

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



**ITEM: 21.1
(ID # 21923)**

MEETING DATE:

Tuesday, June 06, 2023

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CONDITIONAL USE PERMIT NO. 210120, DEVELOPMENT AGREEMENT NO. 2100111, & and Associated ORDINANCE NO. 664.100 – (CEQ210209) – CEQA Exempt per State CEQA Guidelines Sections 15301, 15303, and 15061(b)(3). Applicant: Community Veterans of Rivco, c/o Daniel Wise – Representative: Cake Enterprises, c/o Charlena Berry – Third Supervisorial District – San Jacinto Valley Area Plan - Community Development: Commercial Retail (CD:CR) – Florida Avenue Corridor Policy Area – Location: north of Acacia Avenue, east of New Chicago Avenue, and south of Highway 74 – 0.65 gross acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: Conditional Use Permit No. 210120 (CUP210120) is a proposal to use a 1,785 square foot tenant space in an existing 2-story commercial building as a storefront cannabis retailer to operate 7 days a week between the hours of 9:00 A.M. to 10:00 P.M. Mobile deliveries are also proposed 7 days a week between the hours of 6:00 A.M. to 6:00 P.M., with the stipulation that no mobile deliveries will be scheduled after 9:00 P.M. as it is not permitted per Ordinance No. 348. Development Agreement No. 2100111 (DA2100111) is the associated development agreement to CUP210120 and has a term life of 10 years. It will grant the applicant vesting rights to develop the storefront cannabis retailer in accordance with the terms of DA2100111 and CUP210120 and will provide community benefits to the San Jacinto Valley Area. – 43613 E Florida Avenue, Hemet, CA – APN: 549-110-003. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Continued on Page 2

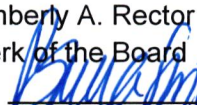
ACTION:Policy


John Hildebrand, Planning Director 6/4/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Washington, Perez and Gutierrez
Nays: None
Absent: Spiegel
Date: June 6, 2023
xc: Planning

Kimberly A. Rector
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:

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 this staff report;
2. **APPROVE CONDITIONAL USE PERMIT NO. 210120**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report, subject to final approval of the Development Agreement ordinance; and
3. **INTRODUCE, READ TITLE and WAIVE FURTHER READING OF, and ADOPT** on successive weeks Ordinance No. 664.100, an ordinance of the County of Riverside approving **DEVELOPMENT AGREEMENT NO. 2100111**, 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:

On July 29, 2021, the applicant, Cake Enterprises, submitted Conditional Use Permit No. 210120 (CUP210120) to the County of Riverside for consideration. The application proposes the development of a retail cannabis storefront located at 43613 East Florida Avenue, Hemet, California. The subject site is located within the San Jacinto Valley Area Plan and is located adjacent to Highway 74. The Project proposes to occupy a vacant suite in an existing 2-story commercial building with minimal interior modifications to accommodate the proposed use. The site is surrounded by commercial uses to the north, residential uses to the south, and vacant land to the east and west.

Project Details

The existing structure was originally entitled in 1980 under PP05471 for the construction of a commercial building, and it has since been occupied by various businesses. The Project proposes to use an existing 1,785 square foot tenant space in this structure to serve as a storefront cannabis retailer. The interior of the suite is to be refabricated with new fixtures and walls, resulting in a floor plan that includes the following areas: a secure check-in reception area

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and lobby, a cannabis sales area, a secure vault for product storage, waste disposal room, employee break room, office, and security room.

A cannabis facility is permitted to operate between the hours of 6 a.m. to 10 p.m. The Project is proposing to operate between the hours of 9:00 a.m. to 10:00 p.m., which is in accordance with Section 19.505 of Ordinance No. 348. In addition, the Project will employ an estimated total of 25 employees, including security personnel. Employees will be split across 3 shifts, with 4 employees per shift. Mobile delivery operations would be conducted seven days a week between the hours of 6:00 A.M. to 6:00 P.M., with the stipulation that no mobile deliveries will be scheduled after 9:00 P.M. as it is not permitted per the ordinance. To avoid predictability and risk of theft, shipments are scheduled at random times between these hours to ensure maximum visibility and threat detection. A dedicated loading and unloading area for deliveries is located at the front of the building.

Four of the suites in the building are currently occupied. These businesses, including a salon, barber shop, photography studio, and appraisers' office, will collectively require 17 spaces per Ordinance No. 348 parking standards. The church currently occupying one of the suites will be vacating from the building, which has been verified through a signed document by the property owner. As such, the parking standards for this use were not taken into consideration for this Project. However, the possibility that the building suites could, at some point, be fully occupied was taken into consideration. It was found that the current on-site parking would not be sufficient to meet parking needs if this were to occur. Therefore, to maintain sufficient on-site parking, the property owner has agreed to keep the currently vacant commercial suites vacant throughout the duration of the tenancy of the Cake retail cannabis operations unless a business locating in one of the vacant suites can demonstrate that the available parking is sufficient to support its operations. This has been verified through a signed letter from the property owner and codified through a condition of approval on the Project (AND Planning. 32). Per parking standards, the 1,785 square foot cannabis retail dispensary will require 9 parking spaces. Along with the other existing businesses to remain in the structure, a total of 26 parking spaces would be required. The 39 existing parking spaces, including 2 EV parking spaces and 2 ADA parking spaces, would, therefore, be sufficient to service both the existing and proposed commercial businesses. In addition, two secured bike racks will be located at the main entrance to the building.

Development Agreement:

The applicant has proposed entering into the attached Development Agreement No. 2100111 (DA) with the County for the Project. The proposed DA is consistent with the General Plan and Board Policy B-9. Additionally, the advisory notification document, conditions of approval, and entitlement approvals are incorporated in the exhibits of the DA and will ensure that the project is developed in a way that would not conflict with the public's health, safety, or general welfare. A term of 10 years is proposed to grant the applicant vesting rights to develop the Project in accordance with the terms of the DA. In exchange, the proposed DA provides certain public benefits that go beyond the basic requirements of the County including annual public benefit

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payments, intended for additional public safety services, infrastructure improvements or community enhancement programs.

Development Agreement No. 2100111 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 \$28,560.00, which will be increased 2% per year. The baseline payment amount shall be allocated 45% to the Code Enforcement Department, and the remaining 55% will be transferred to the Executive Office for deposit into the General Fund, to be allocated as part of the annual budget process and generally spent on cannabis regulatory activity performed by the District Attorney's Cannabis Regulation Task Force, the Sheriff's Office, Public Health, County Counsel, and the Agricultural Commissioner's office. The percentages above are based on the expected regulatory costs that were used to establish the baseline Public Benefits fee, as approved by the Board on January 29, 2019. The Code Enforcement Department will serve as the main regulatory arm of the County in monitoring that the businesses will comply with their conditions of approval and respond to public concerns.
- 3) An annual Additional Public Benefit payment of \$35,800.00, which will increase 4% per year. This payment shall be held by TLMA in an account specifically for the Anza 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. 664.100, and Ordinance of the County of Riverside Approving Development Agreement No. 2100111, incorporates by reference Development Agreement No. 2100111 consistent with Government Code section 65867.5.

Approval Requirements and Conclusion:

Based on the findings provided in the staff report and conditions of approval, the proposed Project is consistent with the General Plan and any applicable specific plan, complies with the development standards of the C-P-S zoning classification, complies with the permit requirements for all Commercial Cannabis Activities, complies with the minimum standard requirements and there is no anticipation that the use will be detrimental to the public health, safety, or general welfare. Additionally, the proposed Project complies with all applicable requirements of State law and ordinances of Riverside County.

The Project was approved at Planning Commission with a 4 - 0 vote, with Commissioner Kroencke absent from the proceedings.

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Environmental Determination


The proposed Project is categorically exempt under CEQA pursuant to State CEQA Guidelines sections 15301 (Existing Facilities), Section 15061 (b)(3) (Common Sense Exemption), and Section 15303 (New Construction or Conversion of Small Structures) which means that it belongs to a class of projects that have been determined to not have a significant effect on the environment. As detailed in the Planning Commission Staff Report, which is attached hereto and incorporated by reference, no exceptions pursuant to State CEQA Guidelines section 15300.2 apply. Accordingly, there is no anticipation that there will be negative impacts on residents or businesses.

Additional Fiscal Information

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

ATTACHMENTS:

- A. PLANNING COMMISSION REPORT OF ACTIONS
- B. PLANNING COMMISSION STAFF REPORT
- C. PROJECT EXHIBITS
- D. CONDITIONS OF APPROVAL
- E. ORDINANCE NO. 664.100
- F. DEVELOPMENT AGREEMENT NO. 2100111


Jason Farin, Principal Management Analyst 5/31/2023


Aaron Gettis, Deputy County Counsel 5/23/2023



RIVERSIDE COUNTY
PLANNING DEPARTMENT

MINUTE ORDER
RIVERSIDE COUNTY PLANNING COMMISSION – NOVEMBER 16, 2022
COUNTY ADMINISTRATIVE CENTER
1ST Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

- I. AGENDA ITEM 4.3**
CONDITIONAL USE PERMIT NO. 210120 and DEVELOPMENT AGREEMENT NO. 2100111 – 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), (CEQ210209) – Applicant: Community Veterans of Rivco, c/o Daniel Wise – Representative: Cake Enterprises c/o Charlena Berry – Third Supervisorial District – San Jacinto Valley Area Plan – Community Development: Commercial Retail (CD-CR) – Florida Avenue Corridor Policy Area – Location: North of Acacia Avenue, east of New Chicago Avenue, and south of Highway 74 – 0.65 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S).
- II. PROJECT DESCRIPTION:**
Conditional Use Permit No. 210120 (CUP210120) is a proposal to use a 1,785 sq. ft. tenant space in an existing 2-story commercial building as a storefront cannabis retailer to operate seven (7) days a week between the hours of 9:00 a.m. to 10:00 p.m. Mobile deliveries are also proposed seven (7) days a week between the hours of 6:00 a.m. to 6:00 p.m., with the stipulation that no mobile deliveries will be scheduled after 9:00 p.m. as it is not permitted per Ordinance No. 348. Development Agreement No. 2100111 (DA2100111) is the associated development agreement to CUP210120 and has a term life of 10 years. It will grant the applicant vesting rights to develop the storefront cannabis retailer in accordance with the terms of DA2100111 and CUP210120 and will provide community benefits to the San Jacinto Valley Area – 43613 E Florida Avenue, Hemet, CA – APN: 549-110-003.
- III. MEETING SUMMARY:**
The following staff presented the subject proposal:
Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org
- Spoke in favor:
Charlene Berry, Applicant
Brian McWilliams, Applicant's Representative
Gina Saady, Applicant's Representative
Saad Pattaha, Applicant's Representative
- No one spoke in opposition or in a neutral position
- IV. CONTROVERSIAL ISSUES:**
None.
- V. PLANNING COMMISSION ACTION:**
Public Comments: Closed.
Motion by Commissioner Thornhill, 2nd by Commissioner Leonard, by a vote of 4-0, (Commissioner Kroencke Absent)
- The Planning Commission Recommend that the Board of Supervisors take the following actions:
- FIND** the project exempt from the California Environmental Quality Act (CEQA); and,
TENTATIVELY Approve Development Agreement No. 2100111; and
APPROVE Conditional Use Permit No. 210120, subject to the advisory notification document and conditions of approval.



RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – NOVEMBER 16, 2022 COUNTY ADMINISTRATIVE CENTER

1st Floor, Board Chambers, 4080 Lemon Street, Riverside, Ca 92501

1st District
Shade Awad

2nd District
David Leonard
Chair

3rd District
Gary Thornhill
Vice-Chair

4th District
Bill Sanchez

5th District
Eric Kroencke

CALL TO ORDER: 9:05 a.m.

ROLL CALL: Members Present: Awad, Leonard, Thornhill, and Sanchez
Members Absent: Kroencke

1.0 CONSENT CALENDAR:

- | | |
|---|--|
| <p>1.1 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32026 – Applicant: Lake Elsinore Lakeside Estates, LLC c/o Erik Lunde – First Supervisorial District – South Elsinore Zoning Area - Elsinore Area Plan – Community Development: Medium Density Residential (CD-MDR) - Rural Community: Very Low-Density Residential (RC-VLDR) - Rural: Rural Mountainous (R-RM) – Location: Southwest of Grand Avenue, west of Quail Trail, southeast of Stoneman Street, and northwest of Jasmine Court – 89.9 Gross Acres – Zoning: One-Family Dwellings (R-1) – APN(s): 382-100-001, 002, 003, 004; 370-180-001, 022, 023, 024; 370-190-001 – Approved Project Description: Schedule "A" subdivision of 89.9 gross acres into 141 lots, which includes a total 130 single-family residential lots, 1.74-acre Reservoir site, 0.16-acre Water Pump Station site, 6.02-acre Debris Basin, 0.89-acre Water Quality Basin, and seven (7) Open Space Lots totaling 31.88 acres, of which 30.95-acres will be preserved within a conservation easement–
REQUEST: Fourth Extension of Time Request for Tentative Tract Map No. 32026, extending the expiration date to December 23, 2023. Project Planner: Joey Mendoza at (951) 955-0897 or email at joemendo@rivco.org.</p> | <p>APPROVED Fourth Extension of Time Request for Tentative Tract Map No. 32026, extending the expiration date to December 23, 2023.</p> |
| <p>1.2 GENERAL VACATION and TERMINATION of MAINTENANCE of a portion of El Mineral Road in the Lake Matthews Area - Applicant: Paulino Rodriguez - First Supervisorial District - Lake Matthews/Woodcrest Area Plan - Location: El Mineral Road in the Lake Matthews Area - REQUEST: The Transportation Department is proposing to vacate and terminate maintenance of El Mineral Road, pursuant to County of Riverside policies and procedures. Project Planner: Chris Trinidad at (951) 955-6846 or email at ctrinida@rivco.org.</p> | <p>APPROVED General Vacation and Termination of Maintenance of a portion of El Mineral Road in the Lake Matthews Area.</p> |
| <p>1.3 ADOPTION OF THE 2023 PLANNING COMMISSION CALENDAR</p> | <p>ADOPTED the 2023 Planning Commission Calendar</p> |
| <p>1.4 ELECTION OF THE 2023 PLANNING COMMISSION CHAIRMAN</p> | <p>ELECTED Commissioner Gary Thornhill as the 2023 Planning Commission Chairman.</p> |
| <p>1.5 ELECTION OF THE 2023 PLANNING COMMISSION VICE-CHAIRMAN</p> | <p>ELECTED Commissioner Guillermo (Bill) Sanchez as the 2023 Planning Commission Vice-Chairman.</p> |
| <p>2.0 <u>GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS</u>
NONE</p> | |
| <p>3.0 <u>PUBLIC HEARINGS – CONTINUED ITEMS:</u>
NONE</p> | |

PLANNING COMMISSION – REPORT OF ACTIONS – NOVEMBER 16, 2022

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **CONDITIONAL USE PERMIT No. 210005 – Intent to Adopt a Mitigated Negative Declaration** – CEQ210016 – Applicant: Kenneth Jackson – Engineer/Representative: Matthew Fagan – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan – Land Use: Rural: Rural Mountainous (R-RM) – Location: North of Red Mountain Road, southwest of Bautista Road, and east of Cactus Valley Road – 48 Acres – **REQUEST:** Conditional Use Permit No. 210005 proposes the remodel and expansion of five (5) existing buildings, and the construction and/or placement of 10 new buildings for use as the “Center of Excellence” substance abuse treatment facility and wildfire research and training facility; in conjunction with the remodel of various accessory recreation facilities, placement of new landscaping (including groundcover and a variety of new trees), improvement of roads and pedestrian pathways, and new or expanded septic systems. 43700 Cactus Valley Road – APN: 569-020-034. Project Planner: Evan Langan at (951) 955-3024 or email at elangan@rivco.org.

Planning Commission Action:
Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. CEQ210016; and,

APPROVED Conditional Use Permit No. 210005, subject to the advisory notification document and conditions of approval.

4.2 **General Plan Amendment No. 220006 (GPA220006), Change of Zone No. 2200025 (CZ2200025), and Conditional Use Permit No. 220008 (CUP220008) – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15061(b)(3) (Common Sense) – Applicant: Helen Jeong – Fifth Supervisorial District – Representative: Steven Paul Murray – The Pass Area Plan – Zoning Area/District: Cherry Valley District – Community Development: Commercial Office (CD-CO) (0.25 – 1.0 FAR) – Location: North of Dutton Street and east of Winesap Avenue – 4.06 Gross Acres – Zoning: Two-Family Dwellings (R-2) – **REQUEST:** General Plan Amendment No. 220006 proposes to revise the Foundation Component for a portion of APN 402-060-017 from Rural Community (RC) to Community Development (CD), and to concurrently revise the Land Use for that property and APN 402-060-019 from Very Low Density Residential (VLDR) and Commercial Office (CO), respectively, to Medium Density Residential (MDR) - 2 – 5 du/ac. An associated Lot Line Adjustment (LLA210002) would expand the boundaries of APN 402-060-017 to include the area of the proposed GPA; Change of Zone No. 2200025 proposes to revise the zoning classification for a portion of APN 402-060-017 from Residential Agricultural (1 acre minimum - R-A-1) to Multiple Family Dwellings (R-2). The Applicant is requesting a Change of Zone to align the subject site’s zoning classification more closely with the proposed GPA, the remainder of the subject site’s current zoning classification, and the proposed use; Conditional Use Permit No. 220008 proposes to establish a new “Residential Care Facility for the Elderly” (as defined in Article XIXe of Riverside County Ordinance No. 348) within an existing, 7,797 sq. ft. building, providing varied, full-time personal care, protective supervision and health-related services for a maximum of 30 individuals. Sixteen full time employees would serve these residents in staggered shifts 24 hours a day. Office hours are between 9:00 a.m. and 5:00 p.m. – 10001 Bellflower Avenue, Cherry Valley, CA, 92223 – APN’s: 402-060-019 & 402-060-017. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:
Public Hearing: Closed

By a vote of 4-0, the Planning Commission Recommend that the Board of Supervisors take the following actions:

FIND the project exempt from the California Environmental Quality Act (CEQA); and,

TENTATIVELY Approve General Plan Amendment No. 220006; and,

TENTATIVELY Approve Change of Zone No. 2200025; and,

APPROVE Conditional Use Permit No. 220008, subject to the advisory notification document and conditions of approval.

PLANNING COMMISSION – REPORT OF ACTIONS – NOVEMBER 16, 2022

4.3 **CONDITIONAL USE PERMIT NO. 210120 and DEVELOPMENT AGREEMENT NO. 2100111 – 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), (CEQ210209) – Applicant: Community Veterans of Rivco, c/o Daniel Wise – Representative: Cake Enterprises c/o Charlena Berry – Third Supervisorial District – San Jacinto Valley Area Plan – Community Development: Commercial Retail (CD-CR) – Florida Avenue Corridor Policy Area – Location: North of Acacia Avenue, east of New Chicago Avenue, and south of Highway 74 – 0.65 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 210120 (CUP210120) is a proposal to use a 1,785 sq. ft. tenant space in an existing 2-story commercial building as a storefront cannabis retailer to operate seven (7) days a week between the hours of 9:00 a.m. to 10:00 p.m. Mobile deliveries are also proposed seven (7) days a week between the hours of 6:00 a.m. to 6:00 p.m., with the stipulation that no mobile deliveries will be scheduled after 9:00 p.m. as it is not permitted per Ordinance No. 348. Development Agreement No. 2100111 (DA2100111) is the associated development agreement to CUP210120 and has a term life of 10 years. It will grant the applicant vesting rights to develop the storefront cannabis retailer in accordance with the terms of DA2100111 and CUP210120 and will provide community benefits to the San Jacinto Valley Area – 43613 E Florida Avenue, Hemet, CA – APN: 549-110-003. Project Planner: Kathleen Mitchell at (951) 955-6836 or email at kmitchell@rivco.org.

Planning Commission Action:
Public Hearing: Closed.

By a vote of 4-0, the Planning Commission Recommend that the Board of Supervisors take the following actions:

FIND the project exempt from the California Environmental Quality Act (CEQA); and,

TENTATIVELY Approve Development Agreement No. 2100111

APPROVE Conditional Use Permit No. 210120, subject to the advisory notification document and conditions of approval.

5.0 **WORKSHOPS**

NONE

6.0 **PUBLIC COMMENTS**

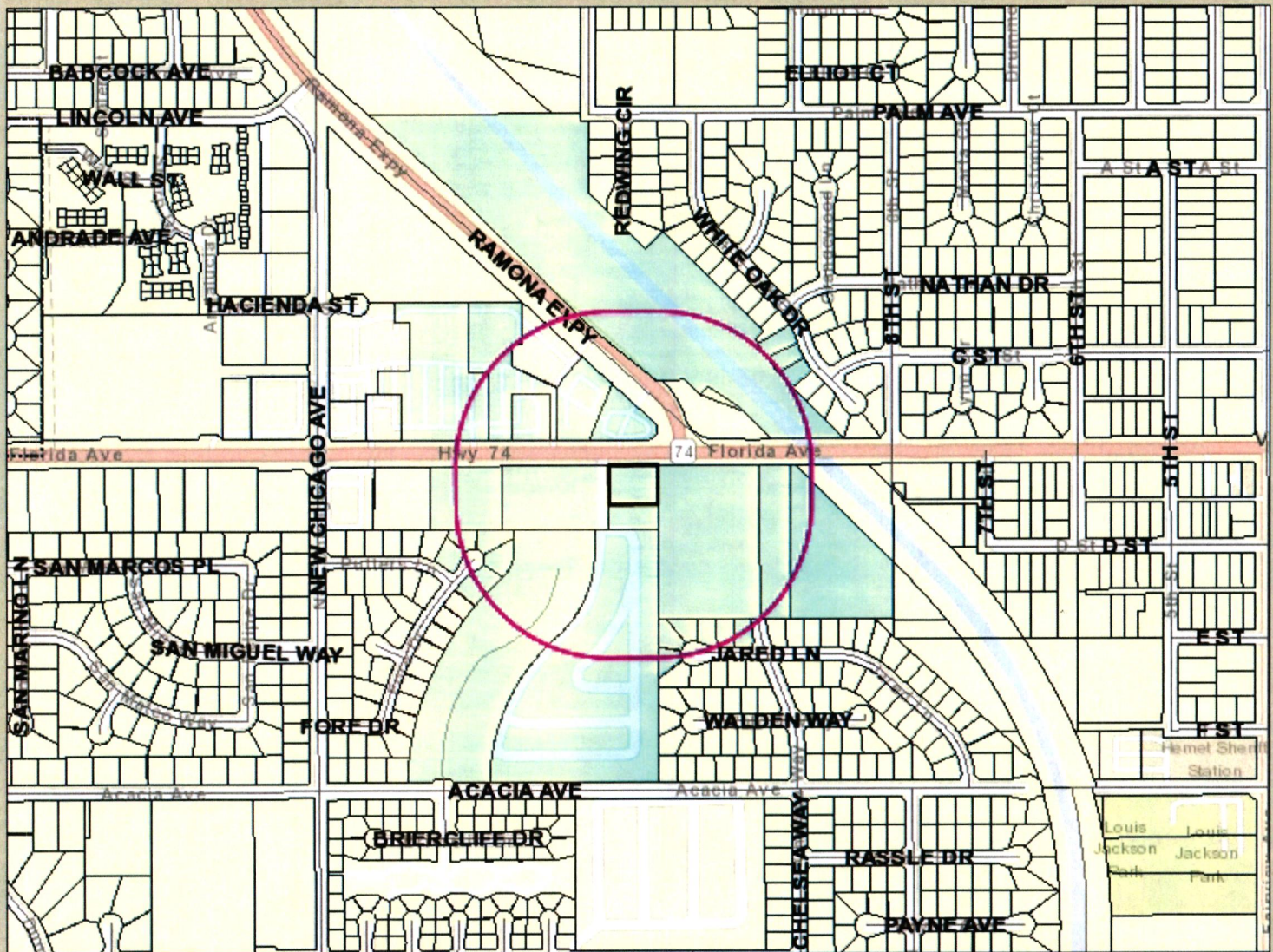
7.0 **DIRECTOR'S REPORT**

8.0 **COMMISSIONER'S COMMENTS**

ADJOURNMENT: 10:56am

Riverside County GIS Mailing Labels

CUP210120
(600ft buffer)



Legend

- County Boundary
- Cities
- Centerline Names
- Centerlines
- Parcels
- World Street Map

Notes



0 752 1,505 Feet

A horizontal scale bar with markings at 0, 752, and 1,505 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... 10/18/2022 1:32:25 PM

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549090028
MBS PROP
P O BOX 150
SAN BERNARDINO CA 92402

549090029
CENTURY FAST FOODS IV
10350 SANTA MONICA BLV
LOS ANGELES CA 90025

549090013
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

549090037
OAKMONT MANAGEMENT
14023 CAMINITO VISTANA
SAN DIEGO CA 92130

549102007
FRANCISCO MAGANA
43380PUTTERLN
HEMET CA 92544

549090014
STEVE C. KO
28519 TRAILRIDERS DR
PALOS VERDES ESTATES CA 90275

549102008
JOELLYN CHEHOVIN
25817 FORE DR
HEMET CA 92544

549110003
43613 E FLORIDA AVE
553 W NINTH AVE
ESCONDIDO CA 92025

549110023
ROMONA EXPRESS
38311 CHAPARRAL DR
TEMECULA CA 92592

549090027
MOUSSA KARIMI
1043 CAMINO DEL CERRITOS
SAN DIMAS CA 91773

549090039
URBAN AFFILIATES
888 S FIGUEROA ST NO 1900
LOS ANGELES CA 90017

549102010
JOSE DE JESUS SANCHEZ
25818 FORE DR
HEMET CA 92544

549102011
RUTH ELIZABETH AGUIRRE
25828 FORE DR
HEMET CA 92544

549102012
JAMES S. DUNCAN
25838 FORE DR
HEMET CA 92544

549110015
ROMONA EXPRESS
38311 CHAPPARRAL DR
TEMECULA CA 92592

549110030
PACIFIC WHOLESALE SHUTTERS
7375 POMELO DR
WEST HILLS CA 91307

549102009
MICHAEL T. DEARDORFF
25808 FORE DR
HEMET CA 92544

549291028
DAVID RICHARD LOWE
43566 JARED LN
HEMET CA 92544

549110004
SAMIR HARVEY OWEN
3 MONTARA DR
ALISO VIEJO CA 92656

549110006
RANCHO DE ANZA MOBILE MANOR
29511 HYPERION ST
MURRIETA CA 92563

549110024
ROMONA EXPRESS
16530 VENTURA BLV NO 405
ENCINO CA 91436

549110031
HAYS DANIEL M & ESTHER F MARITAL TRUST
107 NORTH ST
PORTLAND ME 04101

549110032
HAYS DANIEL M & ESTHER F HAYS MARITAL
107 NORTH ST
PORTLAND ME 04101

549291032
DONALD L. VAUGHAN
43610 JARED LN
HEMET CA 92544

549311003
LARRY ANDERSEN
19513 SYMERON RD
APPLE VALLEY CA 92307

549291031
ROLLAND E. COE
43598 JARED LN
HEMET CA 92544

549311004
BRENDA M. MARTINEZ
25673 WHITE OAK DR
HEMET CA 92544

549291027
JOSEPH LOUIS RITTENHOUSE
43565 JARED LN
HEMET CA 92544

549291030
PHILIP J. HARDIN
43586 JARED LN
HEMET CA 92544

549291029
NATHANAEL SHAFER
43574 JARED LN
HEMET CA 92544

549311005
NADINE D. WILKINS
25689 WHITE OAK DR
HEMET CA 92544



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KIMBERLY A. RECTOR
Clerk of the Board of Supervisors

APRIL BOYDD
Assistant Clerk of the Board

May 17, 2023

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

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

RE: NOTICE OF PUBLIC HEARING: CONDITIONAL USE PERMIT NO. 210120,
DEVELOPMENT AGREEMENT NO. 2100111 AND ASSOCIATED ORDINANCE NO. 664.100

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, May 27, 2023.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cindy Fernandez

Clerk of the Board Assistant to:
KIMBERLY A. RECTOR, CLERK OF THE BOARD

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT, DEVELOPMENT AGREEMENT AND ASSOCIATED ORDINANCE IN THE SAN JACINTO VALLEY 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, June 6, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Conditional Use Permit No. 210120, Development Agreement No. 2100111, and associated Ordinance No. 664.100.** Conditional Use Permit No. 210120 (CUP210120) is a proposal to use a 1,785 square foot tenant space in an existing 2-story commercial building as a storefront cannabis retailer to operate 7 days a week between the hours of 9:00 A.M. to 10:00 P.M. Mobile deliveries are also proposed 7 days a week between the hours of 6:00 A.M. to 6:00 P.M., with the stipulation that no mobile deliveries will be scheduled after 9:00 P.M. as it is not permitted per Ordinance No. 348. Development Agreement No. 2100111 (DA2100111) is the associated development agreement to CUP210120 and has a term life of 10 years. It will grant the applicant vesting rights to develop the storefront cannabis retailer in accordance with the terms of DA2100111 and CUP210120 and will provide community benefits to the San Jacinto Valley Area. – 43613 E Florida Avenue, Hemet, CA – APN: 549-110-003. This proposed project is located north of Acacia Avenue, east of New Chicago Avenue, and south of Highway 74 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), **APPROVE CONDITIONAL USE PERMIT NO. 210120, APPROVE DEVELOPMENT AGREEMENT NO. 2100111 and associated ORDINANCE NO. 664.100.**

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Dated: May 17, 2023

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

CERTIFICATE OF POSTING

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

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 17, 2023, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CUP210120, DA2100111, ORD. NO. 664.100

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: June 6, 2023 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: May 17, 2023
Cindy Fernandez

CERTIFICATE OF MAILING

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

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 17, 2023, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CUP210120, DA2100111, ORD. NO. 664.100

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: June 6, 2023 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: May 17, 2023
Cindy Fernandez



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 23-134136

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	2
	Document #	E-202300535
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
Total		\$0.00
Change (Cash)		\$0.00



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:
23-134136

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS	LEAD AGENCY EMAIL COB@RIVCO.ORG	DATE 05/17/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202300535	

PROJECT TITLE
CUP210120, DA2100111, ORD. NO. 664.100

PROJECT APPLICANT NAME CLERK OF THE BOARD OF SUPERVISORS	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
PROJECT APPLICANT ADDRESS 4080 LEMON ST. FIRST FLOOR,	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input type="checkbox"/> County documentary handling fee		\$ _____ \$0.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ _____ \$0.00

SIGNATURE X <i>C. Sandoval</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Cassandra Sandoval
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Lead Agency: Clerk of the Board
ATTN: Cindy Fernandez
Address: 4080 Lemon Street 1st floor
Riverside, Ca. 92502

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202300535
05/17/2023 12:15 PM Fee: \$ 0.00
Page 1 of 2

Removed: By: Deputy


Project Title

Notice of Public Hearing CUP210120, DA2100111, ORD. NO. 664.100

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: Notice of Public Hearing

Notes

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT, DEVELOPMENT AGREEMENT AND ASSOCIATED ORDINANCE IN THE SAN JACINTO VALLEY AREA PLAN, THIRD SUPERVISORIAL DISTRICT

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Dated: May 17, 2023

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By: Cindy Fernandez, Clerk of the Board Assistant

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT, DEVELOPMENT AGREEMENT AND ASSOCIATED ORDINANCE IN THE SAN JACINTO VALLEY AREA PLAN, THIRD SUPERVISORIAL DISTRICT

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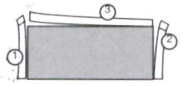
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Dated: May 17, 2023

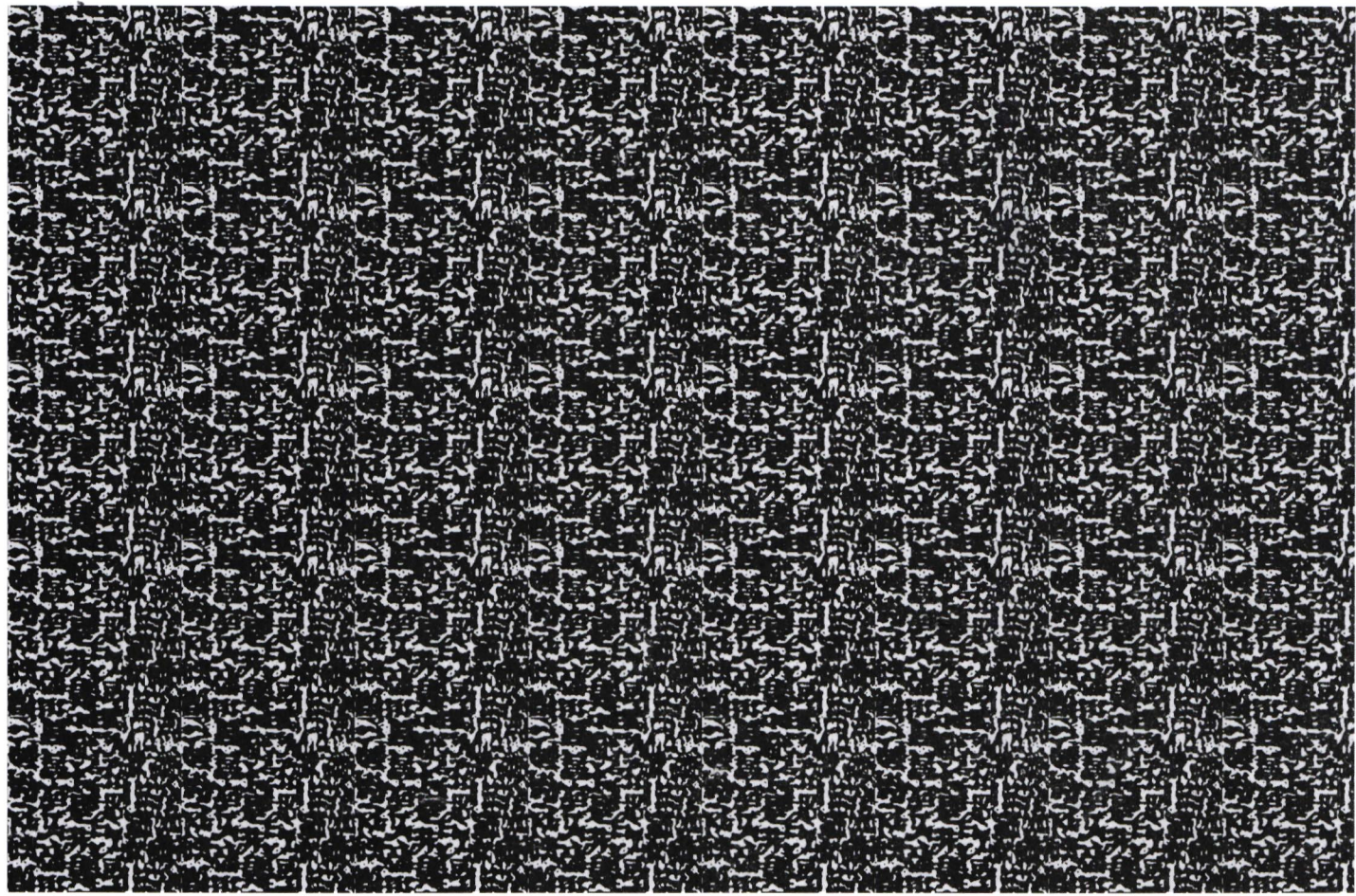
Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant



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

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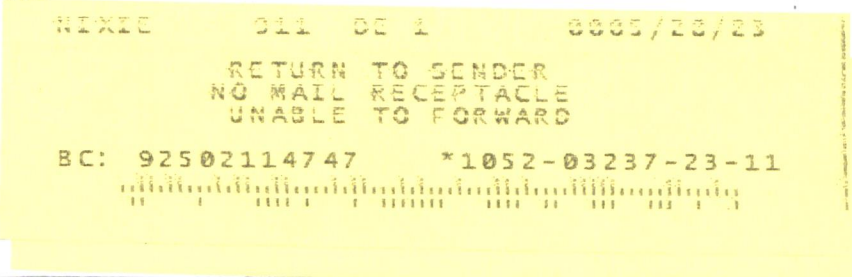
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CLERK/BOARD OF SUPERVISORS

2023 MAY 31 AM 10:41

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT, DEVELOPMENT AGREEMENT AND ASSOCIATED ORDINANCE IN THE SAN JACINTO VALLEY AREA PLAN, THIRD SUPERVISORIAL DISTRICT

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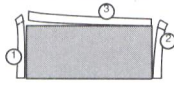
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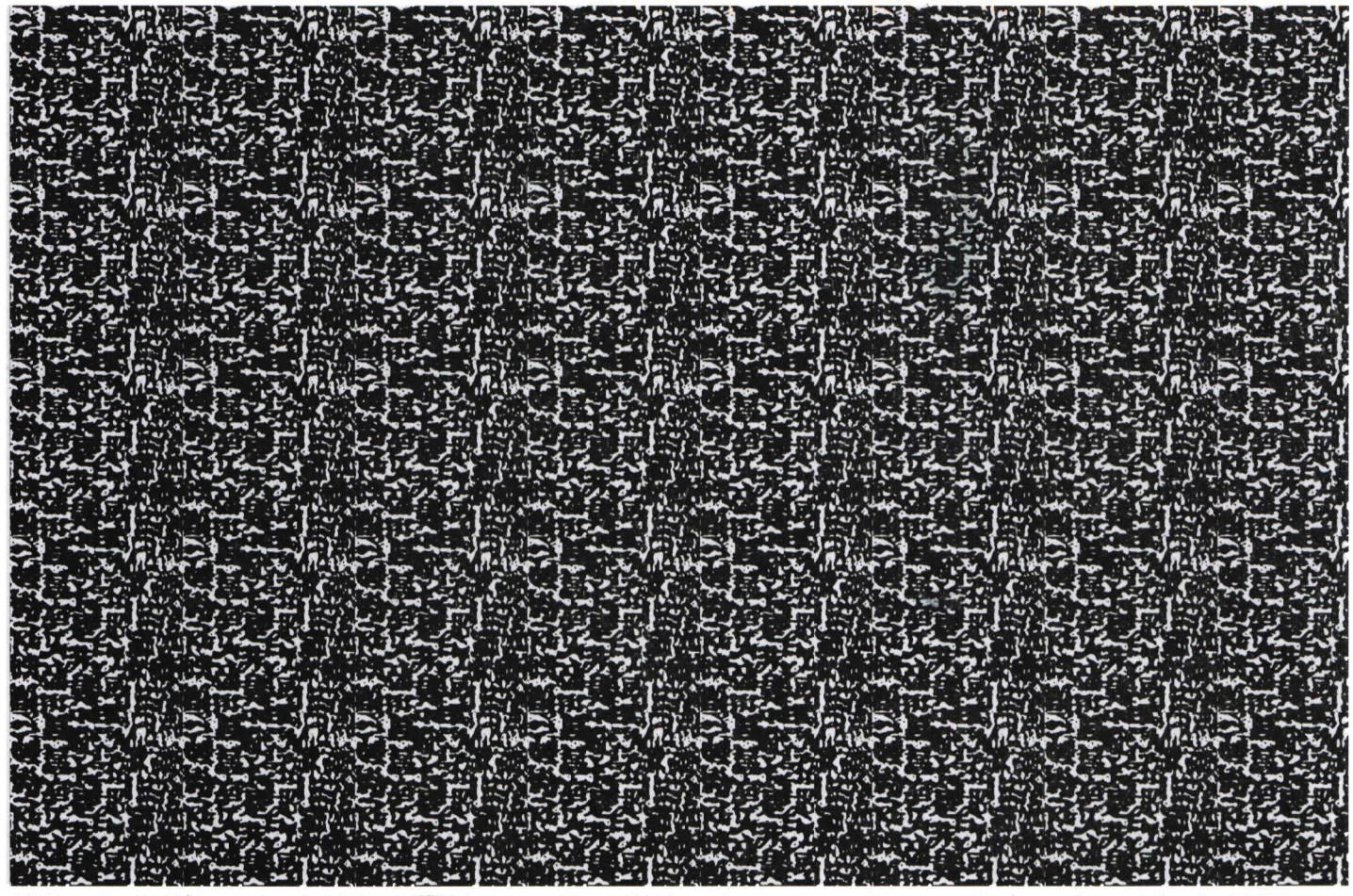
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PUBLIC HEARING NOTICE
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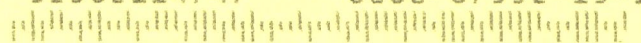
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MOUSSA KARIMI
1043 CAMINO DEL CERRITOS
SAN DIMAS CA 91773

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BC: 92502114747 *0608-07332-19-16



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT, DEVELOPMENT AGREEMENT AND ASSOCIATED ORDINANCE IN THE SAN JACINTO VALLEY 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, June 6, 2023 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Conditional Use Permit No. 210120, Development Agreement No. 2100111, and associated Ordinance No. 664.100.** Conditional Use Permit No. 210120 (CUP210120) is a proposal to use a 1,785 square foot tenant space in an existing 2-story commercial building as a storefront cannabis retailer to operate 7 days a week between the hours of 9:00 A.M. to 10:00 P.M. Mobile deliveries are also proposed 7 days a week between the hours of 6:00 A.M. to 6:00 P.M., with the stipulation that no mobile deliveries will be scheduled after 9:00 P.M. as it is not permitted per Ordinance No. 348. Development Agreement No. 2100111 (DA2100111) is the associated development agreement to CUP210120 and has a term life of 10 years. It will grant the applicant vesting rights to develop the storefront cannabis retailer in accordance with the terms of DA2100111 and CUP210120 and will provide community benefits to the San Jacinto Valley Area. – 43613 E Florida Avenue, Hemet, CA – APN: 549-110-003. This proposed project is located north of Acacia Avenue, east of New Chicago Avenue, and south of Highway 74 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), **APPROVE CONDITIONAL USE PERMIT NO. 210120, APPROVE DEVELOPMENT AGREEMENT NO. 2100111 and associated ORDINANCE NO. 664.100.**

On November 16, 2022, the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 4-0. 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 KATHLEEN MITCHELL, PROJECT PLANNER, AT (951)955-6836 OR EMAIL KMITCHELL@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, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: May 17, 2023

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

* 71770

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3512 14 Street
Riverside, California 92501
(951) 368-9229
neller@scng.com

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Account Number: 5209148
Ad Order Number: 0011603815
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 05/27/2023
Total Amount: \$639.53
Payment Amount: \$0.00
Amount Due: \$639.53
Notice ID: TUBQ5uU1eeTl1iojokwD
Invoice Text: NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CONDITIONAL USE PERMIT, DEVELOPMENT AGREEMENT AND ASSOCIATED ORDINANCE IN THE SAN JACINTO VALLEY 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, June 6, 2023 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve Conditional Use Permit No. 210120, Development Agreement No. 2100111, and associated Ordinance No. 664.100. Conditional Use Permit No. 210120 (CUP210120) is a proposal to use a 1,785 square foot tenant space in an existing 2-story commercial building as a storefront cannabis retailer to operate 7 days a week between the hours of 9:00 A.M. to 10:00 P.M. Mobile deliveries are also proposed 7 days a week between the hours of 6:00 A.M. to 6:00 P.M., with the stipulation that no mobile deliveries will be scheduled after 9:00 P.M. as it is not permitted per Ordinance No. 348. Development Agreement No. 2100111 (DA2100111) is the associated development agreement to CUP210120 and has a term life of 10 years. It will grant the applicant vesting rights to develop the storefront cannabis retailer in accordance with the terms of DA2100111 and CUP210120 and will provide community benefits to the San Jacinto Valley Area. – 43613 E Florida Avenue, Hemet, CA – APN: 549-110-003. This proposed project is located north of Acacia Avenue, east of New Chicago Avenue, and south of Highway

6/6/23
Planning

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3512 14 Street
Riverside, California 92501
(951) 368-9229

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011603815

FILE NO. 0011603815

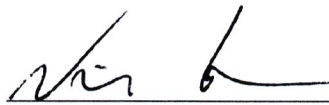
PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of 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:

05/27/2023

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

Date: May 27, 2023.
At: Riverside, California



Signature

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Dated: May 17, 2023
By:
The Press-Enterprise
Published: 5/27/23

Kimberly A. Rector, Clerk of the Board
Cindy Fernandez, Clerk of the Board Assistant



Riverside County Board of Supervisors Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Brian McWilliams w/ Cake House

Address: 29329 Bernardino St.

City: Murietta CA Zip: 92569

Phone #: 767-666-0514

Date: 6/6/23 Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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

Support Oppose Neutral

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

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

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

Power Point Presentations/Printed Material:

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

Individual Speaker Limits:

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

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chairman:

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CAKE HOUSE



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Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Saad Pattan

Address: 2278 E LINCOLN

City: ESCONDIDO Zip: 92025

Phone #: 760-644-3593

Date: 6-6-23 Agenda # 21.1

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral

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Boydd, April

From: Aquia Mail
Sent: Friday, June 2, 2023 8:32 AM
To: char@cakehousecannabis.com
Cc: COB
Subject: Board comments web submission



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 20230606**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on June 2, 2023

Submitted values are:

First Name

Charlena

Last Name

Berry

Address (Street, City and Zip)

350 W 9th Avenue Unit 106B

Phone

2692087918

Email

char@cakehousecannabis.com

Agenda Date

06/06/2023

Agenda Item # or Public Comment

21.1

State your position below

Support

Comments

My name is Charlena Berry. I am speaking in support of The Cake House in Hemet.



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIVED RIVERSIDE COUNTY
 CLERK/BOARD OF SUPERVISORS

2023 JUN 26 AM 11:33

RECEIPT NUMBER: 23-134136
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS	LEAD AGENCY EMAIL COB@RIVCO.ORG	DATE 05/17/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202300535	

PROJECT TITLE
CUP210120, DA2100111, ORD. NO. 664.100

PROJECT APPLICANT NAME CLERK OF THE BOARD OF SUPERVISORS	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
PROJECT APPLICANT ADDRESS 4080 LEMON ST. FIRST FLOOR,	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input type="checkbox"/> County documentary handling fee		\$ _____ \$0.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ _____ \$0.00

SIGNATURE X <i>C. Sandoval</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Cassandra Sandoval
--	---

6/6/23 21.1
2023-6-156221



Lead Agency: Clerk of the Board
ATTN: Cindy Fernandez
Address: 4080 Lemon Street 1st floor
Riverside, Ca. 92502

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202300535
05/17/2023 12:15 PM Fee: \$ 0.00
Page 1 of 2

Removed: 6/19/2023 By: *U. Rodriguez* Deputy



Project Title

Notice of Public Hearing CUP210120, DA2100111, ORD. NO. 664.100

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: Notice of Public Hearing

Notes

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Dated: May 17, 2023

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

CLERK OF THE BOARD

4080 LEMON STREET, 1ST FLOOR.

POST OFFICE BOX 1147

RIVERSIDE, CA 92502-1147



PETER ALDANA
ASSESSOR-COUNTY CLERK-RECORDER
P.O. BOX 751
RIVERSIDE CA 92502-0751

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