

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



ITEM: 21.1
(ID # 23659)

MEETING DATE:

Tuesday, January 30, 2024

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING FOR THE ADOPTION OF ORDINANCE NO. 664.103 APPROVING AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT NO. 1900009 – Nothing Further Required under CEQA – Applicant: Jeffrey Meng – Representative: Keun Architecture, c/o Kenneth Ahn – First Supervisorial District – North Riverside Zoning District – Highgrove Area Plan – Highgrove Community Policy Area – Community Development: Light Industrial (CD:LI) – Location: north of Kluk lane, and west of West La Cadena Drive – 0.37 acres – Zoning: Manufacturing - Service Commercial (M-SC) – REQUEST: The applicant is requesting an amendment to Development Agreement No. 1900009 (DA1900009), which is associated with Conditional Use Permit No. 190016 (CUP190016), in order to modify the ownership of this agreement from the individual who originally processed DA1900009 over to themselves, the new property owner. The Amendment to the Development Agreement does not impact the floor plan of the approved CUP, thus no square footage calculations have been changed as a result of this request. Therefore, the fees adopted initially through DA1900009 would remain the same. – APN: 246-110-003. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **APPROVE AMENDED DEVELOPMENT AGREEMENT NO. 1900009** based upon the findings and conclusions incorporated in this agenda item; and
2. **INTRODUCE, READ TITLE, and WAIVE FURTHER READING OF, and ADOPT** on successive weeks **ORDINANCE NO. 664.103**, an Ordinance of the County of Riverside Approving **AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT NO. 1900009**, based upon the findings and conclusions incorporated in this agenda item.


ACTION:Policy


John Hildebrand, Planning Director 1/30/2024

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: January 30, 2024
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

**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

Conditional Use Permit No. 190016 and Development Agreement No. 1900009 were presented to the Board of Supervisors at a public hearing on April 13, 2021. The Board approved the Conditional Use Permit at this hearing, and subsequently adopted Ordinance No. 664.75 on April 20, 2021, thus approving the Development Agreement.

The Conditional Use Permit is for the development of a commercial cannabis facility for retail sales within an existing two-story, 4,400 square foot building.

The alterations to the existing building included installation of a new standing seam metal parapet around all four elevations of the existing roof, exterior enhancements such as new paint and wood canopies, and interior renovations to create a floor plan that was comprised of the following elements: retail sales, restroom, elevators, check in/out counters, express order space and a storage room. The specific square footage specifications for the Project were included as part of the approved Conditional Use Permit exhibits, and they were also used for the calculation of the public benefit payments in the approved Development Agreement.

The applicant is requesting an amendment to Development Agreement No. 1900009 (DA1900009), which is associated with Conditional Use Permit No. 190016 (CUP190016), in order to modify the ownership of this agreement from the individual who originally processed DA1900009 over to themselves, the new property owner. The Amendment to the Development Agreement does not impact the floor plan of the approved CUP, thus no square footage calculations have been changed as a result of this request. Therefore, the fees adopted initially through DA1900009 would remain the same.

Development Agreement

The applicant has 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

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

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.

As the fees adopted initially through DA1900009 would remain the same, the fees would be as follows:

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 \$79,200, 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 \$100,000 which will increase 4% annually for the initial 5 years of DA1900009, and then an increase of 5% for the remaining 5 years of DA1900009. This payment shall be held by TLMA in an account specifically for the Highgrove 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. 664.103 incorporates by reference and adopts Amendment No. 1 to Development Agreement No. 1900009 consistent with Government Code sections 65867.5 and 65868. Amendment No. 1 to Development Agreement No. 1900009 and Ordinance No. 664.103 do not change the prior development approvals or overall project footprint of CUP190016.

Amendment No. 1 to Development Agreement No. 1900009 is consistent with the General Plan, and with public health, safety, and general welfare. The express terms of the development agreement grant the applicants a vested right to develop the project in accordance with existing land use regulations including in accordance with the General Plan. The conditions of approval and mitigation measures for the Project, the approvals of which are incorporated in the exhibits to the Amendment to the Development Agreement, ensure that the project is developed in a way that is consistent with public health safety and general welfare. Moreover, the Amendment to the Development Agreement will provide significant benefits. Specifically, the development

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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agreement contains terms consistent with Board of Supervisors Policy No. B-9 including terms regarding annual public benefits payments and increases and the submittal of an additional community benefit fee. These development agreement provisions ensure that the Amendment to the Development Agreement will provide significant benefits.

CEQA

The County of Riverside previously found that the project was exempt from 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). There are no new, different, or greater impacts that will result from this amendment as it only amends the owner of the Development Agreement. The Project scope, intensity, or proposed use are neither changing nor expanding. Therefore, nothing further is required pursuant to CEQA. Prior documents supporting the CEQA determinations are located at the County of Riverside Department of Planning at 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Impact on Citizens and Businesses

The proposed development was previously determined to be 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 these changes to the Development Agreement would not change any of those prior findings, no further findings under CEQA are required. Accordingly, there will be no impacts on residents or businesses.

SUPPLEMENTAL

Additional Fiscal Information

As stated above, the applicants and County staff have reached an agreement on the provisions of the Amendment to the Development Agreement. The applicant will submit public benefit payments as detailed in the Amendment to the Development Agreement.

Staff labor and expenses to process this project have been paid directly through deposit-based fees.

ATTACHMENTS:

Ordinance No. 664.103 Approving Amendment No. 1 to Development Agreement No. 1900009

Amendment No. 1 to Development Agreement No. 1900009


Douglas Ordóñez Jr. 1/23/2024 Aaron Gettis, Deputy County Counsel 1/5/2024



RIVERSIDE COUNTY PLANNING DEPARTMENT

42

John Hildebrand
Planning Director

DATE: December 27, 2023

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside – **Kathleen Mitchell, Project Planner 5-6836 (BOS date 1/30/2024)** *MT 23659*

SUBJECT: Amendment No. 1 to Development Agreement No. 1900009
(Charge your time to these case numbers)

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: ADOPTION OF ORDINANCE NO. 664.103 APPROVING AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT NO. 1900009 – Nothing Further Required under CEQA – Applicant: Jeffrey Meng – Representative: Keun Architecture, c/o Kenneth Ahn – First Supervisorial District – North Riverside Zoning District – Highgrove Area Plan – Highgrove Community Policy Area – Community Development: Light Industrial (CD:LI) – **Location:** north of Kluk lane, and west of West La Cadena Drive – 0.37 acres – Zoning: Manufacturing - Service Commercial (M-SC) – **REQUEST:** The applicant is requesting an amendment to Development Agreement No. 1900009 (DA1900009), which is associated with Conditional Use Permit No. 190016 (CUP190016), in order to modify the ownership of this agreement from the individual who originally processed DA1900009, over to themselves, the new property owner. The Amendment to the Development Agreement does not impact the floor plan of the approved CUP, thus no square footage calculations have been changed as a result of this request. Therefore, the fees adopted initially through DA1900009 would remain the same. – 246-110-003 [Applicant Fees 100%]

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

- Place on Administrative Action
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Set for Hearing (Legislative Action Required: CZ, GPA, SP, SPA)
- Publish in Newspaper: (1st 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:
(1st Dist) Press Enterprise

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2023 DEC 27 PM 2: 12

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

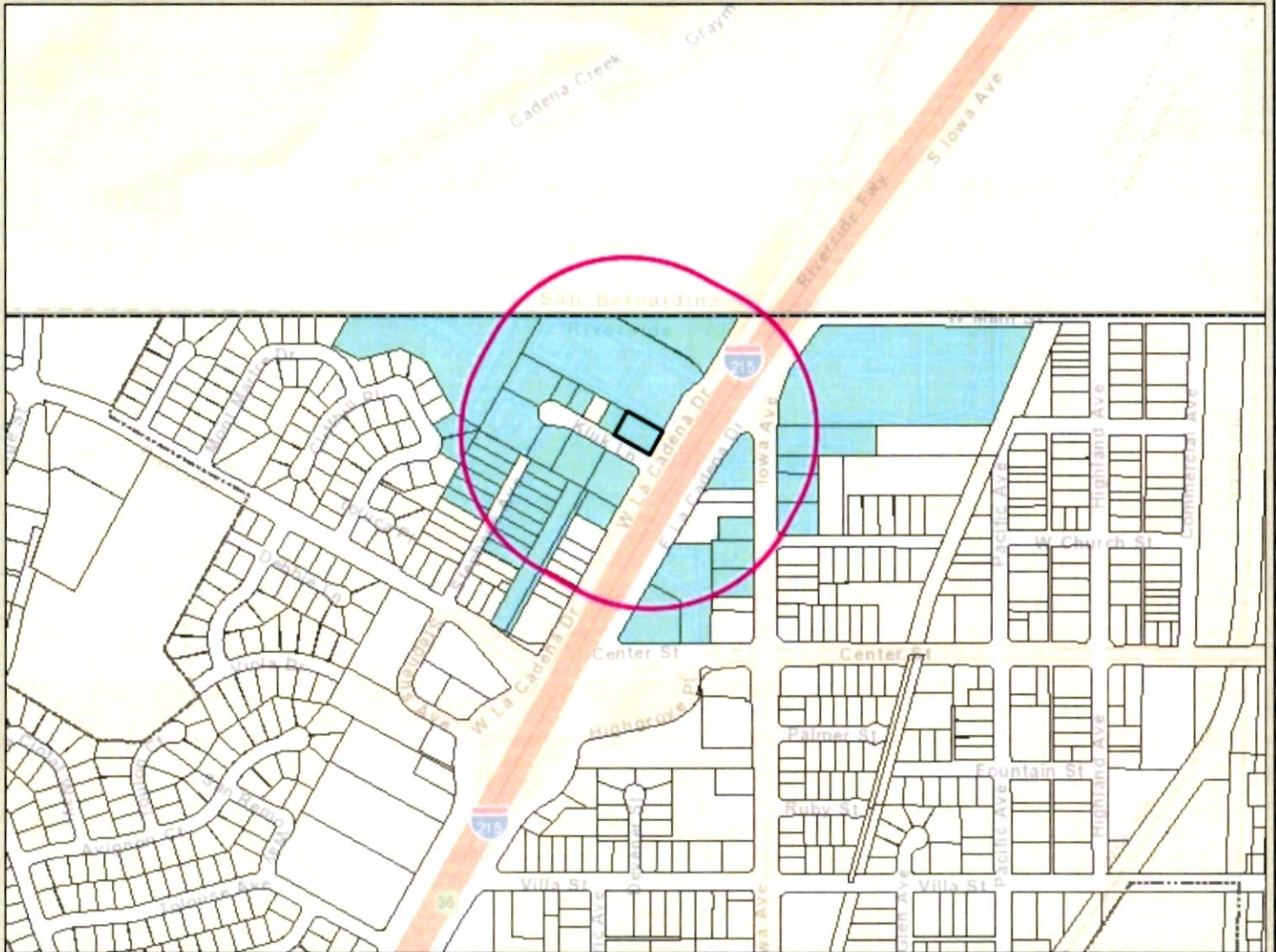
Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

21.1

Riverside County GIS Mailing Labels

DA1900009 Amd. No. 1

600 Foot Buffer



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes



0 752 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... 12/27/2023 1:54:09 PM

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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

December 29, 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: ORDINANCE NO. 664.103 AND AMENDMENT NO.
1 TO DEVELOPMENT AGREEMENT NO. 1900009

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, January 19, 2024.**

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 AN ADOPTION OF ORDINANCE AND AMENDMENT TO DEVELOPMENT AGREEMENT,
FIRST 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 30, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Ordinance No. 664.103 and amendment No. 1 to Development Agreement No. 1900009**. An amendment to Development Agreement No. 1900009 (DA1900009), which is associated with Conditional Use Permit No. 190016 (CUP190016), in order to modify the ownership of this agreement from the individual who originally processed DA1900009, over to themselves, the new property owner. The Amendment to the Development Agreement does not impact the floor plan of the approved CUP, thus no square footage calculations have been changed as a result of this request. Therefore, the fees adopted initially through DA1900009 would remain the same. – APN 246-110-003. This proposed project is located north of Kluk lane, and west of West La Cadena Drive in the First Supervisorial District.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KATHLEEN MITCHELL, PRINCIPAL 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.

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: December 29, 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 December 29, 2023, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

ORD. NO 664.103, AMENDMENT NO. 1 TO DA1900009

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: January 30, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: December 29, 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 December 29, 2023, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

ORD. NO 664.103, AMENDMENT NO. 1 TO DA1900009

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: January 30, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: December 29, 2023
Cindy Fernandez

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN ADOPTION OF ORDINANCE AND AMENDMENT TO DEVELOPMENT AGREEMENT, FIRST SUPERVISORIAL DISTRICT

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Dated: December 29, 2023

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



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

Receipt: 23-364721

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	1
	Document #	E-202301333
	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:
23-364721

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 12/29/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202301333

PROJECT TITLE
ORD. NO. 664.103, AMD. NO. 1 TO DA1900009

PROJECT APPLICANT NAME CLERK OF THE BOARD OF SUPEVISORS	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
PROJECT APPLICANT ADDRESS 4080 LEMON STREET 8TH FLOOR,	CITY RIVERSIDE	STATE CALI
		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	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Irma Rodriguez
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Dated: December 29, 2023

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

F I L E D / P O S T E D

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202301333
12/29/2023 03:09 PM Fee: \$ 0.00
Page 1 of 1

Removed: By: Deputy


246110001
LAKE CADENA INV LTD
10877 WILSHIRE BLV 1520
LOS ANGELES CA 90024

246110003
NO SMOKING ALLOWED EXCEPT TURN
8605 SANTA MONICA BLVD # 76603
WEST HOLLYWOOD CA 90069

246110005
1745 PRODUCTION CIRCLE
10392 STANFORD AVE
GARDEN GROVE CA 92840

246110018
MEW CORP
6700 N LINDER RD STE 156A-314
MERIDIAN ID 83646

246110021
GLEN VILLANUEVA
2826 E ANAHEIM ST
LONG BEACH CA 90804

246110022
IGLESIA DE CRISTO ELIM RIVERSIDE INC
115 W LA CADENA DR
RIVERSIDE CA 92501

246110016
RJB HOLDINGS
3226 KLUK LN
RIVERSIDE CA 92501

246110017
KALISH DAVID & MARIAN 2019 TRUST DATED
PO BOX 15127
NEWPORT BEACH CA 92659

246110019
WOLF ROCK HOLDINGS
411 DELAWARE ST
HUNTINGTN BCH CA 92648

246110023
M E W CORP
6700 N LINDER RD STE 156A-314
MERIDIAN ID 83646

246110024
M E W CORP
6700 N LINDER RD STE 156A-314
MERIDIAN ID 83646

246110025
YASIN SALAM LIVING TRSUT DTD 7/12/20
22975 ORANGEWOOD CT
GRAND TERRACE CA 92313

246122031
ELIDIA LEON FLORES
215 STEPHENS AVE
RIVERSIDE CA 92501

246122007
PETER L. GARCIA
17637 STREAMSIDE LN
RIVERSIDE CA 92503

246122008
ANTONINO FERNANDEZ
250 CLIFFHILL PL
RIVERSIDE CA 92501

246123001
LAZARO ESTRELLA
200 STEPHENS AVE
RIVERSIDE CA 92501

246123002
ELENA ELIAS RIVERA LAURA
210 STEPHENS AVE
RIVERSIDE CA 92501

246123004
ANDRES HUIPE MANCERA
230 STEPHENS AVE
RIVERSIDE CA 92501

246123005
FELIPE MORALES SAAVEDRA
240 STEPHENS AVE
RIVERSIDE CA 92501

246123008
BLANDI A LOPEZ SOCOP
270 STEPHENS AVE
RIVERSIDE CA 92501

246123016
PITRUZZELLO JOSEPH & FRANCES ILENE
32281 CORTE SANTA CATALINA
TEMECULA CA 92592

246122027
TUCKER REX A LIVING TRUST DTD 4/23/03
18635 HERMOSA ST
RIVERSIDE CA 92508

246122028
ENRIQUE RAMIREZ
245 STEPHENS AVE
RIVERSIDE CA 92501

246122029
SANTIAGO H. TORRES
235 STEPHENS AVE
RIVERSIDE CA 92501

246122030
ARACELY MORALES
225 STEPHENS AVE
RIVERSIDE CA 92501

246122033
TONYA SAULSBERRY
205 STEPHENS AVE
RIVERSIDE CA 92501

246123003
BLAISE M. BYBEE
220 STEPHENS AVE
RIVERSIDE CA 92501

246123006
ALONSO SANCHEZ
250 STEPHENS AVE
RIVERSIDE CA 92501

246123007
SBD DEVELOPMENT
P O BOX 2424
SAN BERNARDINO CA 92406

246123017
PITRUZZELLO JOSEPH & FRANCES ILENE REV
32281 CORTE SANTA CATALINA
TEMECULA CA 92592

247020006
24 APARTMENT COMPLEX SERVICES INC
455 W LA CADENA AVE NO 7
RIVERSIDE CA 92501

246123029
QUANTUM REAL ESTATE
4231 BALBOA AVE # 162
SAN DIEGO CA 92117

247020009
HIDDEN OASIS LLC
4119 MARGIE WAY
RIVERSIDE CA 92509

247020013
CENTER STREET GROUP
300 S HARBOR BLV STE 1020
ANAHEIM CA 92805

247020001
FLORENCE AVENUE
12502 MARTHA ANN DR
LOS ALAMITOS CA 90720

247020004
MARKWARDT HOWARD JOHN
707 FOREST PARK DR
RIVERSIDE CA 92501

247020005
MICHAEL L. MURPHY
970 W C ST
COLTON CA 92324

247031002
ABUNDANCE GRATITUDE KNOWLEDGE
33 MOMENTO
IRVINE CA 92603

247031005
RDO EQUIPMENT CO
PO BOX 7160
FARGO ND 58106

247041001
ADOLFO ALVAREZ
21641 BURCH ST
PERRIS CA 92570

247041005
ELVIRA MORGAN MARTINEZ
653 N LINDEN AVE
RIALTO CA 92376

247041014
OSCAR A. MONTOYA
9359 LINCOLN BLVD APT 4254
LOS ANGELES CA 90045

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN ADOPTION OF ORDINANCE AND AMENDMENT TO DEVELOPMENT AGREEMENT, FIRST 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 30, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Ordinance No. 664.103 and amendment No. 1 to Development Agreement No. 1900009.** An amendment to Development Agreement No. 1900009 (DA1900009), which is associated with Conditional Use Permit No. 190016 (CUP190016), in order to modify the ownership of this agreement from the individual who originally processed DA1900009, over to themselves, the new property owner. The Amendment to the Development Agreement does not impact the floor plan of the approved CUP, thus no square footage calculations have been changed as a result of this request. Therefore, the fees adopted initially through DA1900009 would remain the same. – APN 246-110-003. This proposed project is located north of Kluk lane, and west of West La Cadena Drive in the First Supervisorial District.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KATHLEEN MITCHELL, PRINCIPAL 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.

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: December 29, 2023

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

7877961 7878014

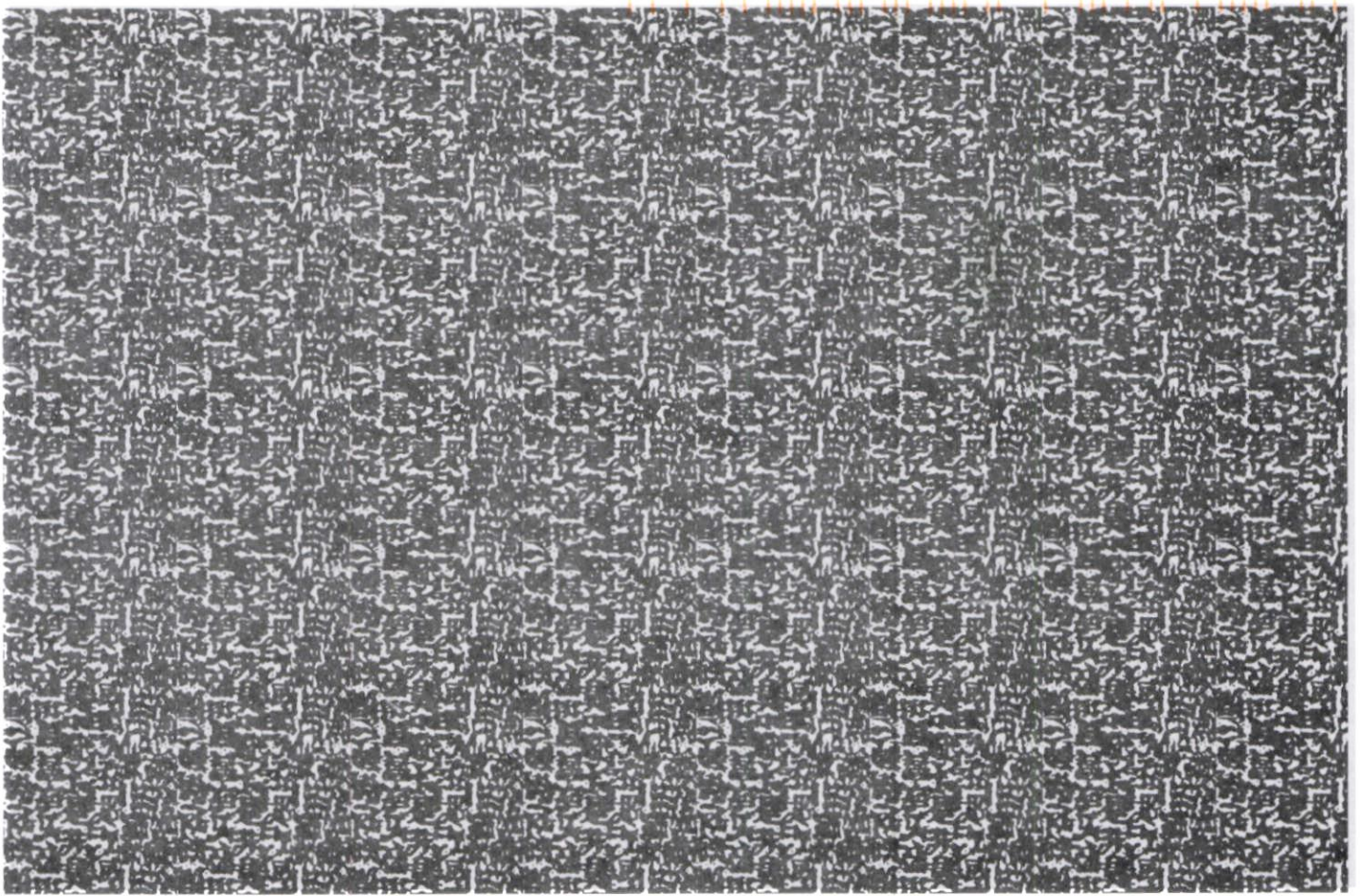
PSEMPV



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THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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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This may affect your property

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300 S HARBOR BLV STE 1020
ANAHEIM CA 92805

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

Account Number: 5209148
Ad Order Number: 0011640630
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 01/19/2024
Total Amount: \$447.18
Payment Amount: \$0.00
Amount Due: \$447.18
Notice ID: FiGsPPoQ2Im3TkTKejRo
Invoice Text:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN ADOPTION OF ORDINANCE AND AMENDMENT TO DEVELOPMENT AGREEMENT, FIRST 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 30, 2024 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve Ordinance No. 664.103 and amendment No. 1 to Development Agreement No. 1900009. An amendment to Development Agreement No. 1900009 (DA1900009), which is associated with Conditional Use Permit No. 190016 (CUP190016), in order to modify the ownership of this agreement from the individual who originally processed DA1900009, over to themselves, the new property owner. The Amendment to the Development Agreement does not impact the floor plan of the approved CUP, thus no square footage calculations have been changed as a result of this request. Therefore, the fees adopted initially through DA1900009 would remain the same. – APN 246-110-003. This proposed project is located north of Kluk lane, and west of West La Cadena Drive in the First Supervisorial District. FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KATHLEEN MITCHELL, PRINCIPAL 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

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The Press-Enterprise
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: 0011640630

FILE NO. 0011640630

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:

01/19/2024

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

Date: January 19, 2024.

At: Riverside, California



Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN ADOPTION OF ORDINANCE AND AMENDMENT TO DEVELOPMENT AGREEMENT, FIRST SUPERVISORIAL DISTRICT

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Dated: December 29, 2023
Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant
The Press-Enterprise
Published: 1/19/24

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 20240130**. 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 January 29, 2024

Submitted values are:

First Name

Meilad

Last Name

Rafiei

Address (Street, City and Zip)

1425 N Harwood St

Phone

[7143933077](tel:7143933077)

Email

meilad@wecann.biz

Agenda Date

01/29/2024

Agenda Item # or Public Comment

21.1

State your position below

Support

Comments

I am showing up as a representative of Jeffrey Meng to answer questions the board members may have.