

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



AGENDA NO.

21.1

(MT 22399)

10:00 a.m. being the time set for public hearing on the recommendation from Transportation And Land Management Agency/Planning regarding the Public Hearing on CONDITIONAL USE PERMIT NO. 210014, DEVELOPMENT AGREEMENT NO. 2100009, and Associated ORDINANCE NO. 664.101 – Exempt from CEQA, pursuant to Sections 15061(b)(3) (Common Sense Exemption), 15301 (Existing Facilities), and 15303 (New Construction or Conversion of Small Structures) – (CONTINUED HEARING) - Applicant: Community Veterans of Riverside County, c/o Daniel Wise – Representative: Cake Enterprises, c/o Charlena Berry & Robert Holcomb – Second Supervisorial District – Temescal Canyon Area Plan - Community Development: Light Industrial (CD:LI) – Location: North of Park Canyon Drive., east of the 15 Freeway, and west of Temescal Canyon Road – 0.82 gross acres – Zoning: Manufacturing - Service Commercial (M-SC) – REQUEST: Conditional Use Permit No. 210014 is a proposal to use a 3,094 sq. ft. tenant space in an existing 2-story industrial building as a storefront cannabis retailer. It is to operate 7 days a week between 9:00 A.M. to 10:00 P.M. There will be 25 employees split amongst 3 shifts, with 10 employees per a shift. Mobile deliveries are also proposed 7 days a week between 6:00 A.M. to 6:00 P.M. There are 93 existing parking spaces on-site to service the suites. The dispensary will have 18 dedicated parking spaces for its use, including one ADA space, and a secured bike rack area for 5 bicycles will be located at the main entrance to the building. Improved site landscaping is also proposed. Development Agreement No. 2100009 is the associated development agreement to CUP210014 and has a term life of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA2100009 and CUP210014 and will provide community benefits to the Temescal Canyon Area – APN: 283-160-037. District 2. The Chairman called the matter for hearing.

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, August 29, 2023, at 10:00 a.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez

Nays: None

Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on August 1, 2023 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: August 1, 2023

Kimberly A. Rector, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: *Kimberly A. Rector* Deputy

AGENDA NO.

21.1

xc: Planning, COB

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



ITEM: 21.1
(ID # 22399)

MEETING DATE:

Tuesday, August 01, 2023

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on CONDITIONAL USE PERMIT NO. 210014, DEVELOPMENT AGREEMENT NO. 2100009, and Associated ORDINANCE NO. 664.101 – Exempt from CEQA, pursuant to Sections 15061(b)(3) (Common Sense Exemption), 15301 (Existing Facilities), and 15303 (New Construction or Conversion of Small Structures) – (CONTINUED HEARING) - Applicant: Community Veterans of Riverside County, c/o Daniel Wise – Representative: Cake Enterprises, c/o Charlena Berry & Robert Holcomb – Second Supervisorial District – Temescal Canyon Area Plan - Community Development: Light Industrial (CD:LI) – Location: North of Park Canyon Drive., east of the 15 Freeway, and west of Temescal Canyon Road – 0.82 gross acres – Zoning: Manufacturing - Service Commercial (M-SC) – REQUEST: Conditional Use Permit No. 210014 is a proposal to use a 3,094 sq. ft. tenant space in an existing 2-story industrial building as a storefront cannabis retailer. It is to operate 7 days a week between 9:00 A.M. to 10:00 P.M. There will be 25 employees split amongst 3 shifts, with 10 employees per a shift. Mobile deliveries are also proposed 7 days a week between 6:00 A.M. to 6:00 P.M. There are 93 existing parking spaces on-site to service the suites. The dispensary will have 18 dedicated parking spaces for its use, including one ADA space, and a secured bike rack area for 5 bicycles will be located at the main entrance to the building. Improved site landscaping is also proposed. Development Agreement No. 2100009 is the associated development agreement to CUP210014 and has a term life of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA2100009 and CUP210014 and will provide community benefits to the Temescal Canyon Area – APN: 283-160-037. District 2. [Applicant Fees 100%] (CONTINUED TO AUGUST 29, 2023)

RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONTINUE** Conditional Use Permit No. 210014 (CUP210014) and Development Agreement No. 2100009 (DA2100009) to a date certain of August 29, 2023.

ACTION:Policy


John Hildebrand, Planning Director 7/24/2023

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

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: Approve

BACKGROUND:

On June 25, 2021, the applicant, Cake Enterprises, submitted Conditional Use Permit No. 210014 (CUP210014) to the County of Riverside for consideration. The application proposes the development of a retail cannabis storefront located at 23143 Temescal Canyon Road, Corona, California. The subject site is located within the Temescal Canyon Area Plan and is located adjacent to the I-15 Freeway. The Project proposes to locate within a vacant suite in an existing industrial building, with minimal interior modifications to accommodate the proposed use. The site is surrounded by industrial uses to the north, south, and west, and vacant properties to the north and east. The structure does not share a property line with a residentially zoned lot, or a property being used for residential purposes.

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

Staff requests further continuance of Conditional Use Permit No. 210014 (CUP210014) and Development Agreement No. 2100009 to a date certain of August 29, 2023 in order to allow more time for better preparation for public hearing.

ATTACHMENTS:

- A. Continuance Memorandum for CUP210014 & DA2100009

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



Jason Farin, Principal Management Analyst 7/25/2023



Aaron Gettis, Deputy County Counsel 7/21/2023



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

2023 AUG -3 AM 10:28

RECEIPT NUMBER: 23-181224
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 06/30/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202300705

PROJECT TITLE
CUP210014, DA2100009, ORD664.101

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:		
<input type="checkbox"/> Cash <input type="checkbox"/> Credit <input type="checkbox"/> Check <input checked="" type="checkbox"/> Other	TOTAL RECEIVED	\$ _____ \$0.00

SIGNATURE X <i>J Rodriguez</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Irma Rodriguez
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21.1
2023-8-156654

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

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, August 1, 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. 210014 is a proposal to use a 3,094 sq. ft. tenant space in an existing 2-story industrial building as a storefront cannabis retailer. It is to operate 7 days a week between 9:00 A.M. to 10:00 P.M. There will be 25 employees split amongst 3 shifts, with 10 employees per a shift. Mobile deliveries are also proposed 7 days a week between 6:00 A.M. to 6:00 P.M. There are 93 existing parking spaces on-site to service the suites. The dispensary will have 18 dedicated parking spaces for its use, including one ADA space, and all reserved parking will be clearly marked to direct visitors accordingly. In addition, a secured bike rack area for 5 bicycles will be located at the main entrance to the building. Improved site landscaping is also proposed. Development Agreement No. 2100009 is the associated development agreement to CUP210014 and has a term life of 10 years. It will grant the applicant vesting rights to develop the project in accordance with the terms of DA2100009 and CUP210014 and will provide community benefits to the Temescal Canyon Area. This proposed project is located North of Park Canyon Drive., east of the 15 Freeway, and west of Temescal Canyon Road in the Second 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. 210014, APPROVE DEVELOPMENT AGREEMENT NO. 2100009 and associated ORDINANCE NO. 664.101.**

On February 1, 2023, 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: June 30, 2023

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

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202300705
06/30/2023 11:09 AM Fee: \$ 0.00
Page 1 of 1

Removed: 7/31/2023 By: *J. Rodriguez* Deputy





Charissa Leach, P.E.
Interim TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

Date: July 17, 2023

To: Riverside County Board of Supervisors

**From: Tim Wheeler, Principal Planner
Kathleen Mitchell, Project Planner**

**RE: Continuance of Conditional Use Permit No. 210014 & Development Agreement No. 2100009
for August 29, 2023, a regularly scheduled Board of Supervisors meeting**

The Project was scheduled to be heard by the Board on August 1, 2023. Staff and the applicant are requesting a continuance to a date certain of August 29, 2023 in order to allow more time for better preparation for public hearing.

Lopez, Daniel

21.1

From: COB
To: COB; gabrielflor51@gmail.com
Subject: RE: Request to Speak Web Submission

From: Aquia Mail <acquia-mail@rivco.org>
Sent: Monday, July 31, 2023 3:10 PM
To: gabrielflor51@gmail.com
Cc: COB <COB@RIVCO.ORG>
Subject: Request to Speak 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 20230801**. 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 July 31, 2023

First Name
Jacqueline

Last Name
Flores

Address (Street, City and Zip)
18690 CABLE LANE Perris, Ca 92570

Phone
9519634582

Email
gabrielflor51@gmail.com

Agenda Date
08/01/2023

Agenda Item # or Public Comment
Cannabis Storefront Temescal Cyn. Rd. in Corona

State your position below
Oppose

Comments
I have submitted a letter to the Board.

Attachments (Must be .pdf, .doc, or .docx)
clerk-of-the-boardjuly-10.docx

Clerk of the Board
Kimberly A. Rector
Riverside, Ca

July 10, 2023

Board of Supervisors,

This is my second letter to the Board in regard to a cannabis dispensary on Temescal Cyn. Road in Corona. I am Jacqueline H. Flores, my husband and I still own 19670 Temescal Cyn. Rd., a single family house that we rent to a lovely family. **The proposed cannabis store front is next door to our residential and occupied property. A business that would operate with a high volume of customers, cars in and out, intense lighting, security lighting, doors opening and shutting from 6 a.m. to 10 p.m. will most certainly bother the residents of the rental home at 19670 Temescal Cyn. Rd.** This property is not vacant and is used as a residence.

Mr. Catalano and the county face many challenges in allowing a cannabis distribution on Temescal. First, the traffic is unbearable. The spillover traffic of commuters from the neighborhoods along the 15 freeway between the 91 and Temecula use Temescal Canyon Road as a major road for avoiding the gridlock on the 15. I am certain the county is aware of this problem for the residents and would only be exasperated with more traffic and security from a cannabis dispensary.

The homeless situation, abandoned trailers and campers parked behind the Circle K or in general the situation of persons from the neighborhood of El Cerrito who are vagrants has not improved since the last hearing. I am going to venture in saying that this type of business will only add to the deterioration of the neighborhood.

Again, I would like to state that the proposed cannabis store front would be less than ¼ mile from the middle school and the school at Olive Branch. There are several small unit apartment houses located again across the street or two lots down from the proposed site that have underage children living in small areas. These people that make their homes in these locations deserve a neighborhood free of crime and loitering.

I urge you to read my first letter that I submitted to the Board when Mr. Catalano first applied for his dispensary. I have attached this letter as well. The points of my argument remain the same. The corridor between the 15 at Ontario to Tom's Farm has become a forgotten area for the Board. You have annexed areas to Corona, left areas to the county, failed to improve the traffic situation and now let's just put a "pot shop" in there for full measure.

Jacqueline H. Flores
Gabriel Flores, DVM
951-963-4582