). Indoor and mixed-light cannabis cultivation systems may require higher external inputs (e.g., energy (14) and fertilizer) but are also associated with higher yields and reduced concerns about ecosystem degradation. Outdoor farms may require fewer resource inputs, but poor management or siting can disrupt surrounding ecosystems. Both indoor and outdoor cultivation systems may be associated with air pollution risks from biogenic volatile organic compounds (BVOCs) that can be precursors to ozone formation. To date, these various concerns have not been systematically researched. Moreover, in practice, there are countless variations and combinations across production systems. For example, in a single farm, mother plants may be kept indoors, while cloning occurs in mixed-light environments, and full plants are grown outdoors.

Figure 2



Figure 2. Cannabis production systems and links to potential environmental impact pathways.

In examining the effects of these systems, we start with the understanding that adverse environmental impacts may be minimized in legal, well-managed indoor, mixed-light, and outdoor systems. We note, however, the existence of an additional cannabis cultivation subtypology: trespass systems, which refers to illegal outdoor cannabis cultivation sites on public land. In these systems, water is typically drawn without permission from local sources, energy is provided by sunlight, fertilizers are imported to amend local soils, and toxic pesticides are often used. As illegal trespass grows represent an exception to the idea that well-managed cannabis cultivation may be environmentally sustainable, we examine their environmental impacts separately from other forms of production.

Finally, we note that while industrial hemp has traditionally been grown using techniques more similar to large-scale grain farming and therefore is not a good surrogate for cannabis production, there is potential for convergence of these two production systems in the future. Hemp includes high-cannabinoid (CBD) content flowers grown using production methods similar to those used for cannabis. Future hemp production may thus have impacts similar to those of cannabis, and future assessments of hemp production for CBD content might serve as a surrogate for studying similar cannabis impacts. On the contrary, as extracted THC becomes a larger share of the cannabis market, we may see large-scale cannabis production in which the total biomass, not just the flowers, is important. Similarly, existing research on hemp production may inform future assessments of cannabis production for biomass and/or fiber.

Identification and Selection of Studies

provided only qualitative evidence of cannabis impacts on the environment, (ii) addressed other impacts of cannabis such as on human health, (iii) focused on other plants, including *Cannabis* spp. used for hemp production, or (iv) commented on environmental impacts without presenting new empirical data (e.g., through synthesis or review of previous studies). Peer-reviewed literature on industrial hemp was not included due to divergent production methods for industrial hemp versus cannabis. Research examining the environmental impacts of other illegal drugs (15,16) was also not included. Indeed, the focus of our review is not on illegal drug plant cultivation per se, but rather squarely on cannabis.

On the basis of published commentaries on cannabis and the environment, (10,11,13) we identified relevant studies through a list of search terms (see the Supporting Information) that we applied in the Web of Science. We screened titles and abstracts of resulting studies in May and June 2020 according to the eligibility criteria noted above and included relevant publications referenced in these studies in our final review. On the basis of the final 28 peer-reviewed studies included (see the Supporting Information for a full list), we identify six distinct documented pathways through which cannabis may impact the environment: land-cover change, water use, pesticide use, energy use, air pollution, and water pollution.

Results, Policy Recommendations, and Discussion

[Jump To](#) 

Despite the broad geographic range of cannabis cultivation, we identified few empirical studies on the environment originating outside of the United States, with the exception of literature on the effects of cannabis on water pollution in urban areas. Water pollution was the only pathway for which we found peer-reviewed documentation on the impacts of cannabis consumption, highlighting a significant knowledge gap regarding other consumption-related consequences such as wildlife or domestic animal poisoning by cannabis product litter or THC-contaminated waste. For all other pathways (land-cover change, water use, pesticide use, energy use, and air pollution), reviewed studies focused on cannabis cultivation impacts. We further note that, with the exception of one study by Butsic and Brenner, (17) which examined land-cover change and water use impacts in California, all reviewed studies focus on single environmental pathways, suggesting that systematic or cumulative analyses of cannabis cultivation impacts are currently lacking.

Land-Cover Change

Globally, agricultural land-use occupies roughly one-third of the earth's ice-free land area. (18) Agricultural expansion, particularly in the tropics, is a leading driver of forest clearing, carbon

(a fraction of the 9.8 million ha of 2019 agricultural land in the state (20)) is already producing enough to supply the state's market. (21)

There is a paucity of studies quantifying land-use impacts of cannabis cultivation despite reports of significant cultivation activity in North and sub-Saharan Africa, the Americas, and Asia. (22–24) Butsic and Brenner (17) developed a framework for spatially characterizing cannabis cultivation sites across landscapes using satellite imagery. In a follow-up study, Butsic et al. (25) examined satellite data for Humboldt County, California, which showed a high concentration of cultivation sites in remote, ecologically sensitive areas. The study indicated a relatively limited impact of cannabis cultivation on land-cover change, with a contribution of 1.1% of forest canopy area loss compared to 53.3% from timber harvest in 2000–2013. However, remote cultivation sites were linked to landscape perforation as they created gaps in forest patches, reducing forest core areas and increasing open edges. Due to historic prohibition, cannabis is cultivated on marginal agricultural land of high ecological importance in many countries. (26) Predicted expansion of the cannabis industry may thus increase landscape-wide forest fragmentation, and resulting degradation of ecosystem function and related environmental services. (27) Land-use change from cannabis has the potential to directly and indirectly impact natural ecosystems at multiple scales. While further research on this topic is needed, recent results from a camera-trap study conducted by Parker-Shames et al. (28) in Oregon point toward species-specific changes in wildlife behavior near private cannabis farms, which may potentially deter larger wildlife species. The spatial distribution of remote outdoor, mixed-light, or trespass cannabis farms, in addition to their total land-use footprint, may thus be a significant determinant of possible environmental impacts.

Other studies offer insights into social drivers of land-cover change that may be useful for policy makers and managers. Cannabis prices and law enforcement risks emerged as important factors determining siting decisions of illegal markets in California, Oregon, and Washington. (29) Butsic et al. (30) documented strong network effects among growers in Humboldt County, leading to physical clustering of cultivation sites, which seemed to be more important than biophysical factors such as soil quality or terrain. Klassen and Anthony (31) identified differences in state enforcement capacities, poverty, and unemployment rates as potential factors leading to a decline in discovery of illegal farms in Oregon, but not Washington, following legalization in both states.

Water Use

Unsustainable water use for agricultural production can have negative ecological impacts through surface water and groundwater depletion. Globally, an estimated 70% of freshwater use

climate, drought frequency and intensity are increasing in many regions, causing water rights to surpass available flows during dry years. (33) Several peer-reviewed studies investigated the water footprint of outdoor, mixed-light, and trespass cannabis cultivation in terms of water extraction, storage, and use. In a 2015 study, Bauer et al. (34) used satellite imagery to estimate the number of total outdoor, mixed-light, and trespass cannabis plants in northern California, and predicted that watershed-scale water consumption could exceed local streamflow during the cannabis growing season. These results were based on assumptions that (i) on average, a cannabis plant consumes 22.7 L (6 gal) of water per day throughout the growing season, (ii) this water is predominantly accessed through surface water diversions, and (iii) water application equals water extraction. The authors suggested that, during dry years, cannabis farming could completely dewater some streams. In a study characterizing the spatial footprint of outdoor, mixed-light, and trespass cannabis cultivation, Butsic and Brenner (17) applied a similar methodology and estimated annual water use for cannabis irrigation in Humboldt County, California, as 11000 m³, equivalent to 0.0002% of the annual water use for crop irrigation in the county. (35)

These findings highlight the potential impacts of outdoor, mixed-light, and trespass cannabis cultivation on water resources, but their validity is limited by a lack of actual water-use data. Two additional studies in California examined cultivator-reported water use for permitted outdoor and mixed-light cannabis cultivation at the farm scale. High variability in water use and extraction practices was documented, likely driven by variation in seasonal growing patterns, farm size, or cultivation methods. In these two analyses, Wilson et al. (36) [58 independent respondents (*n*)] and Dillis et al. (37) (*n* = 608) confirmed that water-use rates were highest during peak growing season. Respondents reported lower water-use rates throughout the rest of the year. Dillis et al. further assessed monthly water use on permitted cannabis farms; their findings indicated that water extraction patterns, distinct from water application, were highly dependent on the water-storage capacities of farms and their reliance on seasonal water sources. (37)

In two separate survey-based assessments of farm-scale water extraction practices, Wilson et al. (36) and Dillis et al. (38) (*n* = 901) showed that groundwater wells, rather than surface water diversions, may be the primary source of water for many northern Californian outdoor and mixed-light cannabis farms. Groundwater extraction may thus threaten connected watersheds if annual extraction exceeds recharge rates, as subsurface water reserves tend to recover more slowly from overuse than do surface sources. Consequences of groundwater use and depletion are relevant for cannabis and beyond, and constitute issues of growing global concern. (39) In the Navarro watershed in California, Zipper et al. (40) confirmed increased groundwater

Northern California further indicated that groundwater extraction for cannabis irrigation could contribute to 1.9% of monthly stream baseflow depletion after 50 years of pumping, compared to 9.3% of monthly stream baseflow for residential use. (40) The lack of empirical research on water use dynamics in other cannabis growing regions constitutes a fundamental knowledge gap. Still, data from California indicate that in the absence of regulation, cannabis irrigation could significantly exacerbate water stresses in drought-prone regions.

Pesticide Use

An estimated 5.6 billion pounds of pesticide is applied annually for agricultural cultivation. (41) Pesticides are associated with numerous negative environmental impacts on terrestrial and aquatic ecosystems and human health, (42,43) yet to the best of our knowledge, no quantitative studies have documented environmental impacts of pesticide use on private land or in legal cannabis cultivation systems. Globally, national-level guidelines for pesticide application in legal cannabis cultivation are lacking, (44,45) although Canada has set pesticide contaminant limits and approved 96 pesticide and fungicide compounds for legal use on cannabis. (46,47) In the United States, some anticoagulant rodenticides (ARs) are heavily restricted at the federal level, and individual states with legalized cannabis have provided lists of allowed pesticides that exclude ARs. (44,45) Other forms of agriculture and food production sites, in the United States and globally, may still use ARs. There are currently no international- or national-level standardized protocols for testing for pesticides in cannabis products or for ARs in general. Nevertheless, this topic has garnered an increased level of attention due to the potential human health impacts of pesticide residues on cannabis products, (48) as evidenced by recent reviews of analytical methods of detection of pesticides and trace elements on cannabis. (44-46)

While most outdoor cannabis production does not use ARs, trespass grows, however, may be a unique pathway for environmental contamination through ARs on local wildlife species. Anticoagulant rodenticides are known to bioaccumulate, and their use on trespass cultivation sites has been documented in California. (49) For example, contamination by highly toxic ARs was documented for an endangered predator, the Pacific fisher (*Pekania pennanti*), using a combination of field data collection, laboratory data analysis, and spatial correlation. (49,50) Despite high AR exposure levels (79% of 58 sampled animals and 85% of 46 sampled animals), both studies reported small numbers of animals dying directly from AR exposure (4 and 1, respectively). Nevertheless, AR poisoning may impact animal fitness and thereby mortality rates, as shown for California fisher populations (51) (167 sampled fishers), with increasing prevalence from 2007 to 2014. Anticoagulant rodenticide contamination was also documented in northern spotted owl (*Strix occidentalis caurina*) and barred owl (*Strix varia*) populations, likely through secondary poisoning from predation on contaminated rodents. (52,53) While

Energy Use

For cannabis, the annual average electricity intensity has been estimated to range from 78 MJ m⁻² (outdoor) to 10152 MJ m⁻² (indoor), (14) compared to average annual energy consumption ranges of 600–2827 MJ m⁻² for greenhouse vegetable and flower cultivation in Canada, Europe, and North Africa. (54,55) Energy consumption in indoor, mixed-light, and outdoor cannabis cultivation systems is driven by a range of processes, including water pumping or fertilizer production. Overall, most energy use from cannabis cultivation is ascribed to lighting, and water and air circulation, in indoor and mixed-light systems. In a 2012 study, Mills documented energy use for indoor and mixed-light cannabis cultivation in the United States (56) and estimated a total electricity-use footprint of 20 TWh annually, leading to the annual emission of 15000000 Mt of CO₂. This value is equivalent to the energy consumption of the entire U.S. agricultural sector. (57) Mills' calculations were based on U.S. indoor cannabis cultivation estimates and "typical" energy use. However, accurate data documenting total cannabis cultivation area, average planting densities in different production systems, or average energy use by different growers are not available. Ultimately, the study's findings may not accurately represent energy use by the U.S. cannabis sector today or among other production regions worldwide; this is due to uncertainties in modeling approaches, the likelihood that cultivation practices have become more efficient in recent years, and the influences of regional variations in climate, daylight, and other environmental factors on energy use.

We are not aware of other published studies regarding energy use in the cannabis sector. However, a recent third-party report (14) offered updated insights. The 2019 New Frontier Data report provides a detailed assessment of current cannabis energy use across all types of cultivation systems by combining estimated U.S. cannabis demand and cultivation area with self-reported data from cultivators (*n* = 81). Combined illegal cultivation and legal cultivation were estimated to consume 4.2 MWh annually, equivalent to 428191 Mt of associated CO₂ emissions. These estimates did not account for off-grid energy use (e.g., solar), transportation, fertilization, or irrigation, and were significantly lower than the numbers reported by Mills in 2012. (56) In addition, initial data from Colorado suggest that indoor cultivation facilities are responsible for a significant proportion (4%) of the energy use in Denver, (58) further highlighting the potential role of the indoor cannabis industry in terms of energy consumption, particularly in urban areas.

Air Pollution

associated with food production. These gases can contribute to the formation of nitrate aerosols and fine particulate matter (PM_{2.5}) pollution, which has been linked to severe human health consequences. (59–61) Primary air pollution impacts from cannabis appear to be different from these other agricultural air pollution pathways. Our review identified three recent studies that assessed the impacts of indoor cannabis cultivation on air quality. Wang et al. (62) measured biogenic volatile organic compounds (BVOCs) emitted by cannabis plants grown under conditions mimicking greenhouse cultivation. Despite author-acknowledged limitations related to small sample sizes, suboptimal growing conditions, and a lack of access to common cannabis strains for testing, the results suggested BVOC emissions from indoor cultivated cannabis in Colorado could contribute to ozone formation and particulate matter pollution. In a follow-up study, Wang et al. (63) estimated terpene emissions and regional ozone impacts from indoor cannabis cultivation in Colorado using the Comprehensive Air Quality Model. This approach was limited by the reliance on estimates and assumptions in the absence of data regarding emission capacity of most cannabis strains, the number of plants, and plant biomass. Nevertheless, preliminary findings predicted increases in hourly ozone concentrations, indicating that concentrated indoor cannabis cultivation could influence ozone pollution through BVOC emissions (including terpenes), particularly in areas where nitrogen oxides are not limiting factors in ozone formation. (62,63)

A third pilot study conducted in four commercial indoor-growing facilities in California and Nevada (64) identified β -myrcene, α -limonene, terpinolene, and α - and β -pinenes as the most abundant BVOCs emitted by cannabis plants. This study also found high butane concentrations in cannabis-processing facilities using butane extraction, which could additionally contribute to ozone formation. These results are in line with those of Wang et al. (62,63) and highlight potential indoor air quality issues in production facilities, which may have consequences for worker safety. Current findings also suggest that concentrations of volatile compounds may decrease significantly outside of indoor cultivation facilities due to passive dilution into the ambient atmosphere. Lower BVOC emissions would occur from indoor facilities that filter air through carbon scrubbers or use similar emissions controls prior to exhaust. The full environmental implications of preventing external BVOC emissions would have to account for energy demands in powering mechanical equipment to treat and handle odorous air emissions. We found no published studies that systematically addressed these concerns. Nevertheless, as all three studies acknowledge, additional data are needed to fully understand the potential risks and implications of indoor cannabis cultivation on air quality.

Water Pollution

industry is a likely environmental risk, (11) we found no peer-reviewed studies quantifying the impacts of cannabis cultivation on water quality. There is, however, a significant body of literature documenting the effects of pollution from the consumption of illegal drugs, including cannabis, on water quality in urban areas. This work has been highlighted in two recent publications: a synthesis of illicit drug occurrence in and effects on aquatic ecosystems (66) and a review of occurrences and potential mechanisms of removal of CBDs in wastewater treatment systems. (67) Reviewed studies evaluated concentrations of CBDs, 11-nor-9-carboxy- Δ^9 -tetrahydrocannabinol ("carboxy-THC" or THC-COOH), or 11-hydroxy-THC (11-OH-THC), presumably originating from human consumption, in wastewater and drinking water. The presence of cannabinoids was evident in raw (influent) and biologically treated (effluent) municipal wastewater, as well as in surface waters, across major cities in Europe, the United States, Costa Rica, Colombia, and Martinique. (66,67) Reported CBD concentrations fluctuated across studies but were generally lower in treated effluent than in raw wastewater. Nevertheless, accumulation of these compounds may contribute to waterway contamination downstream from wastewater effluent discharges in urban areas, although likely to a lesser extent than other illicit drugs. (68) While these studies primarily aim to document the scope of illegal cannabis consumption, they also point toward potential cannabis-derived contamination impacting downstream freshwater ecosystems.

Our current understanding of the consequences of wildlife exposure to cannabis-related chemicals remains limited. Parolini et al. (69) attempted to bridge this gap through experimental exposure of zebra mussels (*Dreissena polymorpha*) to concentrations of cannabis active compounds Δ -9-THC and THC-COOH. Their results showed that prolonged exposure could contribute to oxidative and genetic damage. Experimental exposure to cannabis extracts further led to negative physiological or behavioral impacts in carp (*Cyprinus carpio* L.), (70) tilapia (*Oreochromis niloticus*), (71) and zebrafish (*Danio rerio*) (72) and induced high mortality rates in mosquitoes (*Aedes albopictus*) and snails (*Physella acuta*). (73) Still, given knowledge gaps with regard to actual Δ -9-THC and THC-COOH concentrations in aquatic ecosystems and the effects of the compounds on mussels or other organisms in the wild, it is difficult to draw broader conclusions about potential environmental risks posed by exposure to active cannabis compounds for aquatic organisms.

Policy Recommendations

On the basis of our review, we propose five policy recommendations that can be applied to regions where cannabis cultivation is legalized and subject to regulations. We note that our recommendations should be revisited as new research findings emerge.

In rural areas where the total cultivation area of cannabis is currently small relative to other land-use activities, (27) land-use planning strategies could regulate the location or size for newly established cannabis farming areas or could incentivize the voluntary relocation of existing grows onto suitable agricultural land (e.g., Humboldt County's "Retirement, Remediation, and Relocation" program (74)). While such measures should also consider socioeconomic impacts, they could minimize expansion into environmentally sensitive areas. In conjunction, wildlife-conscious farming practices could be encouraged to prevent further impacts on wildlife habitat. In urban areas, zoning policies may ensure that impacts from cultivation facilities (e.g., air or noise pollution) do not disproportionately affect vulnerable communities. Existing best practices to minimize land-use impacts include the application of regenerative agriculture practices and the implementation of land-use planning that takes into account site characteristics and predicted impacts of cultivation activities. (75)

2. Water Use: Cannabis Is Often Grown in Areas Where Managing the Timing and Location of Water Extraction Is Crucial for the Environment

Although the water-use footprint of cannabis remains small relative to those of other agricultural crops, (17,35) managing the timing and amount of water extracted for cannabis cultivation is crucial considering the large amounts of cannabis produced in semiarid and drought-prone landscapes. Incentivizing efficient water management (e.g., through precision-irrigation practices (76,77)) and establishing water licensing systems (as has been done in California (78)) could further alleviate pressure on surface water and groundwater reserves. Existing best practices for managing water use include the use of rainwater storage, automated irrigation technology, and implementation of water treatment and reuse strategies to reduce waste. (36,75)

3. Pesticide Use: Human Exposure Pathways for Pesticide Residues on Cannabis Are Unique, as They May Be Inhaled at High Temperatures or Ingested. It Is Thus Essential That Pesticide Controls Go beyond Those of Normal Agriculture

Developing rigorous testing standards for contaminant residues on legal cannabis products, coupled with certification schemes and educational resources for producers on alternative pest control methods, could contribute to market normalization of pesticide-free or limited-pesticide cannabis. For instance, California currently requires testing for 66 pesticides in all legal cannabis products. (79) Such initiatives may limit pesticide contamination by incentivizing legal producers to avoid the use of nonpermitted chemicals. Robust supply chain tracing and

and the implementation of integrated pest management methods (e.g., the introduction of predatory insect species). ([36,75](#))

4. Energy Use: Incentivizing Best Practices Could Reduce Energy Footprints of Indoor and Mixed-Light Cannabis Cultivation

Some emerging regulations (e.g., in Massachusetts ([80](#))) require indoor cultivators to develop energy plans, comply with existing best practice standards, and monitor and report energy usage. Setting up similar locally relevant policies could encourage energy efficiency, support the development of data sets on energy consumption, and eventually allow regulators to set realistic energy efficiency goals. Existing best practices include prioritizing the use of energy-efficient light sources (e.g., light-emitting diode lighting) and renewable energy sources, and scheduling around peak energy demand times. ([75](#))

5. Air Pollution: Prioritizing Science-Based Best Practices Could Reduce Air Pollution and Air Quality Impacts

Ozone-formation simulations should be used to guide permitting practices. It should also be recognized that human olfaction is unreliable for assessing the toxicity of BVOCs ([81](#)) or, in cases in which masking of cannabis odors with exogenously applied industrial chemicals is permitted, for establishing the absence of hazards. Rather, how odors are mitigated should be scientifically understood and transparent, such that health risks of mixtures, including those from combined masking agents and BVOCs subject to photoactivation, are understood and minimized. Existing best practices include the application of carbon filtration, as well as the use of closed-loop cannabis extraction systems. ([75](#))

It is important for policy makers worldwide to consider potential unintended consequences of policy decisions due to environmental trade-offs across cultivation methods. For example, stringent water-use regulations for outdoor cultivation may incentivize cultivators to turn to alternative indoor cultivation methods. While this shift may alleviate water stress, it may also increase the carbon footprint of cannabis by encouraging energy-intensive indoor cultivation. In addition, the social and economic impacts of shifting the location of cannabis production should be considered when developing policies. Identifying and understanding trade-offs within and across cannabis cultivation systems is thus important, and cannabis regulations should be systemic and comprehensive at regional scales to prevent the transfer of impacts among production pathways.

Frontiers of Future Research and Policy

(82) similar research is needed across broader contexts to inform the generalizability of existing results, to avoid exporting environmental problems, and to prevent negative impacts in newly legalized jurisdictions. A recent systemic assessment of the environmental footprint of global tobacco supply chains (83) highlights the magnitude of the tobacco industry's impacts and identifies opportunities for concerted regulatory action. Filling research gaps about the environmental impacts of the global cannabis industry may lead to similar insights.

Most of the literature reviewed here relies on observational or model-based methodologies drawing on surveys, satellite imagery, or publicly available data sets. Such methodologies constitute important mechanisms for overcoming legal barriers to cannabis research. In addition, however, experimental research is needed to understand basic agroecological functions and processes governing cannabis cultivation, and to explore how expansion or consolidation of existing cultivation operations may impact ecosystem service provision at landscape scales. Limited research focused on best practices for cannabis cultivation (84) suggests that such experimentation is already starting, and may inform the development of agricultural extension guidelines for cannabis farmers. In addition, encouraging knowledge exchange between cannabis cultivators and researchers could help fill existing "formalized" knowledge gaps. (85) This should include integrating traditional- or industry-based knowledge, including information from "gray literature", into the formal scientific literature.

Cannabis cultivation and consumption may lead to additional environmental impacts. For instance, little is known about the impacts of solid waste generated by the cannabis industry or about the carbon footprint of the cannabis supply chain. Life-cycle assessments of the cannabis sector could provide valuable information about how to increase its efficiency and sustainability. Similarly, little is known about environmental impacts associated with the use of equipment and solvents during harvesting and extraction processes. Other important areas for future research could include cannabis consumption impacts (e.g., smoke pollution or contamination through cannabis-related litter); soil health impacts; odor, light, and noise pollution risks to humans and wildlife; and more sustainable cannabis farming (e.g., aeroponics or agroecological approaches). These topics, and many others, should make the study of cannabis-related environmental impacts a rich field for discovery for many years to come.

Analysis of the environmental effects of cannabis agriculture, and how these might be mitigated, will be further enhanced through research on relationships between policy changes and cannabis cultivation practices. Traditionally, cannabis has been cultivated remotely and at small scales. So far, legalization appears to alter this through cultivation expansion, shifts toward urban areas, and increased size of cultivation facilities. (86) The intensification of cultivation activities at large-scale facilities may magnify negative environmental impacts.

should study these trade-offs and prioritize the identification of solutions that minimize them. Diligence by policy makers and consumers is needed to ensure that potential movement toward industrialization does not intensify environmental and social issues, and researchers must document shifts in the industry's supply chain and their environmental impacts.

In conjunction with medical or recreational legalization, social and ecological certification schemes could reduce adverse environmental impacts of the cannabis industry. Emerging programs such as Sun and Earth Certification, (87) or planned appellation designations, (88) constitute first steps in this direction. They could help offset the potential costs of implementing sustainable management practices for cannabis farmers through added value of certified products. By contributing to consumer awareness and providing incentives for growers to produce in sustainable ways, these programs may pave the way for developing a more environmentally protective cannabis sector.

Questions around cannabis cultivation and the environment echo larger debates about the environmental impacts of agricultural production in general. Current discourse on the optimal ways to address shifts in the cannabis sector touches upon fundamental sustainability framings like land sparing versus sharing, intensification versus expansion, technology-driven agriculture versus agroecology, and the role of smallholder farmers versus industrial-scale facilities. Robust agricultural research programs, often funded by national governments, play a crucial role in agricultural sustainability, and cannabis agriculture should be no different. Like for industrial hemp, research on the environmental impacts of cannabis could be financed through national funding programs, which could be implemented without altering the legal status of cannabis as a consumer product. In the United States, for example, this would lower barriers created by the disharmony between federal and state cannabis laws. Moreover, formulating national-level research strategies, as is currently done in Canada for the health impacts of cannabis, (89) will facilitate more systematic research covering current knowledge gaps about cannabis and associated environmental impacts.

Policy makers working with cannabis have strong interests in developing effective regulations following legalization and are also dealing with regulatory "blank slates". This may equip them with a novel combination of increased freedom and institutional capacity to test and evaluate the effectiveness of multiple policy approaches. Ultimately, successes and failures of environmental regulations for cannabis may lead to broader lessons learned for agriculture.

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

313B



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
June 17, 2010

SUBJECT: Abatement of Public Nuisance [Shipping Containers]
Case No.: CV 09-06649 (CASSINI)
Subject Property: 1 Parcel South of 28384 Winchester Rd., Winchester
District Three; APN: 463-117-007

Departmental Concurrence

RECOMMENDED MOTION: Move that:

1. The shipping containers on the real property located at 1 Parcel South of 28384 Winchester Road, Winchester, Riverside County, California, APN: 463-117-007 be declared a public nuisance and a violation of Riverside County Ordinance No. 348 (Riverside County Code Chapter 17.288).
2. Ronald Cassini, the owner of the subject real property, be directed to abate the shipping containers on the property by removing the same from the real property within ninety (90) days.

(Continued)

L.A. Fong

L. ALEXANDRA FONG, Deputy County Counsel
for PAMELA J. WALLS, County Counsel

FINANCIAL DATA	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	N/A

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY *Tina Grande*
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone and Benoit
Nays: None
Absent: Ashley
Date: June 29, 2010
xc: Co. Co., CED, Prop. Owner, Sheriff

Kecia Harper-Ihem
Clerk of the Board
By *[Signature]*
Deputy

Prev. Agn. Ref.:

District: 3

Agenda Number:

9.5

Consent
 Policy
 Consent
 Policy
 Dep't Recomm.:
 Per Exec. Ofc.:

Abatement of Public Nuisance

Case No. CV 09-06649; CASSINI

1 Parcel South of 28384 Winchester Rd., Winchester

Page 2

3. If the owner of the real property does not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, shall abate the shipping containers by removing the same from the real property.
4. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.
5. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the shipping containers on the real property are declared to be in violation of Riverside County Ordinance No. 348, and a public nuisance, and further, to prepare and Order to Abate for approval by the Board.

JUSTIFICATION:

1. An initial inspection was made of the subject property by the Code Enforcement Officer on September 21, 2009.
2. The inspection revealed two shipping containers on the subject property in violation of Riverside County Ordinance No. 348.
3. Subsequent re-inspections of the above-described real property on October 26, 2009, October 27, 2009, November 24, 2009, December 2, 2009, January 25, 2010, March 18, 2010, April 15, 2010, May 18, 2010 and June 11, 2010, revealed that the property continued to be in violation of Riverside County Ordinance No. 348.
4. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the Administrative Abatement Proceedings for the removal of shipping containers.

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



- 9.5**
- 1) 9:30 a.m. being the time set for public hearing on the recommendation from County Counsel/Code Enforcement regarding Public Hearing on Abatement of Public Nuisance [Shipping Containers] on Case No. CV 09-06649, located 1 Parcel South of 28384 Winchester Road, Winchester, APN 463-117-007, 3rd District the Vice Chairman called the matter for hearing.

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the matter is approved as recommended.

- 2) On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the matter be reconsidered for public comment.

The following people spoke on the matter:

Ron Kasini

The Vice Chairman closed the public hearing.

Alexandra Fong, Deputy County Counsel, presented the matter.

Roll Call:

Ayes: Buster, Tavaglione, Stone and Benoit
Nays: None
Absent: Ashley

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on June 29, 2010 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: June 29, 2010
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: Kecia Harper-Ihem Deputy

AGENDA NO.
9.5

xc: Co.Co., CED, COB

1 **BOARD OF SUPERVISORS**
2 **COUNTY OF RIVERSIDE**

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 09-06649
4 [METAL SHIPPING CONTAINERS] APN: 463-)
5 117-007, 1 PARCEL SOUTH OF 28384) DECLARATION OF OFFICER
6 WINCHESTER ROAD, WINCHESTER,) CAROL FORREY
7 COUNTY OF RIVERSIDE, STATE OF)
8 CALIFORNIA; RONALD CASSINI, OWNER.) [R.C.O. NO. 348, R.C.C. Chapter 17]
9)
10)
11)
12)
13)
14)
15)
16)
17)
18)
19)
20)
21)
22)
23)
24)
25)
26)
27)
28)

1 I, Carol Forrey, declare that the facts set forth below are personally known to me except to the extent that certain information is based on information and belief which I believe to be true, and if called as a witness, I could and would competently testify thereto under oath:

1. I am currently employed by the Riverside County Code Enforcement Department as a Code Enforcement Officer. My current official duties as a Code Enforcement Officer include inspecting property for violations and enforcement of the provisions of Riverside County Ordinances.

2. On September 21, 2009, I conducted an initial inspection of the real property described as 1 Parcel South of 28384 Winchester Road, Winchester, Riverside County, California and further described as APN 463-117-007 (hereinafter referred to as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map indicating the location of THE PROPERTY is attached hereto as Exhibit "A."

3. A review of County records and documents disclosed that THE PROPERTY is owned by Ronald Cassini (hereinafter referred as "OWNER"). Certified copies of the County Equalized Assessment Roll for the year 2009-2010 and County Geographic Information System ("GIS") report is attached hereto as Exhibit "B." THE PROPERTY is located within the C-P-S (Scenic Highway Commercial) zone classification. This zone classification does not allow the storage of metal shipping containers unless a plot plan has been approved.

4. Based upon the Lot Book Report issued by RZ Title Service on September 3, 2009 and updated on February 2, 2010, it is determined that other parties potentially hold a legal interest in THE PROPERTY, to wit: Stirling Trustee Corporation (hereinafter referred to as "INTERESTED PARTY"). True and correct copies of the Lot Book Reports are attached hereto and incorporated herein as Exhibit "C."

///

JUN 29 2010 9.5

1 5. On September 21, 2009, I drove to THE PROPERTY to conduct an inspection. From the
2 road right of way, I observed two metal shipping containers on THE PROPERTY. As a result of the
3 shipping containers, THE PROPERTY constituted a public nuisance in violation of the provisions set
4 forth in Riverside County Ordinance ("RCO") No. 348, as codified in Riverside County Code ("RCC")
5 Chapter 17.288.

6 6. On September 21, 2009, I posted a Notice of Violation on THE PROPERTY.

7 7. On September 28, 2009, a Notice of Violation was mailed to the OWNER and
8 INTERESTED PARTY by certified mail, return receipt requested.

9 8. On October 26, 2009, October 27, 2009, November 24, 2009, December 2, 2009 and
10 January 25, 2010, I returned to THE PROPERTY to conduct follow up inspections. From the road right
11 of way, I observed the metal shipping containers remained on THE PROPERTY in violation of RCO 348
12 (RCC Chapter 17.288). After my inspection on December 2, 2009, I was flagged down by OWNER who
13 requested that I stop citing him for the violations on THE PROPERTY. We discussed the contents of the
14 containers and I explained to OWNER that he would have to remove the shipping containers from THE
15 PROPERTY before I could stop citing him.

16 9. I am informed and believe and based thereon allege that on March 18, 2010, Officer Jordan
17 conducted a follow up inspection of THE PROPERTY which revealed that THE PROPERTY remained in
18 violation of RCO 348 (RCC Chapter 17.288).

19 10. I am informed and believe and based thereon allege that on April 15, 2010 and May 18,
20 2010, Officer Durant conducted follow up inspections of THE PROPERTY. From the road right of way,
21 Officer Durant observed that the shipping containers remained on the parcel.

22 11. A site plan and photographs of the condition of THE PROPERTY are attached hereto as
23 Exhibit "D" and are incorporated herein by reference.

24 12. True and correct copies of each Notice issued in this matter and other documentation are
25 attached hereto as Exhibit "E" and incorporated herein by reference.

26 13. Based upon my experience, knowledge and visual observations, it is my determination that
27 the conditions on THE PROPERTY are dangerous to the neighboring property owners and the general
28 public.

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

313B



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
June 17, 2010

SUBJECT: Abatement of Public Nuisance [Shipping Containers]
Case No.: CV 09-06649 (CASSINI)
Subject Property: 1 Parcel South of 28384 Winchester Rd., Winchester
District Three; APN: 463-117-007

Departmental Concurrence

RECOMMENDED MOTION: Move that:

1. The shipping containers on the real property located at 1 Parcel South of 28384 Winchester Road, Winchester, Riverside County, California, APN: 463-117-007 be declared a public nuisance and a violation of Riverside County Ordinance No. 348 (Riverside County Code Chapter 17.288).
2. Ronald Cassini, the owner of the subject real property, be directed to abate the shipping containers on the property by removing the same from the real property within ninety (90) days.

(Continued)

L. Alexandra Fong

L. ALEXANDRA FONG, Deputy County Counsel
for PAMELA J. WALLS, County Counsel

FINANCIAL DATA	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	N/A

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY *Tina Grande*
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone and Benoit
Nays: None
Absent: Ashley
Date: June 29, 2010
xc: Co. Co., CED, Prop. Owner, Sheriff

Kecia Harper-Ihem
Clerk of the Board
By *Alexander Benoit*
Deputy

Prev. Agn. Ref.: | District: 3 | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

9.5

Consent
 Policy
 Consent
 Policy

 Dep't Recomm.:
 Per Exec. Ofc.:

Abatement of Public Nuisance

Case No. CV 09-06649; CASSINI

1 Parcel South of 28384 Winchester Rd., Winchester

Page 2

3. If the owner of the real property does not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, shall abate the shipping containers by removing the same from the real property.
4. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.
5. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the shipping containers on the real property are declared to be in violation of Riverside County Ordinance No. 348, and a public nuisance, and further, to prepare and Order to Abate for approval by the Board.

JUSTIFICATION:

1. An initial inspection was made of the subject property by the Code Enforcement Officer on September 21, 2009.
2. The inspection revealed two shipping containers on the subject property in violation of Riverside County Ordinance No. 348.
3. Subsequent re-inspections of the above-described real property on October 26, 2009, October 27, 2009, November 24, 2009, December 2, 2009, January 25, 2010, March 18, 2010, April 15, 2010, May 18, 2010 and June 11, 2010, revealed that the property continued to be in violation of Riverside County Ordinance No. 348.
4. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the Administrative Abatement Proceedings for the removal of shipping containers.

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Notice of Adoption Ord. No. 348.4976 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

02/05/2022

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

Date: February 05, 2022
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011516168-01

P.O. Number:

Ad Copy:

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

ORDINANCE NO. 348.4976 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Winchester Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2473, Change of Zone Case No. 1900035" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

J. Hewitt, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on January 25, 2022, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

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

Press-Enterprise: 2/05

Planning
Item 21.2
1/29/2022

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Adoption of Ordinance 348.4977 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

02/05/2022

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

Date: February 05, 2022
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011516171-01

P.O. Number:

Ad Copy:

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

ORDINANCE NO. 348.4977 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Subsection A.3. of Section 19.519 of Ordinance No. 348 is amended to read as follows:

"3. Cannabis Retailers shall be located more than 500 feet from a smoke shop or similar facility, as measured from the nearest principal point of entry of the Cannabis Retailer to the nearest principal point of entry of the smoke shop or similar facility. The distance shall be measured following the shortest path of travel by either a pedestrian or vehicle."

Section 2. This ordinance shall take effect thirty (30) days after its adoption.

J. Hewitt, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on January 25, 2022, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

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

Press-Enterprise: 2/05

Planning
Item 21.2
1/25/2022

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

CLERK / BOARD OF SUPERVISORS
2022 APR 14 PM 10:22

Receipt #: 22-13411

State Clearinghouse # (if applicable): _____

Lead Agency: CLERK OF THE BOARD OF SUPERVISORS Date: 01/11/2022

County/Agency of Filing: RIVERSIDE Document No: E-202200015

Project Title: NOTICE OF PUBLIC HEARING CUP 190032, DEVELOPMENT AGREEMENT NO. 1900020, CZ

Project Applicant Name: CLERK OF THE BOARD OF SUPERVISORS Phone Number: (951) 955-1069

Project Applicant Address: 4080 LEMON STREET 1ST FLOOR, RIVERSIDE, CA 92502

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

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

Total Received _____ \$0.00

Signature and title of person receiving payment. U. Sandral Deputy

Notes:

1/25/22 21.2
2022-4-150541



Lead Agency: CLERK OF THE BOARD OF SUPERVISORS
ATTN: ZULY MARTINEZ
Address: 4080 LEMON STEET, 1ST FL
RIVERSIDE, CA. 92502

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202200015
01/11/2022 11:12 AM Fee: \$ 0.00
Page 1 of 2

Removed: 4/11/22 By: *Lizzy Sawyer* Deputy


Project Title

NOTICE OF PUBLIC HEARING - CONDITIONAL USE PERMIT 190032, DEVELOPMENT AGREEMENT NO. 1900020, CHANGE OF ZONE NO. 1900035 AND CHANGE ZONE NO. 2100007. CONDITIONAL USE PERMIT NO. 19003,

Filing Type

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

Notes

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE, CONDITIONAL USE PERMIT, DEVELOPMENT AGREEMENT, AND ORDINANCE IN THE HARVEST VALLEY/WINCHESTER AREA PLAN, THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 25, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **approve Conditional Use Permit No. 190032, Development Agreement No. 1900020, Change of Zone No. 1900035, and Change of Zone No. 2100007. Conditional Use Permit No. 190032 (CUP190032)** is a proposal to utilize an existing building to establish and operate a 900 square foot cannabis retail facility with delivery on a 0.31 acre lot. **Change of Zone No. 1900035** proposes a change of zone from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). **Change of Zone No. 2100007** is a text amendment to **Ordinance No. 348** to clarify the distance measurement in Section 19.519.A.3 for the distance from Cannabis Retailers to smoke shops or similar facilities. **Development Agreement No. 1900020 (DA1900020)** has a term of 10 years and grants the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900020 and CUP No. 190032 and will provide community benefits to the Winchester Area. This proposed project is located North of Taylor Street, East of Winchester Road, South of Wesley Street, and West of Whittier Ave, specifically located at 28384 Winchester Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **Find** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), **Adopt Ordinance No. 348.4976, Adopt Ordinance 348.4977, Approve Change of Zone No. 1900035, Approve Change of Zone No. 2100007, Approve Conditional Use Permit No. 190032, and Introduce, Read Title and Waive Further Reading of, and Adopt** successive weeks **Ordinance No. 664.88 approving Development Agreement No. 1900020.**

On March 24, 2021 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/PublicHearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, CONTRACT PLANNER, AT (951) 955-3025 OR EMAIL RBRADY@RIVCO.ORG.

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

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

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

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

Dated: January 10, 2022

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