

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CONDITIONAL USE PERMIT NO. 200031 and DEVELOPMENT AGREEMENT NO. 2000011– Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Article 19, Section 15301 (Existing Facilities) – Applicant: Cannabis 21+ – Representative: Sean Anthony St. Peter – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Northerly of Cajalco Expressway, southerly of Messenia Lane, easterly of Harvill Avenue, and westerly of Interstate 215 – 1.00 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S)–**REQUEST:** Development Agreement No. 2000011 would impose a lifespan on the proposed cannabis project and provide community benefit to the Mead Valley Area. Conditional Use Permit No. 200031 is a proposal for a Commercial Cannabis Facility, that includes retail sales and distribution. The cannabis facility will occupy 4,646 sq. ft. of Building D that was approved as part of a retail center (Plot Plan No. 25699). The total building area of Building D is 8,892 sq. ft. and is yet to be built. The project includes a 4,274 sq. ft. cannabis retail area and a 372 sq. ft. distribution area. The parcel has been graded and improved with landscaping and parking stalls. The project will include one (1) ADA and 22 non-ADA parking spaces. Retail store hours of operation will be 8:00 a.m. to 10:00 p.m., 7-days a week and delivery hours will be 8:00 a.m. to 9:00 p.m., 7-days a week. APN: 317-110-070.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JANUARY 6, 2021**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact the Project Planner Phayvanh Nanthavongdouangsy at (951) 955-6573 or email at pnanthav@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing. The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Phayvanh Nanthavongdouangsy
P.O. Box 1409, Riverside, CA 92502-1409